



Agenda Item Details

Meeting	Aug 14, 2018 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report August 2018
Access	Public
Type	Action (Consent)

Recommended Action Acceptance of the Capital Projects Status Report August 2018

Goals	<p>GM-1 Mission Statement</p> <p>STRATEGY 3: (Goal D) 2018-2019 Operations - Continue to improve district-wide safety and security measures</p> <p>STRATEGY 2: (Goal D) 2018-2019 Operations - Continue to design and construct schools that accomodate growth while maintaining high quality programming with an intentional student-focused environment</p>
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Public Content

Background Information:

The facilities 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 seven sections: 1) Executive Summary; 2) Projects in the Planning Stage 3) Major Projects Under Construction; 4) Minor Capital Improvements projects; 5) Construction Management Continuing Services Projects 6) Projects in Close-out/Final Stage; and 7) Financial Information.

Educational Impact:

Monthly Report.

Strategic Plan Impact:

Monthly Report.

Fiscal Impact:

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

Recommendation:

Acceptance of the Capital Projects Status Report August 2018.

Action Required:

Approval of the Superintendent's recommendation.

Drafted, reviewed and submitted by:

Paul Rose, Executive Director for Facilities & Operations

Cathy Mittelstadt, Deputy Superintendent for Operations

**Sincerely,
Tim Forson
Superintendent of Schools**

[Capital Projects Status Report August 2018.pdf \(1,188 KB\)](#)

Administrative Content

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all Board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Workflow

Workflow Jul 27, 2018 7:30 AM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Jul 27, 2018 9:39 AM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Jul 27, 2018 9:40 AM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.
Jul 27, 2018 11:03 AM :: Approved by Vicki Davenport. Routed to Cathy Mittelstadt for approval.
Jul 30, 2018 3:20 PM :: Approved by Cathy Mittelstadt. Routed to Vicki Moody for approval.
Aug 3, 2018 10:28 AM :: Approved by Vicki Moody. Routed to Tim Forson for approval.
Aug 7, 2018 11:03 AM :: Final approval by Tim Forson

Last Modified by Tim Forson on August 7, 2018

ST. JOHNS COUNTY SCHOOL
DISTRICT

CAPITAL PROJECTS
STATUS REPORT

JULY 2018

Section 1.

CAPITAL PROJECTS STATUS REPORT – JULY 2018

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. Significant projects include:

- ◆ **Nease HS Expansion, Renovations & Site Improvements:** The design team (Pond and Company) has completed the comprehensive design work for this multi-phase project. The kitchen/dining expansion phase has been completed/constructed. The 510-student station classroom expansion/addition facility is complete and in use. Pod D (old Media Center) and Pod C (old Admin) renovations are underway and scheduled for final completion this summer. The last phase of the overall master plan site work began May 1, 2018. Pod J (Gymnasium) renovations began the last week of May. Renovations of Pod M commenced in early June while Pod O renovations started mid-July.
- ◆ **Palm Valley Academy (K-8 “KK”):** A Contract was awarded to Charles Perry Partners, Inc. at the August 9, 2016 School Board meeting for Palm Valley Academy located in the Nocatee community. Irrigation, sodding, electrical and painting are progressing. Installation of HVAC, fire sprinklers and alarms, data cabling, resilient flooring, carpeting, classroom technology and furniture is nearing completion. Project is scheduled for a 2018 – 2019 school year opening.
- ◆ **Freedom Crossing Academy (K-8 “LL”):** Work at Freedom Crossing Academy in the Aberdeen community began after the construction contract was awarded to AFL Construction, Inc. at the September 13, 2016 School Board meeting. Final site grading, irrigation, electrical and painting are progressing. Installation of HVAC, fire sprinklers and alarms, data cabling, resilient flooring, carpeting, classroom technology and furniture is nearing completion. Project is scheduled for a 2018 – 2019 school year opening.
- ◆ **Mill Creek K-8 Conversion:** A K-8 conversion project is in the design phase to convert the current Mill Creek Elementary School into a K-8 Academy. SchenkelShultz Architecture is the selected design team with design being accomplished through a reuse contract. Site improvements required for the addition are underway. The Mill Creek K-8 Conversion project is scheduled for a 2019-2020 school year opening.

Additional information for the above 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; media center renovations; science classroom upgrades; miscellaneous school site improvements; security camera system upgrades; building/energy management system upgrades; Dining Additions; Athletic fields/playground renovations and, various other ongoing maintenance projects.

The Capital Projects Status report is divided into seven sections:

1. Executive Summary
2. Projects in the Planning Stage
3. Major Projects Under Construction
4. Minor Capital Improvement Projects

5. Construction Management Continuing Services Projects
6. Projects in Close-out/Final Stage
7. 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 Five-Year Facilities Work Plan as approved by the School Board.

The Capital Projects Status Report also includes Sections 4 and 5 referred to as “Minor Capital Improvement Projects” and “Construction Management Capital Projects” which identify projects at individual schools that were approved in the Capital Outlay Budget.

Section 7 is “Financial Information” and includes the 2017 – 2018 Capital Outlay Budget as approved in September 2017 (page 10 of the Capital Outlay Summary Budget) and the current financial report.

Section 2.

CAPITAL PROJECTS STATUS REPORT – JULY 2018

Projects in the Planning Stage

- ◆ **Mill Creek K-8 Conversion** - A K-8 conversion project is currently in the design phase to convert the current Mill Creek Elementary School into a K-8 Academy. SchenkelShultz Architecture is the selected design team with the design being accomplished through a reuse contract. This contract was approved at the March 13, 2018 School Board meeting. Work will include a dining expansion, classroom building addition, gymnasium building addition and comprehensive related site work. Construction plans are 90% complete and have been reviewed by District staff. The bid opening for the classroom and gymnasium building additions is scheduled for August. Auld & White Constructors, LLC will be executing the site improvements required for the addition, utilizing the District's Construction Management Continuing Services contract mechanism. Mill Creek Academy is scheduled for completion for the 2019-2020 school year.

Section 3.

CAPITAL PROJECTS STATUS REPORT – JULY 2018

Major Projects Under Construction

- ◆ Palm Valley Academy (K-8 “KK”)
- ◆ Freedom Crossing Academy (K-8 “LL”)



St. Johns County School District Capital Projects Program July 2018 Report

Project: Palm Valley Academy (K-8 “KK”)

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. The project was awarded at the August 2016 School Board Meeting. Palm Valley Academy (K-8 “KK”) is an approximately 190,000 s.f., 1,496 student station, 73-classroom new school on a 37-acre site and will be constructed to Green Building Standards. Project completion is scheduled for a 2018-2019 school year opening.

Architect: Harvard Jolly Architecture

Contractor: Charles Perry Partners, Inc.

Project Manager: Dennis Ramharry

Contract Amounts:	Award Amount:	\$30,127,000.00
	Change Order #1	\$5,475,000.00 (Award of 2-story academic wing alternate)
	Change Order #2	<\$3,089,834.31>
	Change Order #3	<\$2,676,927.40>
	Change Order #4	<\$2,514,648.91>
	Change Order #5	<\$1,168,602.58>
	Change Order #6	<\$667,583.07>
	Current Contract Amount	\$25,484,403.73

Direct Purchases:	Total Owner Direct Purchases	\$9,955,714.39
	Total Tax Savings	\$598,817.86

Critical Dates:	Contract Award	08/09/16
	Notice to Proceed	09/08/16
	Substantial Completion	04/16/18
	Final Completion	05/16/18

Schedule: 94%

Status/Comments: Irrigation and running track are complete. Sodding, electrical, plumbing, interior painting, sheetrock, fire sprinklers, data cabling, intrusion and camera system, intercom, resilient flooring, furniture and HVAC installation are nearing completion. A temporary certificate of occupancy has been issued and the staff is moving in the building.



Main Entrance 7/20/18



Classroom 7/20/18

STATUS REPORT

DATE: July 16, 2018

TO: Paul Rose, Executive Director for Facilities and Operations

PROJECT: Palm Valley Academy ("KK")
St. Johns County School District
St. Augustine, Florida
District Bid #2016-16
Architects Project No. 16017.00
Monthly Status Report No. 23

GENERAL CONTRACTOR: Charles Perry Partners, Inc.

CURRENT STATUS:

General/Site

1. Curb and sidewalk installation around the entire site is complete.
2. Site work at soccer field with final grading of the field is complete.
3. Installation of running track is complete.
4. Fencing installation continues.
5. Aluminum walkway canopy installation is complete. Light fixture and camera installation is in progress at these canopies.
6. Grading north of Building 200 continues.
7. Exterior painting continues.
8. Irrigation and landscape installation continues.
9. Exterior metal roof installation is nearing completion.
10. Installation of backflows along property line at Nocatee Parkway is complete.
11. Work at northeast end of site for pedestrian bridge is in progress through the developer.
12. District furnished playground equipment installation is in progress.

Bldgs. No. 100/500/1000

1. Bldg. 100 – The following activities are nearing completion: Final painting; acoustical ceiling tile installation; light fixture installation in drywall ceilings; educational casework installation; electrical devices trim at casework units. The following activities are complete: Floor finish installation; ceiling grid; diffuser / grille installation in grid; signage installation; corner guard installation; plumbing fixture installation; toilet accessory installation; CCTV light installation and door hardware installation. District furnished FF&E items are being delivered to the Admin Areas and Media Center. Appliance installation has not begun. Work for fire alarm and low voltage systems continues in the MDF (CER) Room.
2. Bldg. 500 – The following activities are nearing completion: Final painting; installation of electrical devices in ceilings; educational and lab casework installation; toilet accessory installation; carpet and rubber base installation; hardware installation; electrical wiring with trim (except at Science Lab isimet control). The following activities are complete: Light fixture installation in grid and drywall soffits; diffusers/grilles installation; plumbing fixture installation; LVT and sheet vinyl floor finish installation; AE speakers install; signage installation; corner guard installation; safety shower installation. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to this area. Rooms are being final cleaned. Work to address some water damage during TCO testing is in progress.

3. Bldg. 1000 – The following activities are nearing completion: Final painting (except at drywall soffits); installation of electrical devices in ceilings; educational and lab casework installation; toilet accessory installation; carpet and rubber base installation; hardware installation; electrical wiring with trim (except at Science Lab isimet control). The following activities are complete: Light fixture installation in grid and drywall soffits; diffusers/grilles installation; plumbing fixture installation; LVT and sheet vinyl floor finish installation; AE speaker installation; signage installation; corner guard installation; safety shower installation. Work to install modified markerboard/tackboard is still pending. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to this area.

Bldgs. No. 200/400

1. Bldg. 200 – Final painting is nearing completion except at stairwells; light fixture installation in grid and drywall soffits is complete; electrical devices are being installed in tiles; diffusers/grilles installation is complete; plumbing fixture installation is complete; toilet accessory installation is nearing completion; educational casework installation is complete except for covers at exhaust ducts over range hoods; LVT and sheet vinyl floor finish installation is complete along with rubber base; AE speakers installation is complete; water heater installation is complete; wood doors and hardware installation is nearing completion; signage installation is complete; corner guard installation is complete; folding partition installation is complete; and electrical wiring is complete with trim installed. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to the classrooms. Rooms are being final cleaned.
2. Bldg. 400 – Final painting is nearing completion except at stairwells; light fixture installation in grid and drywall soffits is complete; electrical devices are being installed in tiles; diffusers/grilles installation is complete; plumbing fixture installation is complete; toilet accessory installation is nearing completion; educational casework installation is complete except for covers at exhaust ducts over range hoods; LVT and sheet vinyl floor finish installation is complete along with rubber base; AE speaker installation is complete; wood doors and hardware installation is nearing completion; signage installation is complete; corner guard installation is complete; folding partition installation is complete; and electrical wiring is complete with trim installed. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to the classrooms. Rooms are being final cleaned.
3. Stair wall framing and installation of drywall are complete. Final paint is in progress. Rubber tread, risers, and flooring to be installed.

Bldgs. No. 300/600/900

1. Bldg. 300 – Installation of the following items is complete: Ceramic wall and floor tile; plumbing fixtures; ceiling grid; diffusers/grilles; light fixtures; LVT and sheet vinyl flooring; electrical wiring and devices; corner guards; signage; folding partitions in classrooms. Installation of the following items is in progress: Final paint; acoustical ceiling tile installation; carpet and rubber base installation; toilet accessories; educational casework; fire sprinkler trim; hardware installation. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to the classrooms.
2. Bldg. 600 – Installation of the following items is complete: Ceramic wall and floor tile; plumbing fixtures; ceiling grid; light fixtures; water heater; LVT and sheet vinyl flooring and carpet and rubber base installation; electrical wiring and devices; corner guards; signage; folding partition in classrooms. Installation of the following items is in progress: Final paint; acoustical ceiling tile installation; diffusers/grilles; toilet accessories; educational and lab casework; fire sprinkler trim; hardware installation. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to the classrooms. Work to address some water damage during TCO testing is in progress.

3. Bldg. 900 – Installation of the following items is complete: Ceramic wall and floor tile; plumbing fixtures; ceiling grid; light fixtures; diffusers/grilles; water heater; LVT and sheet vinyl flooring and carpet and rubber base installation; electrical wiring and devices; corner guards; signage; folding partition in classrooms. Installation of the following items is in progress: Final paint; acoustical ceiling tile installation; toilet accessories; educational and lab casework; fire sprinkler trim; hardware installation. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to the classrooms.
4. Stair wall framing and installation of drywall are complete. Final paint is in progress. Rubber tread and risers are being installed. Flooring is installed.

Bldg. No. 700

1. Installation of the following items is complete: Ceramic wall and quarry floor tile; ceiling grid; diffusers/grilles; light fixtures; acoustical wall panels; corner guards; signage; kitchen equipment; and hardware installation.
2. Installation of the following items is in progress: Final paint; plumbing fixtures; acoustical ceiling tile, toilet accessories; educational casework; LVT flooring and rubber base; residential appliances; electrical wiring and devices; wood flooring.
3. Work in the Art Labs continues to accommodate added lay-in ceiling at slope.

Bldg. No. 800

1. Installation of the following items is complete: Ceramic wall and quarry floor tile; plumbing fixtures; diffusers/grilles; corner guards; ceiling grid; signage; hardware installation; roll-up door at Concession.
2. Installation of the following items is in progress: Final paint; access panels in drywall ceilings; acoustical wall panels; wood bench tops at Locker Rooms; toilet accessories; educational casework; LVT and sheet vinyl flooring and rubber base; relocation of the data rack from Room 803 into Room 811. Display cabinets are yet to be installed.

Chiller Building

1. No notable change in progress at this building.

Dumpster/Generator Building

1. Equipment/systems are being prepared for load bank test.

Overall Completion

1. Project is approximately 94% complete.
2. Expected project TCO date: On or before July 23, 2018.

c: Dennis Ramharry, St. Johns County School District



Palm Valley Academy (K-8 "KK")

School Site

07.22.2018



St. Johns County School District Capital Projects Program July 2018 Report

Project: Freedom Crossing Academy (K-8 “LL”)

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. The project was awarded at the September 2016 School Board Meeting. Freedom Crossing Academy (K-8 “LL”) is an approximately 190,000 s.f., 1,496 student station, 73-classroom new school on a 20-acre site and will be constructed to Green Building Standards. Project completion is scheduled for a 2018-2019 school year opening.

Architect: Harvard Jolly Architecture

Contractor: AFL Construction, LLC

Project Manager: Dennis Ramharry

Contract Amounts:	Award Amount:	\$33,308,000.00
	Change Order #1	<\$6,507,248.35>
	Change Order #2	<\$2,075,194.93>
	Change Order #3	<\$1,515,818.32>
	Change Order #4	<\$697,678.06>
	Current Contract Amount	\$22,512,060.34

Direct Purchases:	Total Owner Direct Purchases	\$10,413,289.31
	Total Tax Savings	\$626,922.36

Critical Dates:	Contract Award	09/13/16
	Notice to Proceed	09/28/16
	Substantial Completion	05/15/18
	Final Completion	06/15/18

Schedule: 94%

Status/Comments: Site grading is now complete. Sodding, irrigation, electrical, plumbing, interior painting, fire sprinklers, data cabling, intrusion system, card readers, resilient flooring, furniture and HVAC installation are nearing completion. A temporary certificate of occupancy has been issued and the staff is moving in the building.



Classroom 7/20/18



Gymnasium 7/20/18

STATUS REPORT

DATE: July 16, 2018

TO: Paul Rose, Executive Director for Facilities and Operations

PROJECT: Freedom Crossing Academy (“LL”)
St. Johns County School District
St. Augustine, Florida
District Bid #2016-28
Architects Project No. 16018.00
Monthly Status Report No. 23

GENERAL
CONTRACTOR: AFL Construction, Inc.

CURRENT STATUS:

General/Site

1. Asphalt work is now complete.
2. Curb installation is complete.
3. Aluminum walkway canopy installation is complete.
4. Sidewalk installation is complete except at the parent pick-up canopy and to the athletic areas in the rear.
5. Asphalt running track is now changed to be a concrete track – yet to be installed.
6. Grading is in progress at the soccer field area.
7. Fire access road being is installed.
8. Exterior final painting continues.
9. Irrigation and landscape installation continues.

Bldgs. No. 100/500/1000

1. Bldg. 100 – The following activities are nearing completion: Final painting; educational casework installation. The following activities are complete: Floor finish installation; ceiling grid; diffuser/grille installation in grid; acoustical ceiling tile installation; acoustical panel installation; light fixture installation in drywall ceilings; corner guard installation; plumbing fixture installation; toilet accessory installation; and door hardware installation. District furnished FF&E items are being delivered to the Admin Areas and Media Center. Appliance installation has not begun. Work for fire alarm and low voltage systems continues in the CER Room. Final clean is in progress.
2. Bldg. 500 – The following activities are complete: Ceiling grid installation; light fixtures; ceramic tile and safety shower installation. The following activities are in progress: Painting; acoustical ceiling tile installation; installation of electrical devices in ceilings; sheet vinyl flooring in Labs; lab and educational casework installation; electrical wiring; diffusers/grilles installation; plumbing fixture installation; toilet accessories. Work for fire alarm and low voltage systems continues in the IDF (Data) Room.
3. Bldg. 1000 – The following activities are complete: Ceiling grid installation and safety shower installation. The following activities are in progress: Painting; installation of electrical devices in ceilings; lab casework installation; electrical wiring; light fixture installation in grid and drywall soffits; diffusers/grilles installation; plumbing fixture installation. Work to install modified markerboard/tackboard is still pending. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room.

Bldgs. No. 200/400

1. Bldg. 200 – Final painting is nearing completion except at stairwells; ceiling grid and acoustical ceiling tile installation is complete; light fixture installation in grid and drywall soffits is complete; electrical devices in tiles installed; diffusers/grilles installation is complete; plumbing fixture installation is complete; toilet accessory installation is nearing completion; educational casework installation is complete except for covers at exhaust ducts over range hoods; sheet vinyl floor finish installation is complete along with rubber base; LVT installation is in progress; AE speakers installation is complete; water heater installation is complete; wood doors and hardware installation is nearing completion; corner guard installation is complete; folding partition installation is complete; and electrical wiring is complete with trim installed. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room. District furnished FF&E items are being delivered to the classrooms. Rooms are being final cleaned.
2. Bldg. 400 – Final painting is nearing completion except at stairwells; ceiling grid and acoustical ceiling tile installation is complete; light fixture installation in grid and drywall soffits is complete; electrical devices installed in tiles; diffusers/grilles installation is complete; plumbing fixture installation is complete; toilet accessory installation is in progress; educational casework installation is in progress; LVT and carpet and sheet vinyl floor installation is nearing completion along with rubber base; AE speakers installation is complete; wood doors and hardware installation is nearing completion; corner guard installation is complete; folding partition installation is complete; and electrical wiring is complete with trim installed. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room.
3. Stair wall framing and installation of drywall is in progress.

Bldgs. No. 300/600/900

1. Bldg. 300 – Installation of the following items is complete: Ceramic wall and floor tile; plumbing fixtures; ceiling grid; diffusers/grilles; light fixtures; sheet vinyl flooring; corner guards; folding partition in classrooms. Installation of the following items is in progress: Final paint; acoustical ceiling tile installation; carpet and LVT and rubber base installation; electrical wiring and devices; toilet accessories; educational casework; fire sprinkler trim; hardware installation. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room.
2. Bldg. 600 – Installation of the following items is complete: Ceramic wall and floor tile; plumbing fixtures; ceiling grid; light fixtures; water heater; electrical wiring and devices; folding partition in classrooms. Installation of the following items is in progress: Final paint; acoustical ceiling tile installation; diffusers/grilles; LVT and sheet vinyl flooring and carpet and rubber base installation; toilet accessories; corner guards; educational and lab casework; fire sprinkler trim; hardware installation. Appliance installation is not complete. Work for fire alarm and low voltage systems continues in the IDF (Data) Room.
3. Bldg. 900 – Installation of the following items is complete: Ceramic wall and floor tile; plumbing fixtures; ceiling grid; folding partition in classrooms. Installation of the following items is in progress: Drywall patch and prime coat of paint; acoustical ceiling tile installation; drywall soffit and ceilings; light fixtures; diffusers/grilles; carpet flooring installation; electrical wiring and devices; toilet accessories; educational and lab casework; fire sprinkler piping and trim; door installation. Work for fire alarm and low voltage systems continues in the IDF (Data) Room.
4. Stair wall framing and installation of drywall are complete. Paint is in progress.

Bldg. No. 700

1. Installation of the following items is complete: Ceramic wall and epoxy floor tile; acoustical wall panels; and plumbing fixtures.
2. Installation of the following items is in progress: Final paint; ceiling grid; acoustical ceiling tiles; access panels in drywall ceilings; diffusers/grilles; light fixtures; electrical and low voltage wiring; acoustical wall panels; doors and hardware; corner guards; toilet accessories; educational casework; wood and LVT; appliances; kitchen equipment. Final clean is in progress at the Kitchen. District furnished FF&E items have begun to arrive and are being staged in the Cafetorium.
3. Work in the Art Labs to accommodate added lay-in ceiling at slope and installation of water heater and of educational casework continues.

Bldg. No. 800

1. Installation of the following items is complete: Ceramic wall and quarry floor tile; acoustical wall panels; and plumbing fixtures.
2. Installation of the following items is in progress: Final paint; acoustical ceiling tiles; access panels in drywall ceilings; diffusers/grilles; light fixtures; doors and hardware; wood bench tops at Locker Rooms; corner guards; toilet accessories; educational casework; carpet and LVT and sheet vinyl flooring and rubber base; appliances; and relocation of the data rack from Room 803 into Room 811. Display cabinets yet to be installed. Lockers are scheduled to arrive 7/27/18.

P.E. Building

1. Interior walls are framed and drywalled. Ceramic tile installation is in progress. Ductwork is being installed.

Chiller + Dumpster/Generator Building

1. No notable change in progress at this building.

Overall Completion

1. Project is approximately 94% complete.
2. Expected project TCO date: On or before July 23, 2018.

c: Dennis Ramharry, St. Johns County School District



Freedom Crossing Academy (K-8 "LL")

School Site

07.23.2018

Section 4.

CAPITAL PROJECTS STATUS REPORT – JULY 2018

Minor Capital Improvement Projects

- ◆ Minor Capital Improvements Projects Report Spreadsheet attached

Section 4
MINOR CAPITAL IMPROVEMENT PROJECTS
MONTHLY CONSTRUCTION STATUS REPORT
July 2018

Project	Location	Project Manager/ Engineer	Architect/ Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act.)	Projects Status / Remarks
Window Replacement Shelter Upgrade Project	Creekside HS	Dennis Ramharry	Bhide & Hall Architects	2/14/17	C.C. Borden Construction, Inc.	\$680,600.00	Summer 2018	Improvements to existing CHS facility in order to provide additional shelter capacity for the county. Phase I (115 windows) complete. Phase II (additional 48 windows) design is complete and is in Building Code and State review. Phase II work underway and on track for completion prior to school start.
Site and Drainage Improvements	Nease HS	Stan Reddish	Pond & Company	4/10/18	Watson Civil Construction, Inc.	\$1,386,356.00	Fall 2018	Comprehensive sitework including retention pond expansion and relocation as well as athletic and multipurpose field expansions and reconfigurations. Construction is on schedule.
Roof Upgrades	Rawlings ES (Phase I) Mill Creek ES (Phase II) FCTC - Bldg D	David Lee David Lee David Lee	A/R/C A/R/C A/R/C	5/8/18	Advanced Roofing, Inc. J. Register Company, Inc. Advanced Roofing, Inc.	\$684,750.00 \$269,800.00 \$365,450.00	Summer 2018	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. Projects are slated for completion prior to school start.

*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/ Engineer	Architect/ Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act.)	Projects Status / Remarks
Dining Addition	Pacetti Bay MS	Stan Reddish	Bhide & Hall Architects	11/8/16	RB Marks Construction, Inc.	\$706,336.84	Spring 2017	Additional dining space for students to alleviate overcrowding in the existing facilities.
Dining Addition	Valley Ridge Academy	Stan Reddish	Bhide & Hall Architects	11/8/16	DiMare Construction Company	\$549,535.07	Spring 2017	Additional dining space for students to alleviate overcrowding in the existing facilities.
Roof Upgrades	Hartley ES Mason ES Mill Creek ES Webster Ketterlinus ES SJTHS Transportation	David Lee David Lee David Lee David Lee David Lee David Lee David Lee	A/R/C A/R/C A/R/C A/R/C A/R/C A/R/C A/R/C	4/11/17 4/11/17 4/11/17 4/11/17 4/11/17 4/11/17 4/11/17	Atlas Apex Roofing Atlas Apex Roofing J. Register Company J. Register Company BBG Contracting Group BBG Contracting Group BBG Contracting Group	\$519,065.54 \$1,077,647.30 \$201,093.00 \$90,486.53 \$224,607.73 \$224,103.44 \$270,456.49	Summer 2017 Summer 2017 Summer 2017 Summer 2017 Summer 2017 Summer 2017 Summer 2017	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life.

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

Section 5.

CAPITAL PROJECTS STATUS REPORT – JULY 2018

Construction Management Continuing Services Projects

- ◆ Construction Management Continuing Services Projects Report Spreadsheet attached

GMPs Submitted for Board Acceptance at the August14, 2018 School Board Meeting

Project	CM Firm	GMP	GMP Amount
Mill Creek Site Improvements	Auld & White Constructors, LLC	1	\$742,394.00

Section 5
Construction Management Continuing Services - Capital Projects
July 2018

Project	CM Firm	Architect	Accepted GMPs	GMP Amount	Est. Project Completion Date	Project Status / Remarks
Nease HS Renovations	E. Vaughan Rivers, Inc.	Pond & Company	GMP 1 (Media Center Renovations) 9/26/17 *GMP amount increase via approved Change Order #1 (05/08/2018)	\$1,101,253*	4/27/2018	Construction is on schedule and 99% complete.
			GMP 2 (Pod C Renovations) 1/19/18	\$270,026	5/25/2018	Construction is on schedule and is 99% complete.
			GMP 3 (Pod M Renovations) 5/8/18	\$591,846	12/21/2018	Demolition is complete.
Nease HS Renovations	Allstate Construction, Inc.	Pond & Company	GMP 1 (Pod J and Pod O Renovations) 6/12/18	\$656,290	10/29/2018	Construction of Pod J is 70% complete and on schedule for school opening. Pod O demolition began mid-July.
Patriot Oaks Academy Dining Addition	Auld & White Constructors, LLC	Bhide & Hall Architects	GMP 1 (Dining Addition) 5/8/18	\$558,784	8/3/2018	Roof system installation is ongoing. Interior wall framing has begun.
Switzerland Point MS Dining Addition	Auld & White Constructors, LLC	Fisher Koppenhafer Architecture	GMP 1 (Dining Addition) 5/8/18	\$659,019	8/3/2018	Construction is on schedule and 40% complete.
Patriot Oaks Academy Single Point of Entry Improvements	C.C. Borden Construction, Inc.	N/A	GMP 1 (Single Point of Entry) 7/10/18	\$45,219	10/30/2018	Construction to begin in early October
Valley Ridge Academy Single Point of Entry Improvements	C.C. Borden Construction, Inc.	N/A	GMP 1 (Single Point of Entry) 7/10/18	\$49,771	10/30/2018	Construction to begin in early October
Mill Creek Site Improvements	Auld & White Constructors, LLC	SchenkelShultz Architecture	GMP 1 (Site Improvements) 8/14/18	\$742,394	10/19/2018	Construction began late July
Completed / Closed - Out Projects						
Project	Description		Location		Completion Date	Project Status / Remarks
40 Orange Street Hurricane Matthew Reconstruction Project	Allstate Construction, Inc.	Architecture Studio	GMP 1 (Reception area) 8/23/17	\$416,291	11/28/2017	Complete
			GMP 2 (Phase IIa Demolition) 10/4/17	\$75,019	11/10/2017	Complete
			GMP 3 (Construction of Phase II) 11/20/17	\$1,139,559	3/20/2018	Complete

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Projects in Close-Out/Final Stage

Completed Projects

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

- ◆ **40 Orange Street Hurricane Matthew Reconstruction Project** – (Board Final Acceptance 06-12-18). [Note: for additional information on this project, please refer to the June 12, 2018 Board Report.]
- ◆ **Picolata Crossing Elementary School (ES “M”)** – (Board Final Acceptance 05-08-18). [Note: for additional information on this project, please refer to the May 8, 2018 Board Report.]
- ◆ **Pacetti Bay Middle School Dining Addition** – (Board Final Acceptance 08-08-17). [Note: for additional information on this project, please refer to the August 8, 2017 Board Report.]
- ◆ **Valley Ridge Academy Dining Addition** – (Board Final Acceptance 08-08-17). [Note: for additional information on this project, please refer to the August 8, 2017 Board Report.]

Completed Roofing Projects (2017):

(Board Final Acceptance 01-09-18). [Note: for additional information on this project please refer to the January 9, 2018 Board Report.]

- ◆ **Hartley Elementary School Roof Replacement and Repairs (2017)**
- ◆ **Ketterlinus Elementary School Roof Replacement and Repairs (2017)**
- ◆ **Mill Creek Elementary School Roof Refurbishment (Phase I) (2017)**
- ◆ **Otis A. Mason ES Partial Roof Replacement (2017)**
- ◆ **SJTHS, Bldg E, Roof Replacement and Repairs (2017)**
- ◆ **Transportation Department, Crookshank Site, Roof Replacement and Repairs (2017)**
- ◆ **Webster ES, Bldg H, Roof Replacement and Repairs (2017)**

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Financial Information

- ◆ This information will be provided after the final 2018-2019 Capital Outlay Budget is approved in September.