

Muscogee County School District
Construction Status Report
June 2022



Presented By:

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Project	Columbus High School Interior and Exterior Upgrades
Location(s)	Columbus High School
Project Description	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

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	TBD	Schedule Conformance	On Schedule

Budget

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

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray PC Architects	Date of Contract	4/26/2021
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The Construction Department is evaluating the estimated budget that aligns with construction documents from the architect prior to the bidding process. The budget includes the landscape around Columbus High School. Stakeholder engagement around the landscape is underway, but not completed.		
Potential Challenges	<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"> 1. Diseased – based on a landscape architect's evaluation, trees exhibiting illness or disease which cannot be easily rectified 		

2. Dead – based on a landscape architect’s evaluation, trees determined to be dead
3. Beyond its life expectancy – based on a landscape architect’s evaluation, trees which have lived beyond their anticipated life expectancy per its species
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.

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

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$3,000,000	6/22/2020	Owner's Original Balance	\$50,000
			Owner's Remaining	\$182,024
Adjustment	\$3,000,000	4/19/2021	Contractor's Original Balance	\$120,000
	\$1,469,000	4/19/2021		
Total	\$7,469,000		Contractor's Remaining	\$32,651

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect / Engineer	Hecht Burdeshaw Architects	Date of Contract	3/25/2020
Construction Contractor	Pound Construction Company	Date of Contract	8/18/2020
Summary of Work Completed	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 the 2020 ESPLOST enhancements and renovations.		
Potential Challenges	Delays in shipping and receiving of material and equipment.		

Project	Jordan Vocational High School College and Career Academy Heating, Ventilation and Air Conditioning (HVAC) Renovation
Location(s)	Jordan Vocational High School College and Career Academy
Project Description	Replace HVAC 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

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

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

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect	Hecht Burdeshaw Architects	Date of Contract	12/12/2020
Construction Contractor	Pound Construction Company	Date of Contract	8/21/2021
Summary of Work Completed	HVAC equipment is being installed in multiple buildings on campus as the equipment arrives onsite.		
Potential Challenges	Potential delays in shipping and receiving of material and equipment.		

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

Project Status

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

Budget

Amount		Date of Board Approval	Contingency	
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
Total	\$1,767,148		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray, P.C. Architects	Date of Contract	4/26/2021
Construction Contractor	Don Jones Construction	Date of Contract	4/19/2022
Summary of Work Completed	Meeting was held with Don Jones Construction and the school administration to discuss details around project scope, schedules and safety components of the project.		
Potential Challenges	Potential delays in shipping and receiving of material and equipment.		

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

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Amount		Date of Board Approval	Contingency	
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
Total	\$1,442,927		Contractor's Remaining	N/A

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	ECM	Date of Contract	5/3/2021
Construction Contractor	Freeman & Associates	Date of Contract	3/3/2022
Summary of Work Completed	The irrigation system has been installed at Baker. Concrete work is underway at Baker and East Columbus. Grading work continues at all three locations.		
Potential Challenges	Potential weather delays. Please note that there was an incorrect location in the heading from previous months. This error has been corrected during the month of June. Richards was replaced with East Columbus as Richards was never part of Phase I. This information now aligns with the approved list of schools as identified during the April 2021 Board meeting.		

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

Project Status

Current Phase	Pre-Construction	Next Phase	Procurement
Estimated Completion	Summer 2024	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$25,000,000	4/19/2021	Owner's Original Balance	\$1,922,500
Adjustment	\$12,890,500	5/16/2022	Owner's Remaining	\$1,922,500
Total	\$37,890,500		Contractor's Original Balance	\$1,300,000
			Contractor's Remaining	\$1,300,000

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Hecht Burdeshaw Architects, Inc.	Date of Contract	4/27/2021
Construction Contractor	Freeman & Associates	Date of Contract	TBD
Summary of Work Completed	The Board approved for this project to move forward during the called Board meeting on 5/26/2022. The Construction Department is working with Freeman & Associates on the construction contract. The Construction Department is also planning the ground-breaking ceremony.		
Potential Challenges			

Project	Odus Spencer Stadium System-Wide Multi-Sport Athletic Complex
Location(s)	4100 Cusseta Road, Columbus, Georgia 31903
Project Description	The system-wide multi-sport athletic complex that includes the Odus 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

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
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
Total	\$27,609,000		Contractor's Remaining	\$0

Project Management

MCS D Project Manager	Jeff Battles and Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect / Engineer	spArchitect	Date of Contract	7/21/2020
Construction Contractor	Freeman & Associates	Date of Contract	8/18/2020
Summary of Work Completed	Construction is 80% complete.		
Potential Challenges			

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

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
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
Total	\$1,368,000		Contractor's Remaining	\$0

Project Management

MCSD Project Manager	Jeff Battles and Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray	Date of Contract	1/8/2021
Construction Contractor	Thayer-Bray Construction, LLC	Date of Contract	8/17/2021
Summary of Work Completed	The punch list items are being completed for Carver and Columbus High and the weight equipment is being moved back into the facilities. Northside High School's construction continues forward.		
Potential Challenges			

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

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,563,000	4/19/2021	Owner's Original Balance	\$56,000
Adjustment			Owner's Remaining	\$54,817
Total	\$1,563,000		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect	Barnes & Gibson Partners Architects, LLC	Date of Contract	4/23/2021
Construction Contractor	Ben B. Gordy Construction Co., Inc.	Date of Contract	8/17/2021
Summary of Work Completed	Construction continues with the focus on installing the heating, ventilation and air condition components.		
Potential Challenges			

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Community members of Muscogee County, for your votes approving the 1%
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