

Muscogee County School District
Construction Status Report
November 2022



Presented By:

Ward Odom
Senior Director of Plant Services and Construction

Travis T. Anderson
Chief Operations and Facilities Officer



Project	Arnold Middle School Modernization
Location(s)	Arnold Middle School
Project Description	The Arnold Middle School Modernization Project is designed around stripping the building back to the building skeleton and then refinishing with all new finishes to include, but not limited to, new floors, painting, ceiling, windows, blinds, restroom fixtures, etc. Also included in the project will be new student desks, building attached technology, kitchen equipment and a replacement gym. The site will also include an upgraded athletic field.

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Summer 2024	Schedule Conformance	Developing

Amount		Date of Board Approval	Contingency	
Original Board Approved	TBD	TBD	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
Total	TBD		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

MCSD Project Manager	Ray Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Sudhir Patel	Date of Contract	TBD
Construction Contractor	River City Contracting	Date of Contract	TBD
Summary of Work Completed	The architect has met with numerous stakeholders to design a rough plan around the work to be performed. River City Contracting was selected as the construction manager during the October 2022 Board meeting. Scoping meetings have been set with numerous stakeholders to include the architect, construction manager, MCSD Construction Department and school administration. The outcome of these meetings will be to develop an initial estimated budget.		
Potential Challenges			

Project	Columbus High School Heating, Ventilation and Air Conditioning (HVAC)
Location(s)	Columbus High School
Project Description	Replace the HVAC equipment in buildings 5010, 5011, 5012, 5013, 5014, 5020 and 5030.

Project Status

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Summer 2023	Schedule Conformance	Developing

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	TBD	TBD	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
Total	TBD		Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	TBD
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	Peach Engineering has designed the initial plan and the advertisement for a construction manager is posted.		
Potential Challenges			

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 has bid the project following the standard construction state procurement process. The results of this process are planned for the December 2022 Board meeting.		
Potential Challenges			

Project	Hardaway High School Heating, Ventilation and Air Conditioning (HVAC)
Location(s)	Hardaway High School
Project Description	Replace the HVAC equipment in buildings 5010, 5011, 5020 and 5030

Project Status

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Summer 2023	Schedule Conformance	Developing

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	TBD	TBD	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
Total		TBD	Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	TBD
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	Peach Engineering has designed the initial plan and the advertisement for a construction manager is posted.		
Potential Challenges			

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	Behind Schedule

Budget

Amount		Date of Board Approval	Contingency	
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	\$182,024
	\$1,469,000	4/19/2021	Contractor's Original Balance	\$120,000
Total	\$7,469,000		Contractor's Remaining	\$0.00

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 punch list items have been addressed. Construction on the 2020 ESPLOST funded portion of the project continues. Construction will continue on a modified schedule to limit disruption to the school day. We continue to work on the modified project schedule as we deliver the scope for the 2020 ESPLOST portion of the project. Material delays have moved the project behind schedule and we are now looking at Winter 22/23 completion.		
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#23-706-014).

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	Behind 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	\$459,546
Total	\$6,319,000		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

Project Management

MCS D Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Hecht Burdeshaw Architects	Date of Contract	12/12/2020
Construction Contractor	Pound Construction Company	Date of Contract	8/21/2021
Summary of Work Completed	The HVAC project is substantially complete; however, we are waiting on certain parts to come in to complete the project. Testing and balancing of the HVAC system continues. HVAC is operating and conditioning the building appropriately, but delayed parts for centralized controls have put the project behind schedule. The new expected completion is Winter 22/23.		
Potential Challenges			

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
			Owner's Remaining	\$82,215
Adjustment	(\$917,852)	4/18/2022	Contractor's Original Balance	N/A
Total	\$1,767,148		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	Internal renovations are substantially complete. The rough plumbing and foundation work is complete. The exterior walls to the addition have been constructed. The roof system is being installed and is scheduled to be completed by the end of November.		
Potential Challenges	Potential weather delays will continue to be a challenge until the addition is dried in with walls and a roof.		

Project	Middle School Fields Upgrades Phase II
Location(s)	Eddy, Richards and Veterans
Project Description	2020 ESPLOST field renovation project to include, but not limited to, new scoreboards, goalposts, soccer goals, bleachers, and grading.

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Fall 2023	Schedule Conformance	Developing

Amount		Date of Board Approval	Contingency	
Original Board Approved	TBD	TBD	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
Total		TBD	Contractor's Remaining	N/A

MCS D Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Moon Meeks & Associates	Date of Contract	TBD
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	Currently in the Design Phase		
Potential Challenges			

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	Construction	Next Phase	Post Construction
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
			Owner's Remaining	\$1,882,295
Adjustment	\$12,890,500	5/26/2022	Contractor's Original Balance	\$1,300,000
Total	\$37,890,500		Contractor's Remaining	\$1,113,253

Project Management

MCS D 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	5/27/2022
Summary of Work Completed	Site work continues to include de-watering of the site. The front building footers continue to be poured.		
Potential Challenges			

Project	Odis 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 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

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	\$37,277
	\$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 substantially complete. The ribbon cutting ceremony was held on 10/15/2022. The stadium has received a certificate of occupancy. The elevator remains delayed. The stairs will be used until the elevator is installed. Punch list items continue to be addressed by the construction company.		
Potential Challenges			

Project	Summer Upgrade Projects
Location(s)	Brewer (BRW), J.D. Davis (DVS), Key (KEY), Lonnie Jackson Academy (LJA) and Rothschilds Leadership Academy (RTH)
Project Description	Upgrades to Brewer, J.D. Davis, Key, Lonnie Jackson Academy and Rothschild Leadership Academy

Project Status

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

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$2,400,000	1/18/2022	Owner's Original Balance	\$300,000
Adjustment			Owner's Remaining	\$155,199
Total	\$2,400,000		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	Barnes & Gibson Partners Architects, LLC	Date of Contract	3/24/2022
Construction Contractor	Ben B. Gordy – LJA & RTH River City – KEY, BRW & DVS	Date of Contract	5/17/2022 4/19/2022
Summary of Work Completed	All locations have received upgrade work which includes painting, flooring and ceiling tile work. Brewer and J.D. Davis received new gym flooring. By the end of the project, each site will have a secure vestibule, work continues during the school year. The delays in materials for the secure vestibules caused the schedule to fall behind. Once we receive the material, the projects will be completed. These delays do not affect instruction time of the students. The estimated delivery of the secure vestibule material is around Thanksgiving. The only secure vestibule that has not been completed is at Key Elementary and this will be installed before we return from Winter Break.		
Potential Challenges	Material delays.		

WE THANK YOU,

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

EDUCATION ESPLOST

Special Purpose Local Option Sales Tax

In 1997, 2003, 2009, 2015 & 2020.

The students, principals, faculties, administration, staff and community
have benefited from your support of new schools, classrooms, technology and buses.



ROOM TO LEARN

WAYS TO LEARN

SUPPORT TO LEARN