

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: October 8, 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,

A handwritten signature in blue ink, appearing to read "Tim Forson".

Tim Forson, Deputy Superintendent for Operations

A handwritten signature in blue ink, appearing to read "Joseph G. Joyner".

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

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

SEPTEMBER 2013

Section 1.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 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 this information will be provided after the final 2013-2014 Capital Outlay Budget is approved in September.

Section 2.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2013

Projects in the Planning Stage

- ♦ No major projects at this time.

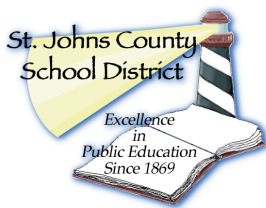
Section 3.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2013

Major Projects Under Construction

- ♦ New K-8 School “HH”

- ♦ New K-8 School “II”



St. Johns County School District Capital Projects Program September 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. Change Order #2 was approved at the September Board Meeting.

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>
	Change Order #2	<\$3,186,877.60>
	Current Contract Amount	\$15,333,413.59

Direct Purchases:	Total Owner Direct Purchases	\$6,050,765.24
	Total Tax Savings	\$363,045.92

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

Schedule: 26%

Status/Comments: Plumbing and electrical rough-ins are progressing. The second half of tilt wall panels are being formed and poured. The gym and cafetorium joists and steel roof deck installation is complete. Lightweight concrete roofing installation is progressing.



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

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

STATUS REPORT

DATE: September 11, 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. 8

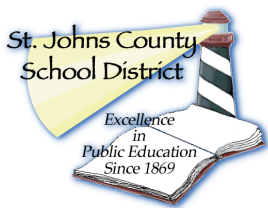
GENERAL
CONTRACTOR: Elkins Constructors, Inc.

CURRENT STATUS:

General/Site

1. The underground site utility lines and storm water system are nearing completion.
 2. Erection of the Phase I tilt wall panels is complete which comprises approximately 45% of the building.
 3. The forming and pouring of the tilt wall panels for Phase II is commencing.
 4. The bar joists are installed in most of the Food Service/Multi-Purpose Area and the Gymnasium/Locker Room Area.
 5. The metal roof decking has been installed in the Gymnasium/Locker Room Area and the Kitchen Area.
 6. The project is approximately 26% complete.
- c: Dennis Ramharry, St. Johns County School District





St. Johns County School District Capital Projects Program September 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. Change Order #2 was approved at the September Board meeting.

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>
	Change Order #2	<\$3,097,829.50>
	Current Contract Amount	\$14,807,361.22

Direct Purchases:	Total Owner Direct Purchases	\$5,920,174.65
	Total Tax Savings	\$355,210.48

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

Schedule: 23%

Status/Comments: Site work, including parking, drives and curbs, installation continues. Concrete floor slab placement is 95% complete. Tilt wall panel construction is on-going, with erection of 60% of the panels complete. Roof installation is progressing for the gymnasium and cafetorium areas.



Gym and Classroom Wing 9/12/2013



Cafetorium and Media Center 9/12/2013

Change Order #1 included only owner direct purchases

Change Order #2 included site, coordination and owner direct purchase items

STATUS REPORT

DATE: September 11, 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. 7

GENERAL
CONTRACTOR: Elkins Constructors, Inc.

CURRENT STATUS:

General/Site

1. The concrete curbs and a portion of the paving base have been installed in the east parking lot.
 2. The site underground utility lines and storm water system are nearing completion.
 3. The tilt wall panels for Phase I have been erected which comprise approximately 45% of the building.
 4. The forming and pouring of the tilt wall panels for Phase II is commencing.
 5. The bar joists have been installed in the Gymnasium/Locker Room Area and the Multi-Purpose Area.
 6. The metal roof decking is nearing completion in the Gymnasium Area.
 7. The total project is approximately 23% complete.
- c: Stan Reddish, St. Johns County School District



Section 4.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2013

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet attached.

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

Project	Location	Project Manager/POC	Architect / Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act)	Projects Status / Remarks
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. Projects are complete.
HVAC Upgrades	Nease	Shane Walton	Matern Professional Engineering	June 2011	WW Gay Mechanical Contractor	\$2,3000,000	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 Ocean Palms Hamblen Mason Osceola	Stan Reddish	N/A	Various	Duval Glass Duval Glass Freida Window Maintenance/Other Duval Glass RB Gay/Murray's/Duval Duval Glass Duval Glass	\$11,645 \$4,185 \$4,020 \$40,000 \$6,485 \$9,324 \$4,185 \$4,185	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. Projects are complete.

*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
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 is complete

Section 5.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2013

Projects in Close-Out/Final Stage

Completed Projects

Final acceptance of the following projects were completed within the last twelve months:

- ♦ **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 – SEPTEMBER 2013

Financial Information

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