

Joseph G. Joyner, Ed.D.
Superintendent



MEMORANDUM

TO: Members of the School Board

FROM: Joseph G. Joyner, Ed.D., Superintendent of Schools

SUBJECT: Request for Acceptance of the Capital Projects Status Report

DATE: August 13, 2013

Background Information: The Facilities and Operations Department prepares the Capital Projects Status Report to provide summary information and updates to the Board on the status of capital projects. The report is divided into six sections: 1) Executive Summary; 2) Projects in the Planning Stage; 3) Major Projects Under Construction; 4) Minor Capital Improvement Projects; 5) Projects in Close-out/Final Stage; and 6) Financial Information.

Strategic Plan Impact: Monthly report.

Educational Impact: Monthly report.

Fiscal Impact: Projects as identified in the District's Five-Year Building Plan, Existing Conditions Report and the District's Capital Outlay Budget.

Recommendation: Acceptance of the Capital Projects Status Report.

Action Required: Approval of Superintendent's recommendation.

Drafted and submitted for approval by: Paul Rose, Executive Director for Facilities & New Construction.

Respectfully submitted,

Tim Forson, Deputy Superintendent for Operations

Joseph G. Joyner, Ed.D., Superintendent of Schools

**ST. JOHNS COUNTY SCHOOL
DISTRICT**

**CAPITAL PROJECTS
STATUS REPORT**

JULY 2013

Section 1.

CAPITAL PROJECTS STATUS REPORT – JULY 2013

Executive Summary

The Facilities Department staff is implementing the current capital projects identified in the Educational Plant Survey and the Five-Year Facilities Work Plan. The Architectural Consultant Services contract for a New Prototype K-8 School was awarded to Tercilla Courtemanche Architects and the final design of the District's new prototype K-8 school was completed. The District has determined to simultaneously execute two K-8 school projects ("HH" and "II"); one in the Northwest ("HH") and one in the Northeast ("II"). Additional information for these construction projects can be found in Sections 2 and 3.

Other projects identified in the Capital Outlay Budget are being implemented, executed and completed including: roof repairs and replacements; elementary and middle school security improvements; miscellaneous school site improvements; security camera system upgrades; building/energy management system upgrades; and, various other ongoing maintenance projects.

The Capital Projects Status report is divided into six sections:

1. Executive Summary
2. Projects in the Planning Stage
3. Major Projects Under Construction
4. Minor Capital Improvement Projects
5. Projects in Close-out/Final Stage
6. Financial Information

The District is in various stages of planning, designing and construction of several major construction projects as identified in the Educational Plant Survey and the 2012 Five-Year Facilities Work Plan as approved by the School Board.

The Capital Projects Status Report also includes Section 4 referred to as "Minor Capital Improvement Projects" and identifies projects at individual schools that were approved in the Capital Outlay Budget.

Section 6 is "Financial Information" and includes the 2012-2013 Capital Outlay Budget as approved in September 2012 (page 9 of the Capital Outlay Summary Budget) and the current financial report.

Section 2.

CAPITAL PROJECTS STATUS REPORT – JULY 2013

Projects in the Planning Stage

- ◆ No major projects at this time.

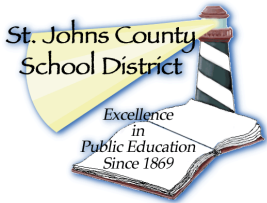
Section 3.

CAPITAL PROJECTS STATUS REPORT – JULY 2013

Major Projects Under Construction

- ◆ New K-8 School “HH”

- ◆ New K-8 School “II”



St. Johns County School District Capital Projects Program July 2013 Report

Project: New K-8 School “HH”

Background/Scope: The St. Johns County School District’s current Five-Year Work Plan and Educational Plant Survey include a new K-8 School in northwest St. Johns County (Durbin Crossing DRI). The project was awarded at the February 2013 School Board Meeting. New K-8 School “HH” is an approximately 157,000 s.f., 1,210 student station, 58-classroom new school which is being constructed to Green Building Standards. Final completion is targeted for summer 2014.

Architect: Tercilla Courtemanche Architects, Inc.

Contractor: Elkins Constructors, Inc.

Project Manager: Dennis Ramharry

Contract Amounts:

Award Amount:	\$21,797,000.00
Change Order #1	<\$3,276,708.81>
Current Contract Amount	\$18,520,291.19

Direct Purchases:

Total Owner Direct Purchases	\$3,069,575.69
Total Tax Savings	\$184,174.54

Critical Dates:

Contract Award	02/12/13
Notice to Proceed	02/15/13
Substantial Completion	05/30/14
Final Completion	06/30/14

Schedule: 18%

Status/Comments: Fill for parking areas and around remainder of the site is progressing. Footings, site utilities, plumbing, underground HVAC piping and electrical rough-ins are progressing. Slab on grade is completed. Work on forming and pouring of tilt panels are progressing.



Tilt Panels - 7/17/13



Tilt Panel forms - 7/17/13

Change Order#1 included site related changes and owner direct purchases

STATUS REPORT

DATE: July 18, 2013
TO: Paul Rose, Executive Director for Facilities and New Construction
PROJECT: New K-8 School "HH"
St. Johns County School District
St. Augustine, Florida
District Bid #2012-33
Architects Project No. 211064.00
Monthly Status Report No. 6

GENERAL
CONTRACTOR: Elkins Constructors, Inc.

CURRENT STATUS:

General/Site

1. The main building foundations are complete.
2. The underslab MEP rough-ins are approximately 90% complete.
3. Approximately 90% of the concrete floor slabs have been poured.
4. The forming and pouring of the tilt wall panels is proceeding.
5. The storm piping and storm structures are approximately 90% complete.
6. The project is approximately 18% complete.

c: Dennis Ramharry, St. Johns County School District



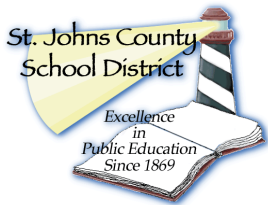
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K-8 School HH 201233

Image # 130703 0133

Date 07.03.13

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St. Johns County School District Capital Projects Program July 2013 Report

Project: New K-8 School "II"

Background/Scope: The St. Johns County School District's current Five-Year Work Plan and Educational Plant Survey include a new K-8 School in northeast St. Johns County (Nocatee DRI). The project was awarded at the March 2013 School Board Meeting. New K-8 School "II" is an approximately 157,000 s.f., 1,210 student station, 58-classroom new school which is being constructed to Green Building Standards. Final completion is targeted for summer 2014.

Architect: Tercilla Courtemanche Architects, Inc.

Contractor: Elkins Constructors, Inc.

Project Manager: Stan Reddish

Contract Amounts:	Award Amount:	\$21,129,000.00
	Change Order #1	<\$3,223,809.28>
	Current Contract Amount	\$17,905,190.72

Direct Purchases:	Total Owner Direct Purchases	\$3,041,329.51
	Total Tax Savings	\$182,479.77

Critical Dates:	Contract Award	03/12/13
	Notice to Proceed	03/19/13
	Substantial Completion	05/30/14
	Final Completion	06/30/14

Schedule: 16%

Status/Comments: Site work, including underground utilities installation, is on-going. Building footings are complete. Concrete floor slab placement is 85% complete. Tilt wall panel construction has commenced.



Tilt Wall Panel 7/18/2013



Finished Floor Slab
7/18/2013

STATUS REPORT

DATE: July 18, 2013
TO: Paul Rose, Executive Director for Facilities and New Construction
PROJECT: New K-8 School "II"
St. Johns County School District
St. Augustine, Florida
District Bid #2013-02
Architects Project No. 212074.00
Monthly Status Report No. 5

GENERAL
CONTRACTOR: Elkins Constructors, Inc.

CURRENT STATUS:

General/Site

1. The foundations for the main building are complete.
 2. The underslab MEP rough-ins are approximately 90% complete.
 3. Approximately 85% of the concrete floor slabs have been poured in the main building.
 4. The forming and pouring of the tilt wall panels is underway.
 5. The storm water system is approximately 90% complete.
 6. The total project is approximately 16% complete.
- c: Stan Reddish, St. Johns County School District



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K-8 School II (Prototype)

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Image # 130703 0155

Date 07.03.13

Section 4.

CAPITAL PROJECTS STATUS REPORT – JULY 2013

Minor Capital Improvement Projects

- ◆ Minor Capital Improvements Projects Report Spreadsheet attached

**MINOR CAPITAL IMPROVEMENTS PROJECTS
MONTHLY CONSTRUCTION STATUS REPORT
AUGUST 2013**

Project	Location	Project Manager/POC	Architect / Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act)	Projects Status / Remarks
Upgrades to Water & Sewer System	Webster	Dennis Ramharry	MV Cummings	5/14/13	R. B. Gay Construction Co. Inc.	\$126,145	August 2013	Upgrades and repairs to this system to preserve the facility and to extend facility service life. Project will be accomplished over the summer.
Roof Upgrades	Julington Creek Rawlings SAHS	Stan Reddish Stan Reddish Dennis Ramharry	A/R/C	5/14/13 5/14/13 6/11/13	BBG Contracting Group, Inc. Advanced Roofing, Inc. Atlas Apex Roofing, LLC	\$375,799 \$161,081 \$639,795	August 2013	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. Contracts were awarded in May for: Julington Creek ES and PV/Rawlings ES. Contract for St. Augustine HS was awarded at the June School Board Meeting. All work to be accomplished over the summer.
HVAC Upgrades	Nease	Shane Walton	Matern Professional Engineering	June 2011	WW Gay Mechanical Contractor	\$2,300,000	Summer 2013	Phase 3 and Phase 4 renovations are in progress. Upgrading is necessary as the system is 30 + years old and is no longer effective or energy efficient. Project is proceeding.
ES Security Entrance Doors	PV/Rawlings Cunningham Mill Creek R. B. Hunt	Stan Reddish	N/A	Various	Duval Glass Duval Glass Freida Window Maintenance/Other	\$11,645 \$4,185 \$4,020 \$40,000	Summer 2013	Install storefront type door system in corridor just past the administration area to improve facility security and visitor control at our Elementary Schools. R. B. Hunt ES will be completed by this summer.

*Project amount includes all applicable construction contract amounts, architect and engineer fees, and Owner Direct Purchases costs

Completed / Closed -Out Projects

Project	Location	Project Manager/POC	Architect / Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act)	Projects Status / Remarks
Upgrade Roofs at Various Schools	Crookshank St. Augustine Webster	Dennis Ramharry Stan Reddish	A/R/C	5/15/12	Advanced Roofing, Inc. R & R Industries, Inc. Advanced Roofing, Inc.	\$448,825 \$671,264 \$341,324	August 2012	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. Bids were approved at the May School Board Meeting. Projects are complete.
Replace Lift Stations	Mill Creek Nease ☐	Dennis Ramharry Stan Reddish	CPH Engineering	5/15/12	AC General, Inc.	\$175,000	August 2012	Upgrades and repairs to these lift stations to preserve the facility and to have a reliable sanitary system. Bid was approved at the May School Board meeting. Projects are complete.
MS Security Store Front Doors	Fruit Cove Landrum Murray Gamble Rogers Sebastian Switzerland Pt.	Stan Reddish	N/A	Various	Contractors Glass, Inc. Duval Glass & Mirror, Inc.	\$62,147	August 2012	Install storefront type door system in corridor just past the administration area to improve facility security and visitor control at our Middle Schools. Security store front doors have been installed at all locations. Project complete.

Section 5.

CAPITAL PROJECTS STATUS REPORT – JULY 2013

Projects in Close-Out/Final Stage

Completed Projects

Final acceptance of the following projects were completed this fiscal year:

- ♦ **Palencia Elementary School (“L”) (Northeast)** - (Board Final Acceptance 11-13-12).
[Note: for additional information on this project, please refer to the report for the month final acceptance was taken.]

Section 6.

CAPITAL PROJECTS STATUS REPORT – JULY 2013

Financial Information

This information will be provided after the final 2013-2014 Capital Outlay Budget is approved in September.