

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:** September 11, 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,

A handwritten signature in blue ink, appearing to read "Tim Forson", is written over a horizontal line.

Tim Forson, Deputy Superintendent for Operations

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

# ST. JOHNS COUNTY SCHOOL DISTRICT

## CAPITAL PROJECTS STATUS REPORT

AUGUST 2012

## **Section 1.**

### **CAPITAL PROJECTS STATUS REPORT – AUGUST 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 completed and students and staff are occupying the new school facility. The Palencia Elementary School 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 proceeding. 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 2011 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 2012-2013 Capital Outlay Budget is approved in September.

## **Section 2.**

### **CAPITAL PROJECTS STATUS REPORT – AUGUST 2012**

#### **Projects in the Planning Stage**

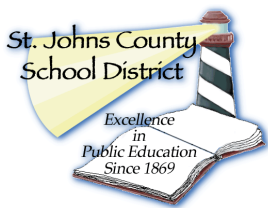
- ♦ **New Prototype K-8 School Design** – An RFP for Professional Services for a new prototype K-8 school design was advertised in June 2011 with proposals being received in July 2011. The firm of Tercilla Courtemanche Architects, Inc. was the consensus recommendation of the review committee for award 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 a location that is yet to be determined. The final design is underway and preliminary plans for this new K-8 design were presented and approved at the May School Board meeting.

### **Section 3.**

## **CAPITAL PROJECTS STATUS REPORT – AUGUST 2012**

### **Major Projects Under Construction**

- ♦ Palencia Elementary School (“L”)



## St. Johns County School District Capital Projects Program September 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 is being constructed to Green Building Standards. Project is substantially complete and fully in use. Change Order #4 will be presented for approval at the September Board Meeting.

**Architect:** SchenkelShultz Architecture

**Contractor:** Mark Construction Company

**Project Manager:** Dennis Ramharry

<b>Contract Amounts:</b>	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
	Current Contract Amount	\$7,784,889.54

<b>Direct Purchases:</b>	Total Owner Direct Purchases	\$4,876,286.28
	Total Tax Savings	\$292,577.18

<b>Critical Dates:</b>	Notice to Proceed	06/20/11
	Substantial Completion	05/18/12
	Final Completion	06/18/12

**Schedule:** 100%

**Status/Comments:** A Certificate of Occupancy was issued on August 6, 2012. Students and Staff have occupied the school. Furniture and equipment installation is complete. Final minor punch list items are progressing.



Media Center – 8/15/12



Classroom – 8/15/12

**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

August 21, 2012

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

Re: **Monthly Status Report #14**  
New Elementary School "L" - Project # 2011-40  
**SCHENKELSHULTZ** Project # 1120105

Dear Mr. Rose:

Mark Construction Company commenced construction on June 20, 2011. The following is a summary of observed construction activities and progress as of August 21, 2012:

Site Work:

1. All site work is completed with the exception of minor Final Punch items.

Building:

1. All building work is completed with the exception of minor Final Punch items.

The project is 100% complete as of the date of this report. If you have any questions please feel free to contact me.

Sincerely,

**SCHENKELSHULTZ**



Thomas D. Jennings, AIA  
Associate Principal

cc: Dennis Ramharry







#### **Section 4.**

### **CAPITAL PROJECTS STATUS REPORT – AUGUST 2012**

#### **Minor Capital Improvement Projects**

- ♦ Minor Capital Improvements Projects Report Spreadsheet attached

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

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	Summer 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 proceeding on schedule.
Replace Lift Stations	Mill Creek Nease ☐	Dennis Ramharry Stan Reddish	CPH Engineering	5/15/12	AC General, Inc.	\$175,000	Summer 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 proceeding on schedule.
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	Summer 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.
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**  
September 2012

<b>Completed / Closed -Out Projects</b>								
<b>Project</b>	<b>Location</b>	<b>Project Manager/POC</b>	<b>Architect / Engineer</b>	<b>Contract Award Date</b>	<b>Contractor</b>	<b>Project Amount (*)</b>	<b>Completion Date (Est./Act)</b>	<b>Projects Status / Remarks</b>
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 <sup>2</sup>	\$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 <sup>2</sup>	\$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
Upgrade Water Lines @ SAHS - Phase III	St. Augustine	Dennis Ramharry	M. V. Cummings	April 2011	STG Contracting Group, Inc.	\$150,500	August 2011	Final Phase of the domestic water re-piping for SAHS. Phases I & II have been completed. Phase III was awarded at the April School Board Mtg. Project is complete.
Webster ES Site Improvements	Webster	Paul Rose Dennis Ramharry	Pond & Co.	May 2011	Mallen Construction, Inc.	\$664,000	August 2011	Various facility & site improvements at Webster ES. Bid was awarded at the May School Board Mtg. Project is complete.
St. Augustine HS Weight Room Ceiling / Roof Upgrades	St. Augustine	Paul Rose Dennis Ramharry	A/R/C	May 2011	Barber & Associates	\$1,124,900	August 2011	Improving functionality and safety of the facility through increasing the height of the ceiling/roof for the SAHS weight room area and major roof repairs. Bid was awarded at the May School Board mtg. Project is complete.
Upgrade Roofs at Various Schools	Cunningham Hartley Webster Murray	Paul Rose Dennis Ramharry	A/R/C	May 2011	Advanced Roofing, Inc. R & R Industries, Inc. Southland Rowe Roofing Tecta America South FL	\$44,253 \$95,765 \$400,000 \$277,000	August 2011	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. Bids were awarded at the May School Board mtg. Projects are complete.

## **Section 5.**

### **CAPITAL PROJECTS STATUS REPORT – AUGUST 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 – AUGUST 2012**

#### **Financial Information**

This information will be provided after the final 2012-2013 Capital Outlay Budget is approved in September