

Muscogee County School District
Construction Status Report
September 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. Documenting existing landscape through video is underway. The Construction Department is working on the bid advertisement.		
Potential Challenges	<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	\$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 are being addressed. Construction on the 2020 ESPLOST funded portion of the project is underway. 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. The newly installed elevator has been brought online.		
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	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	\$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	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 project is substantially complete; however, we are waiting on minor miscellaneous parts to arrive before the project is complete. Testing and balancing of the HVAC system is underway.		
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	\$84,150
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 have begun. Site work is substantially complete. Working on the rough plumbing and building foundation.		
Potential Challenges	Potential weather delays now that the site work is underway. This will continue to be a challenge until the addition is dried in with walls and a roof.		

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

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$998,175	4/19/2021	Owner's Original Balance	\$34,500
			Owner's Remaining	\$14,373
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	EMC	Date of Contract	5/3/2021
Construction Contractor	Freeman & Associates	Date of Contract	3/3/2022
Summary of Work Completed	Baker and East Columbus Middle Schools have receiving sod. Rothschild Middle School's sidewalks are in place. All Three schools have received their new exterior bleachers and bleacher pads. The project is back on schedule and students are using the facilities. The project has moved to post construction process and the Construction Department will be working on the closeout documents.		
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	\$1,904,000
Adjustment	\$12,890,500	5/26/2022	Contractor's Original Balance	\$1,300,000
Total	\$37,890,500		Contractor's Remaining	\$1,300,000

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	The ground-breaking ceremony took place on Saturday, August 27, 2022. Site work continues while preparing to grind the debris pile.		
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 95% complete. Planning the ribbon cutting ceremony for 10/15/2022. The elevator is delayed to the end of October, but the stadium will receive a temporary certificate of occupancy. The stairs will be used until the elevator is installed.		
Potential Challenges	Equipment delays.		

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	\$190,897
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 Manager-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 impact instruction time of the students.		
Potential Challenges	Material delays.		

	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	Post Construction	Next Phase	
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	\$43,670
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 have been completed for Carver, Columbus and Northside High Schools. Construction is 100% complete. The project is moving into the post construction phase and the Construction Department is working on the closeout documents. Students have been using the rooms since August 8, 2022.		
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	\$62,546*
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	<p>Construction is substantially complete. The punch list items continue to be worked on after school hours. The rooms have been used since August 8, 2022.</p> <p>*The project included allowances which were not fully utilized and then added back to the owner's contingency.</p>		
Potential Challenges			

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