

**Muscogee County School District**  
**Construction Status Report**  
**May 2022**



Presented By:

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<b>Project</b>	<b>Columbus High School Interior and Exterior Upgrades</b>
<b>Location(s)</b>	<b>Columbus High School</b>
<b>Project Description</b>	Renovate the interior and exterior of Columbus High School to include the exterior landscape around the school. Renovations will include the main entrance stairs, soft washing the exterior building façade, upgrading the interior front entrance and rear entrances for security. All other renovation items will be discussed with the school administration to address the needs identified in the Local Five-Year Facilities Plan.

### *Project Status*

<b>Current Phase</b>	Planning	<b>Next Phase</b>	Pre-Construction
<b>Estimated Completion</b>	TBD	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$2,317,400	4/19/2021	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
<b>Total</b>	<b>\$2,317,400</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

### *Project Management*

<b>MCSD Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Neal, Kendust & Murray PC Architects	<b>Date of Contract</b>	4/26/2021
<b>Construction Contractor</b>	TBD	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	Onsite meeting held with architects to discuss tree survey and construction drawings.		
<b>Potential Challenges</b>	<p>Talking points during the Planning Phase:</p> <p>The Construction Department is actively involved in an improvement project on the campus of Columbus High School. This project will include pruning of trees and the potential removal of several trees on campus. The following rationales are used to determine if a tree is eligible for removal:</p> <ol style="list-style-type: none"> <li>1. Diseased – based on a landscape architect's evaluation, trees exhibiting illness or disease which cannot be easily rectified</li> <li>2. Dead – based on a landscape architect's evaluation, trees determined to be dead</li> <li>3. Beyond its life expectancy – based on a landscape architect's evaluation, trees which have lived beyond their anticipated life expectancy per its species</li> </ol>		

4. Safety Issues – based on an assessment of impact on students, staff, or property

Our landscape architect is actively evaluating trees and marking them in accordance with the above-stated rationales. Once the full evaluation is complete, the landscape architect will present findings to the Construction Department. The findings will be reviewed and discussed with key community stakeholders, to include Trees Columbus.

This process aligns with best practices for managing property (commercial and residential). Occasionally, trees must be removed to support the needs of the overall asset and prevent future damage. The Construction Department has received a full report from the landscape architect. The Construction Department will now start engaging community stakeholders to discuss the landscape options.

<b>Project</b>	<b>Jordan Vocational High School College and Career Academy Project</b>
<b>Location(s)</b>	<b>Jordan Vocational High School College and Career Academy</b>
<b>Project Description</b>	Reconfigure spaces to support academic change from Jordan Vocational High School to Jordan High School College and Career Academy.

### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Fall 2022	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$3,000,000	6/22/2020	Owner's Original Balance	\$50,000
Adjustment	\$3,000,000	4/19/2021	Owner's Remaining	\$182,054
	\$1,469,000	4/19/2021	Contractor's Original Balance	\$120,000
<b>Total</b>	<b>\$7,469,000</b>		Contractor's Remaining	\$82,212

### *Project Management*

<b>MCSD Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Construction Management At-Risk
<b>Architect / Engineer</b>	Hecht Burdeshaw Architects	<b>Date of Contract</b>	3/25/2020
<b>Construction Contractor</b>	Pound Construction Company	<b>Date of Contract</b>	8/18/2020
<b>Summary of Work Completed</b>	Construction for the grant-funded portion of the project is substantially complete and construction for the 2020 ESPLOST-funded portion of this project is underway. Adjusted owner's and contractor's contingency to reflect 2020 ESPLOST enhancements and renovations.		
<b>Potential Challenges</b>	Delays in shipping and receiving of material and equipment.		

<b>Project</b>	<b>Jordan Vocational High School College and Career Academy Heating, Ventilation and Air Conditioning (HVAC) Renovation</b>
<b>Location(s)</b>	<b>Jordan Vocational High School College and Career Academy</b>
<b>Project Description</b>	Replace air conditioning equipment in buildings 5010, 5040, 5041 (COP#18-706-015). Additionally, replace air conditioning equipment in buildings 5020, 5021, 5030, 5031 (COP#23-706-XXX).

### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Summer 2022	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$6,319,000	12/14/2020	Owner's Original Balance	\$530,000
Adjustment			Owner's Remaining	\$466,170
<b>Total</b>	<b>\$6,319,000</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

### *Project Management*

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Construction Management At-Risk
<b>Architect</b>	Hecht Burdeshaw Architects	<b>Date of Contract</b>	12/12/2020
<b>Construction Contractor</b>	Pound Construction Company	<b>Date of Contract</b>	8/21/2021
<b>Summary of Work Completed</b>	FY18 equipment is being installed and FY23 equipment is on order. Adjusted overall budget and owner's contingency to reflect the addition of COP FY23 HVAC work.		
<b>Potential Challenges</b>	Potential delays in shipping and receiving of material and equipment.		

<b>Project</b>	<b>Four Classroom Addition and Renovations</b>
<b>Location(s)</b>	<b>Mathews Elementary School</b>
<b>Project Description</b>	2020 ESPLOST project to add four classrooms and address interior renovations as described in the Local Five-Year Facilities Plan.

### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Winter 2022/23	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$2,685,000	4/19/2021	Owner's Original Balance	\$84,150
Adjustment	(\$917,852)	4/18/2022	Owner's Remaining	\$84,150
<b>Total</b>	<b>\$1,767,148</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

### *Project Management*

<b>MCSD Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Neal, Kendust & Murray, P.C. Architects	<b>Date of Contract</b>	4/26/2021
<b>Construction Contractor</b>	Don Jones Construction	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	Contract awarded to Don Jones Construction with a reduced owner's contingency from \$317,000 to \$84,150 because of the project coming in under the original approved budget.		
<b>Potential Challenges</b>	Potential delays in shipping and receiving of material and equipment.		

<b>Project</b>	<b>Middle School Fields Upgrades Phase One</b>
<b>Location(s)</b>	<b>Baker, Richards, and Rothschild Middle School</b>
<b>Project Description</b>	2020 ESPLOST field renovation project to include, but not limited to, new scoreboards, goalposts, soccer goals, bleachers, and grading.

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Summer 2022	<b>Schedule Conformance</b>	On Schedule

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$998,175	4/19/2021	Owner's Original Balance	\$34,500
			Owner's Remaining	\$34,500
Adjustment	\$444,752	2/22/2022	Contractor's Original Balance	N/A
<b>Total</b>	<b>\$1,442,927</b>		Contractor's Remaining	N/A

<b>MCSD Project Manager</b>	Jeff Battles	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	ECM	<b>Date of Contract</b>	5/3/2021
<b>Construction Contractor</b>	Freeman & Associates	<b>Date of Contract</b>	3/3/2022
<b>Summary of Work Completed</b>	All materials for irrigation and storm water work is on hand. The bleachers and scoreboards are scheduled to be delivered on 6/10/2022.		
<b>Potential Challenges</b>	Potential weather delatys.		

<b>Project</b>	<b>New Elementary School #8</b>
<b>Location(s)</b>	<b>Dawson Elementary Property along Kennedy Street</b>
<b>Project Description</b>	Consolidate Dawson and St. Mary's Elementary School.

### *Project Status*

<b>Current Phase</b>	Pre-Construction	<b>Next Phase</b>	Procurement
<b>Estimated Completion</b>	Fall 2024	<b>Schedule Conformance</b>	Delayed

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$25,000,000	4/19/2021	Owner's Original Balance	\$2,000,000
Adjustment			Owner's Remaining	\$1,873,505
<b>Total</b>	<b>\$25,000,000</b>		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

### *Project Management*

<b>MCSD Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Hecht Burdeshaw Architects, Inc.	<b>Date of Contract</b>	4/27/2021
<b>Construction Contractor</b>	TBD	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	Construction Documents are complete and they have final approval from the Georgia Department of Education (GaDOE) for review. The bidding process is completed and value engineering is underway. Estimated cost currently exceeds original Board approved budget. The Construction Department is working with the Architect on a redesign process. The project completion date has been changed to Fall 2024. This data reflects the presentation on inflation from the April 2022 Board meeting.		
<b>Potential Challenges</b>	There is a potential for increased construction cost.		



<b>Project</b>	<b>Odis Spencer Stadium System-Wide Multi-Sport Athletic Complex</b>
<b>Location(s)</b>	<b>4100 Cusseta Road, Columbus, Georgia 31903</b>
<b>Project Description</b>	The system-wide multi-sport athletic complex that includes the Odis Spencer Stadium is being developed on 38 +/- acres of property to accommodate 6000 + spectators, following GHSA standards. The multi-sport athletic complex is designed for events that include football, flag football, lacrosse, soccer and other district events. The site also includes five tennis courts and amenities.

### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Fall 2022	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$25,500,000	7/20/2020	Owner's Original Balance	\$225,000
Adjustment	\$1,799,000	3/15/2021	Owner's Remaining	\$71,681
	\$310,000	12/13/2021	Contractor's Original Balance	\$334,099
<b>Total</b>	<b>\$27,609,000</b>		Contractor's Remaining	\$0

### *Project Management*

<b>MCSD Project Manager</b>	Jeff Battles and Raymond Carrion	<b>Project Delivery Method</b>	Construction Management At-Risk
<b>Architect / Engineer</b>	spArchitect	<b>Date of Contract</b>	7/21/2020
<b>Construction Contractor</b>	Freeman & Associates	<b>Date of Contract</b>	8/18/2020
<b>Summary of Work Completed</b>	Construction is 75% complete.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Weight Room Expansions</b>
<b>Location(s)</b>	<b>Carver, Columbus and Northside High School</b>
<b>Project Description</b>	Increasing the size and layout of the weight rooms at Carver, Columbus and Northside High School.

### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Summer 2022	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$990,000	12/14/2020	Owner's Original Balance	\$100,000
			Owner's Remaining	\$60,139
Adjustment	\$378,000	8/16/2021	Contractor's Original Balance	\$0
<b>Total</b>	<b>\$1,368,000</b>		Contractor's Remaining	\$0

### *Project Management*

<b>MCSD Project Manager</b>	Jeff Battles and Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Neal, Kendust & Murray	<b>Date of Contract</b>	1/8/2021
<b>Construction Contractor</b>	Thayer-Bray Construction, LLC	<b>Date of Contract</b>	8/17/2021
<b>Summary of Work Completed</b>	The additions are "dried-in". Interior finishes, painting, ceilings and flooring are being installed.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Veterans Band Room Expansion and Renovations</b>
<b>Location(s)</b>	<b>Veterans Memorial Middle School</b>
<b>Project Description</b>	Enlarging the existing Veterans Band Room and renovating interior as defined in the Local Five-Year Facilities Plan.

### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Summer 2022	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$1,563,000	4/19/2021	Owner's Original Balance	\$56,000
Adjustment			Owner's Remaining	\$55,000
<b>Total</b>	<b>\$1,563,000</b>		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

### *Project Management*

<b>MCSD Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect</b>	Barnes & Gibson Partners Architects, LLC	<b>Date of Contract</b>	4/23/2021
<b>Construction Contractor</b>	Ben B. Gordy Construction Co., Inc.	<b>Date of Contract</b>	8/17/2021
<b>Summary of Work Completed</b>	The additions are "dried-in". Interior finishes, painting, ceilings and flooring are being installed.		
<b>Potential Challenges</b>			

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