

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Kendrick High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate and Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$3,524,284.00

Contractor's Contingency (in GMP): \$100,000.00

Contractor's Contingency Balance: \$15,968.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$74,000.00

Work Completed to Date: \$3,422,860.14

Estimated Date of Completion: June 2019

Conformance with Schedule: Rain & Weather delays of Approx. 60 days

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

*Approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Jordan High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$2,914,716.00

Contractor's Contingency (in GMP): \$100,000.00

Contractor's Contingency Balance: <\$27,972.00>

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$2,836,733.54

Estimated Date of Completion: July 2019, fields complete; added batting cage and perimeter fence in progress.

Conformance with Schedule: Rain & Weather delays of approx. 60 days

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

*Approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Northside High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rixon Byrd

Total Board Approved Budget: \$1,113,823.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,028,576.00

Contractor's Contingency (in GMP): \$47,669.00

Contractor's Contingency Balance: \$30,688.00

Owner's Contingency: \$80,000.00

Owner's Contingency Balance: \$80,000.00

Work Completed to Date: \$192,504.33

Estimated Date of Completion: July 2019

Conformance with Schedule: On schedule

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Shaw High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,318,652.00

Contractor's Contingency (in GMP): \$100,000.00

Contractor's Contingency Balance: \$91,534.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$952,008.28

Estimated Date of Completion: June 2019

Conformance with Schedule: Rain & weather delays of approx. 40 days

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Hardaway High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,651,712.00

Contractor's Contingency (in GMP): \$135,636.00

Contractor's Contingency Balance: \$135,636.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$140,423.20

Estimated Date of Completion: September 2019

Conformance with Schedule: Rain & weather delays of about 40 days

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Columbus High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,701,810.00

Contractor's Contingency (in GMP): \$100,000.00

Contractor's Contingency Balance: \$98,932.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$660,002.25

Estimated Date of Completion: July 2019

Conformance with Schedule: Rain & weather delays of approx. 60 days

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Shaw High School Alterations and Additions

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: The program includes several additions to the existing structure which include (1) a Drama Class Room (2) a Weight Room and Wrestling Room/Activity Room (3) a Wing containing the ROTC program, and Healthcare Science Lab. Interior work includes the renovation and expansion of the Administrative/Counseling area. Partitioning of several large classrooms into 2 separate rooms, Conversion of 2 existing classrooms into Business & Computer Science Multi-Use Lab, renovation of the existing Gym Weight Room, existing ROTC Office area and general renovations to include relighting designated areas with LED, provisions for handicapped (including an accessibility elevator).

Architect: Cole-Hill, LLC; Nicole Hilton, AIA, NOMA

Construction Manager: River City Contracting, Inc.

Project Manager: Raymond Carrion

Total Board Approved Budget: *\$7,223,305.00

Date of Contract: February 22, 2017

Construction Contract/GMP: \$6,556,661.00

Contractor's Contingency (in GMP): \$250,000.00

Contractor's Contingency Balance: \$60,705.35

Owner's Contingency: \$1,644.00

Owner's Contingency Balance: \$1,644.00

Work Completed to Date: 100% of interior alterations work and 84% of exterior additions work.

Estimated Date of Completion: August 2019

Conformance with Schedule: Ok

*New Budget Approved by Board February 20, 2018.

Problems and Comments:

- 1) ROTC/Healthcare Science Addition: Certificate of Completion has been issued.
- 2) Wrestling/Multi-purpose addition. Work remaining: elevator installation, interior floor & walls & ceiling finishes. Exterior fine grading and landscaping.
- 3) Drama addition CMU is complete. Work remaining: chair lift installation. Exterior fine grading & landscaping.

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency. In the event changes exceed the Contractor's Contingency, the Owner's Contingency is used. Therefore the GMP will not change until the Contractor's Contingency is exceeded.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Auditorium Upgrades – Hardaway, Kendrick, Clubview

Project Delivery: Design, Bid, Build

Description of Work: Theatrical lighting and seating replacement at Hardaway & Kendrick. Seating replacement at Clubview. New carpet flooring is also being done, under separate contract, by Plant Services.

Architect: Sudhir Patel

Contractor: Seating Contractor is H.E. Hodge
Theatrical Lighting Contractor is S.M. Ellis, Inc.

Project Manager: Raymond Carrion

Total Board Approved Budget: \$1,000,000.00

Date of Contract: April 24, 2018

Original Contract Amount: Seating/\$393,118.00
Lighting/\$447,246.00

Current Contract Amount: \$840,364.00

Owner's Contingency: \$90,000.00

Owner's Contingency Balance: \$90,000.00

Work Completed to Date: Seating: 90% Lighting: 100%

Estimated Date of Completion: May 30, 2019 (Revised Date)

Conformance with Schedule: Behind original schedule due to seating manufacturing bankruptcy and manufacturing/shipping errors.

Problems and Comments:

1. The quantity of seats installed needs to be double checked and compared to the quantity of seats specified.
2. Final inspection with contractor is scheduled for May 30, 2019.

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Eddy Middle School Sanitary Sewer Repair

Project Delivery: Design, Bid, Build

Description of Work: Install new forced sewer main with lift station pump, and replace other existing sanitary sewer piping.

Architect: Engineer – Barge Design

Construction Manager: Earth-Scapes, Inc.

Project Manager: Raymond Carrion

Total Board Approved Budget: \$381,336.00

Date of Contract: 12/21/2018

Construction Contract: \$309,101.00

Contractor's Contingency (in GMP): N/A

Contractor's Contingency Balance: N/A

Owner's Contingency: \$30,000.00

Owner's Contingency Balance: \$14,235.00

Work Completed to Date: 60%

Estimated Date of Completion: June 30, 2019

Conformance with Schedule: OK

Problems and Comments:

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Kendrick High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Manager

Description of Work: Addition of Multi-Purpose Room including renovation of existing Weight Lifting Room, existing main sanitary sewer repair, and existing parking lot paving.

Architect: Ed Kendust / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan) including Construction at Kendrick of \$969,382.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$995,282.03 = \$768,535 + \$163,564.00 (parking paving) + \$37,283.00 (sanitary sewer repairs) + \$25,902.03 (change order #3; P.A. upgrade, dumpster work, add fire hydrant, repair existing building duct detectors)

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$0

Owner's Contingency: \$47,727.00

Owner's Contingency Balance: \$21,824.97

Work Completed to Date: 100%

Estimated Date of Completion: March 2019

Conformance with Schedule: Ok

Problems and Comments: Construction is substantially complete. The work remaining is wrestling mat installation/scheduled for early in June and submittal of final closeout documents.

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Columbus High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Manager

Description of Work: Multi-purpose Building Addition

Architect: Ed Kendust / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan) including Construction at CHS of \$863,696.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$863,697.00

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$17,912.00

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$43,000.00

Work Completed to Date: 100%

Estimated Date of Completion: April 2019

Conformance with Schedule: Ok

Problems and Comments: Construction is substantially complete. The work remaining is: wrestling mat installation/scheduled for early June and submittal of final closeout documents.

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Jordan High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Manager

Description of Work: Multi-Purpose Building Addition

Architect: Ed Kendust / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan) including Construction at Jordan of \$804,759.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$833,097.81

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$0

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$17,962.00

Work Completed to Date: 87%

Estimated Date of Completion: July 15, 2019

Conformance with Schedule: OK

Problems and Comments: A change is being proposed to the Board to repave the adjacent existing parking lot –adding \$232,530.00 to project cost. The building is substantially complete but site work of paving and landscaping has not been finished.

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
June Board Meeting**

Project: Columbus High School Auditorium Upgrades.

Project Delivery: Construction Manager

Description of Work: Description of work: Renovate auditorium and upgrade as follows: new carpet, new seating, replace theatrical lighting, construct a sound and lighting booth, replace window drapery and stage curtains, provide acoustical wall panels, modify all exit doors for ADA.

Architect: Hecht Burdeshaw, Architects, Inc.

Construction Manager: Pound Construction Co.

Project Manager: Raymond Carrion

Total Board Approved Budget: \$694,850.00

Date of Contract: March 19th, 2019

Construction Contract/GMP: \$512,997.59 (see comments below for additional information)

Contractor's Contingency (in GMP): \$10,000.00

Contractor's Contingency Balance: \$10,000.00

Owner's Contingency: \$20,000.00

Owner's Contingency Balance: \$20,000.00

Work Completed to Date: 30% stage extension is framed and new sound/lighting booth has been laid-out.

Estimated Date of Completion: July 31, 2019

Conformance with Schedule: OK

Problems and Comments: The existing auditorium sub-floor has been repaired. We have ordered long lead items to substantially complete work over the summer break.

Alternative to original theatrical lighting, AV and curtains have been approved by MCSD stage equipment specialist and CHS staff—so that current GMP reflects savings of approximately \$140,000.00 for the project.

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