

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: November 13, 2012

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.

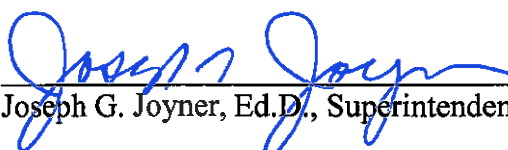
Action Required: Approval of Superintendent's recommendation.

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

OCTOBER 2012

Section 1.

CAPITAL PROJECTS STATUS REPORT – OCTOBER 2012

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. Palencia Elementary School (ES “L”) is complete. Final acceptance is scheduled for the November School Board meeting and the project is summarized in Section 3 of this report. The Architectural Consultant Services contract for a New Prototype K-8 School has been awarded to Tercilla Courtemanche Architects and the final design of the District’s new prototype K-8 school is nearing completion. Preliminary plans of this new K-8 design were presented and approved at the May School Board meeting. Additional information for this design project can be found in Section 2.

Other projects identified in the Capital Outlay Budget are being implemented, executed and completed including: roof repairs and replacements; middle school security improvements; miscellaneous school site improvements; 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).

Section 2.

CAPITAL PROJECTS STATUS REPORT – OCTOBER 2012

Projects in the Planning Stage

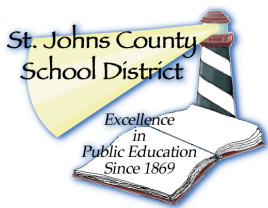
- ♦ **New Prototype K-8 School Design** – An RFP for Professional Services for a new prototype K-8 school design was advertised in June 2011 with proposals being received in July 2011. The firm of Tercilla Courtemanche Architects, Inc. was the consensus recommendation of the review committee for award of the required architectural consultant services. The board approved the award of the contract for architectural services with Tercilla Courtemanche Architects at the October 2011 School Board meeting. This planned 1,144 student station K-8 School will be constructed in the Northwest area of the county. The final design is nearing completion. Preliminary plans for this new K-8 design were presented and approved at the May School Board meeting.

Section 3.

CAPITAL PROJECTS STATUS REPORT – OCTOBER 2012

Major Projects Under Construction

- ♦ Palencia Elementary School (“L”)



St. Johns County School District Capital Projects Program November 2012 Report

Project: Palencia Elementary School ("L")

Background/Scope: The St. Johns County School District's current Five-Year Work Plan and Educational Plant Survey include a new Elementary School in Northeast St. Johns County. The project was awarded at the June 2011 School Board Meeting and work began immediately. Palencia Elementary School ("L") is an approximately 100,000 s.f., 738 student station, 44-classroom new school which was constructed to Green Building Standards. The construction is complete and the project is going through the final administrative close-out procedures. This will be the final report for this project.

Architect: SchenkelShultz Architecture

Contractor: Mark Construction Company

Project Manager: Dennis Ramharry

Contract Amounts:	Award Amount:	\$12,797,000.00
	Change Order #1	<\$3,805,625.07>
	Change Order #2	<\$94,976.65>
	Change Order #3	<\$1,121,084.62>
	Change Order #4	\$9,575.88
	Change Order #5	\$55,627.03
	Current Contract Amount	\$7,840,516.57

Direct Purchases:	Total Owner Direct Purchases	\$4,802,292.81
	Total Tax Savings	\$288,137.57

Critical Dates:	Notice to Proceed	06/20/11
	Substantial Completion	07/15/12
	Final Completion	08/13/12

Schedule: 100%

Status/Comments: Project is complete.



District field trip – 10/12/12



Classroom – 10/12/12

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

Change Order #2 included site related changes and owner direct purchases

Change Order #3 included site related changes, coordination items and owner direct purchases

Change Order #4 included site related changes, coordination items and owner direct purchases

Change Order #5 coordination items, contractor credit and owner direct purchases

October 15, 2012

Mr. Paul Rose
Executive Director for Facilities & New Construction
St. Johns County School District
3740 International Golf Parkway, Suite 200
St. Augustine, FL 32092

Re: **Letter of Acceptance**
Elementary School L - Project # 2011-40
St. Johns County School District
SCHENKELSHULTZ Project # 1120105

Dear Mr. Rose:

In accordance with the contract requirements for the Elementary School "L" project, SchenkelShultz Architecture hereby submits this Letter of Acceptance for the completion of the project by the General Contractor, Mark Construction Company.

Final Completion occurred as scheduled per the Contract for Construction on August 13, 2012.

A Certificate of Occupancy, dated August 6, 2012, has been issued by the Building Official.

This letter is our recommendation for acceptance for the Project #2011-40, Elementary School "L".

Sincerely,

SCHENKELSHULTZ



Thomas D. Jennings, AIA
Associate Principal

cc: Dennis Ramharry
File



Section 4.

CAPITAL PROJECTS STATUS REPORT – OCTOBER 2012

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet attached

**MINOR CAPITAL IMPROVEMENTS PROJECTS
MONTHLY CONSTRUCTION STATUS REPORT
November 2012**

Project	Location	Project Manager/POC	Architect / Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act)	Projects Status / Remarks
HVAC Upgrades	Nease	Shane Walton	Matern Professional Engineering	June 2011	WW Gay Mechanical Contractor	\$2,3000,000	Various	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.

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

MINOR CAPITAL IMPROVEMENTS PROJECTS
MONTHLY CONSTRUCTION STATUS REPORT
November 2012

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.
Upgrade Chiller Piping	Murray	Joe Lewis	N/A	March 2012	WW Gay Mechanical Contractor	\$152,831	July 2012	Replacement of the chiller piping is necessary due to age and condition of piping. Project is complete.
Upgrade Boiler	Murray	Joe Lewis	N/A	March 2012	WW Gay Mechanical Contractor	\$58,039	July 2012	Replacement of the boilers is necessary as that they are 30 + years old and are no longer effective or energy efficient. Project is complete.
Upgrade kitchen hood system	Murray	Joe Lewis	N/A	Feb 2012	WW Gay Mechanical Contractor	\$6,241	July 2012	The fans located in the kitchen hood system have been rejected. Project is complete.
EMS Installations	Crookshank Mason St. Augustine	David Lee	Matern Professional Engineering	June 2011	MC ²	\$119,600 \$157,100 \$315,400	Crookshank Mar 2012 Mason Mar 2012 SAHS Mar 2012	Installation of Energy and Building Management Systems in our schools without these systems. Project is complete.
EMS Installations	Webster Hunt Orange/Yates	David Lee	Matern Professional Engineering	Aug 2011	MC ²	\$174,600 \$98,980 \$71,220	Webster Mar 2012 Hunt Mar 2012 Orange-Yates Mar 2012	Installation of Energy and Building Management Systems in our schools and administrative facilities without these systems. Project is complete.
Middle School Dining Upgrades	Fruit Cove Landrum	Paul Rose Dennis Ramharry	Pond & Co.	May 2011	Bush Construction Co, Inc.	\$979,127	Sept 2011 Sept 2011	Upgrades and expansions to the dining facilities for our larger and more crowded middle schools. Bid was awarded at the May School Board Mtg. Projects are complete

Section 5.

CAPITAL PROJECTS STATUS REPORT – OCTOBER 2012

Projects in Close-Out/Final Stage

Completed Projects

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

- ♦ **Hartley Elementary School Classroom Additions (Southeast)** - (Board Accepted 5-15-12). [Note: for additional information on this project, please refer to the report for the month final acceptance was taken.]
- ♦ **Osceola Elementary School Classroom Additions (Central)** - (Board Accepted 5-15-12). [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 – OCTOBER 2012

Financial Information

- ♦ 2012-2013 Capital Outlay Budget

**ST. JOHNS COUNTY SCHOOL DISTRICT
CAPITAL OUTLAY BUDGET 2012-2013**

FACILITY NAME:	CONTINUING PROJECTS 2012-2013	NEW PROJECTS 2012-2013	EQUIPMENT PURCHASES* 2012-2013	DISTRICT-WIDE MAINTENANCE** 2012-2013	TOTAL
Crookshank	\$567,818.00	\$0.00	\$11,450.00	\$0.00	\$579,268.00
Cunningham Creek	\$61,994.00	\$0.00	\$13,485.00	\$0.00	\$75,479.00
Durbin Creek	\$112,388.00	\$0.00	\$12,547.00	\$0.00	\$124,935.00
Hartley	\$1,539,308.00	\$0.00	\$11,125.00	\$0.00	\$1,550,433.00
Hickory Creek	\$1,457,925.00	\$0.00	\$9,244.00	\$0.00	\$1,467,169.00
R. B. Hunt	\$41,478.00	\$0.00	\$11,405.00	\$0.00	\$52,883.00
Julington Creek	\$252,888.00	\$0.00	\$13,728.00	\$0.00	\$266,616.00
Ketterlinus	\$4,913.00	\$0.00	\$8,860.00	\$0.00	\$13,773.00
Mason	\$203,041.00	\$0.00	\$10,895.00	\$0.00	\$213,936.00
Mill Creek	\$1,909,309.00	\$0.00	\$13,590.00	\$0.00	\$1,922,899.00
Ocean Palms	\$211,747.00	\$0.00	\$12,125.00	\$0.00	\$223,872.00
Osceola	\$648,656.00	\$0.00	\$13,475.00	\$0.00	\$662,131.00
Palencia ("L")	\$7,269,016.00	\$0.00	\$0.00	\$0.00	\$7,269,016.00
PV-PV/Rawlings	\$238,982.00	\$0.00	\$17,525.00	\$0.00	\$256,507.00
South Woods	\$185,473.00	\$0.00	\$8,684.00	\$0.00	\$194,157.00
Timberlin Creek	\$753,706.00	\$0.00	\$11,720.00	\$0.00	\$765,426.00
Wards Creek	\$691,605.00	\$0.00	\$11,148.00	\$0.00	\$702,753.00
Webster	\$698,932.00	\$0.00	\$10,785.00	\$0.00	\$709,717.00
Fruit Cove Middle	\$528,771.00	\$0.00	\$16,604.00	\$0.00	\$545,375.00
Landrum	\$402,300.00	\$0.00	\$18,015.00	\$0.00	\$420,315.00
Murray	\$460,575.00	\$0.00	\$13,600.00	\$0.00	\$474,175.00
Pacetti Bay	\$68,228.00	\$0.00	\$13,516.00	\$0.00	\$81,744.00
Gamble Rogers	\$166,121.00	\$0.00	\$14,195.00	\$0.00	\$180,316.00
Sebastian	\$282,055.00	\$0.00	\$11,450.00	\$0.00	\$293,505.00
Switzerland Point	\$230,258.00	\$0.00	\$17,380.00	\$0.00	\$247,638.00
Liberty Pines (K-8)	\$97,348.00	\$0.00	\$14,760.00	\$0.00	\$112,108.00
New K-8 Transition ("HH")	\$12,597,513.00	\$4,956,557.00	\$0.00	\$0.00	\$17,554,070.00
New K-8 Transition ("II")	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bartram Trail	\$157,163.00	\$0.00	\$19,385.00	\$0.00	\$176,548.00
Creekside	\$626,234.00	\$0.00	\$17,876.00	\$0.00	\$644,110.00
Pedro Menendez	\$270,410.00	\$0.00	\$16,331.00	\$0.00	\$286,741.00
Nease	\$3,660,220.00	\$0.00	\$21,805.00	\$0.00	\$3,682,025.00
Ponte Vedra	\$177,062.00	\$0.00	\$15,448.00	\$0.00	\$192,510.00
SAHS	\$1,404,080.00	\$0.00	\$19,490.00	\$0.00	\$1,423,570.00
St. Johns Technical High School	\$69,289.00	\$0.00	\$7,640.00	\$0.00	\$76,929.00
Hamblen Center/Gaines/Transition	\$254,341.00	\$0.00	\$18,880.00	\$0.00	\$273,221.00
FCTC	\$213,757.00	\$0.00	\$0.00	\$0.00	\$213,757.00
ESE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
District Buildings	\$607,046.00	\$0.00	\$0.00	\$0.00	\$607,046.00
Media /Inservice/Fullerwood	\$67,569.00	\$0.00	\$0.00	\$0.00	\$67,569.00
Purchasing/Property	\$17,790.00	\$0.00	\$0.00	\$0.00	\$17,790.00
Technology Plan	\$1,977,446.00	\$0.00	\$0.00	\$0.00	\$1,977,446.00
Student Services/Yates Center	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Transportation	\$1,244,812.00	\$0.00	\$0.00	\$0.00	\$1,244,812.00
Buses/Vehicles	\$1,881,298.00	\$0.00	\$0.00	\$0.00	\$1,881,298.00
Facility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$3,126,110.00	\$0.00	\$0.00	\$0.00	\$3,126,110.00
Maintenance	\$200,000.00	\$0.00	\$0.00	\$0.00	\$200,000.00
District-Wide	\$3,770,909.00	\$0.00	\$0.00	\$6,500,000.00	\$10,270,909.00
Facility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$3,970,909.00	\$0.00	\$0.00	\$6,500,000.00	\$10,470,909.00
District-Wide	\$7,938,464.00	\$150,000.00	\$0.00	\$0.00	\$8,088,464.00
Equipment Purchases	\$382,335.00	\$0.00	\$41,834.00	\$0.00	\$424,169.00
Relocatables & Projects	\$2,811,134.00	\$1,000,000.00	\$0.00	\$0.00	\$3,811,134.00
Subtotal	\$11,131,933.00	\$1,150,000.00	\$41,834.00	\$0.00	\$12,323,767.00
Land Purchase - District Wide	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserves	\$218,623.00	\$0.00	\$0.00	\$0.00	\$218,623.00
COP's Payments (Debt Service)	\$0.00	\$16,600,083.00	\$0.00	\$0.00	\$16,600,083.00
Leased Relocatables-Durbin Creek	\$0.00	\$81,905.00	\$0.00	\$0.00	\$81,905.00
Transfers:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating	\$0.00	\$7,669,255.00	\$0.00	\$0.00	\$7,669,255.00
FCTC	\$0.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00
Subtotal	\$0.00	\$7,919,255.00	\$0.00	\$0.00	\$7,919,255.00
TOTAL	\$59,632,330.00	\$30,707,800.00	\$500,000.00	\$6,500,000.00	\$97,340,130.00

*The "Equipment Purchases" column consists of \$500,000 of reallocated carry forward funds.

**The "District-Wide Maintenance" column consists of \$1,498,752 new allocation and \$5,001,248 of reallocated carry forward funds and includes Existing Conditions, Capital Outlay Maintenance and Additional District-Wide Capital Projects.