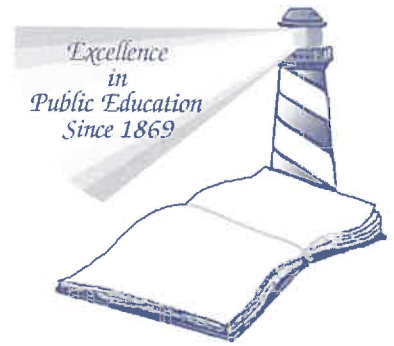


Joseph G. Joyner, Ed.D.  
Superintendent



**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 12, 2014

**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 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.

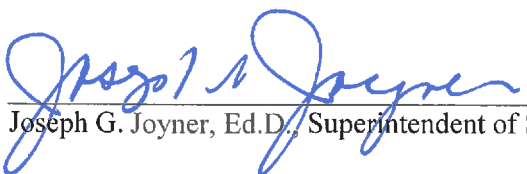
**Recommendation:** Acceptance of the Capital Projects Status Report.

**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 2014

## **Section 1.**

### **CAPITAL PROJECTS STATUS REPORT – JULY 2014**

#### **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"). The School Board approved the names Patriot Oaks Academy for K-8 School "HH" and Valley Ridge Academy for K-8 School "II" at the March School Board meeting. Projects are on scheduled for completion for the 2014-2015 school year. 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 2013-2014 Capital Outlay Budget as approved in September 2013 (page 8 of the Capital Outlay Summary Budget) and the current financial report.

## **Section 2.**

### **CAPITAL PROJECTS STATUS REPORT – JULY 2014**

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

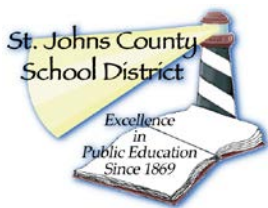
- ♦ No major projects at this time.

### **Section 3.**

## **CAPITAL PROJECTS STATUS REPORT – JULY 2014**

### **Major Projects Under Construction**

- ♦ New K-8 School “HH” - Patriot Oaks Academy
- ♦ New K-8 School “II”- Valley Ridge Academy



## St. Johns County School District Capital Projects Program July 2014 Report

**Project:** New K-8 School "HH" – Patriot Oaks Academy

**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 scheduled for summer 2014. Change Order #7 was approved at the July Board meeting.

**Architect:** Tercilla Courtemanche Architects, Inc.

**Contractor:** Elkins Constructors, Inc.

**Project Manager:** Dennis Ramharry

<b>Contract Amounts:</b>	Award Amount:	\$21,797,000.00
	Change Order #1	<\$3,276,708.81>
	Change Order #2	<\$3,186,877.60>
	Change Order #3	<\$1,409,687.48>
	Change Order #4	<\$74,379.62>
	Change Order #5	\$37,355.92
	Change Order #6	<\$59,543.76>
	Change Order #7	\$44,139.77
	Current Contract Amount	\$13,871,298.42

<b>Direct Purchases:</b>	Total Owner Direct Purchases	\$7,674,212.15
	Total Tax Savings	\$460,452.73

<b>Critical Dates:</b>	Contract Award	02/12/13	Substantial Completion	06/23/14
	Notice to Proceed	02/15/13	Final Completion	07/14/14

**Schedule:** 95%

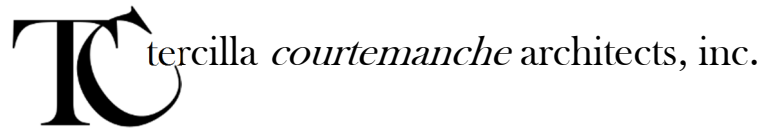
**Status/Comments:** A certificate of occupancy was issued for the administration area and school staff has moved in. HVAC controls, kitchen equipment, interior painting, millwork, site grading and landscaping, fencing, plumbing, flooring, multimedia, fire alarm, fire sprinklers, security, intercom and electrical installation is completing. Project punch list is in progress.



Gymnasium - 7/22/14



Kitchen- 7/22/14



## STATUS REPORT

DATE: July 23, 2014

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. 18

GENERAL  
CONTRACTOR: Elkins Constructors, Inc.

### CURRENT STATUS:

#### General/Site

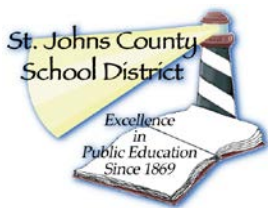
1. The asphalt paving material is installed in the parking areas.
2. The irrigation system and landscaping are being installed in the north parking area.
3. The punch list process has begun in the Administration Area 100, Media Center, and Classroom Areas 200 and 400.
4. The exterior of the building is nearing completion and is almost ready for punch list.
5. The finishes are being completed in Classroom Areas 300 and 600 and both areas are almost ready for punch list.
6. The lockers are installed and the cabinets are being prepared for installation in Area 500.
7. The wood benches and lockers have been installed in the P.E. Locker Rooms.
8. The wood floor and bleachers have been installed in the Gymnasium.
9. The Kitchen equipment has been set in place.
10. The finishes are being installed in the Multi-Purpose/Cafeteria Areas.
11. The project is approximately 94% complete.

c: Dennis Ramharry, St. Johns County School District









## St. Johns County School District Capital Projects Program July 2014 Report

**Project:** K-8 School "II" - Valley Ridge Academy

**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 scheduled for summer 2014. Change Order #7 was approved at the July Board meeting.

**Architect:** Tercilla Courtemanche Architects, Inc.

**Contractor:** Elkins Constructors, Inc.

**Project Manager:** Stan Reddish

<b>Contract Amounts:</b>	Award Amount:	\$21,129,000.00
	Change Order #1	<\$3,223,809.28>
	Change Order #2	<\$3,097,829.50>
	Change Order #3	<\$947,798.94>
	Change Order #4	<\$421,241.91>
	Change Order #5	<\$88,631.61>
	Change Order #6	\$49,499.37
	Change Order #7	\$39,399.44

Current Contract Amount      \$13,438,587.57

<b>Direct Purchases:</b>	Total Owner Direct Purchases	\$7,522,499.48
	Total Tax Savings	\$451,349.97

<b>Critical Dates:</b>	Contract Award    03/12/13	Substantial Completion 06/23/14
	Notice to Proceed   03/19/13	Final Completion        07/14/14

**Schedule:** 95%

**Status/Comments:** A certificate of occupancy was issued for the administration area and school staff has moved in. HVAC controls, kitchen equipment, interior painting, millwork, site grading and landscaping, fencing, plumbing, flooring, multimedia, fire alarm, fire sprinklers, security, intercom and electrical installation is completing. Project punch list is in progress.



Gymnasium 7/23/14



West View 7/23/14

## STATUS REPORT

DATE: July 23, 2014

TO: Paul Rose, Executive Director for Facilities and New Construction

PROJECT: K-8 School "II" (Valley Ridge Academy)  
St. Johns County School District  
St. Augustine, Florida  
District Bid #2013-02  
Architects Project No. 212074.00  
Monthly Status Report No. 17

GENERAL  
CONTRACTOR: Elkins Constructors, Inc.

### CURRENT STATUS:

#### General/Site

1. The asphalt paving material is installed in the parking areas.
2. The irrigation system and landscaping are being installed in the parking areas.
3. The punch list process has begun in the Administration Area 100, Media Center, and Classroom Areas 300 and 600.
4. The exterior of the building is nearing completion and is almost ready for punch list.
5. The finishes in Classroom Areas 200 and 400 are being completed in preparation for punch list.
6. Area 500 has the lockers installed and the cabinets are being prepared for punch list.
7. The wood benches and lockers have been installed in the P.E. Locker Rooms.
8. The wood floor and bleachers have been installed in the Gymnasium.
9. The Kitchen equipment has been installed and final connection to services is nearing completion.
10. The Multi-Purpose/Cafeteria Area finishes are being installed in preparation for punch list.
11. The project is approximately 94% complete.

c: Stan Reddish, St. Johns County School District







#### **Section 4.**

### **CAPITAL PROJECTS STATUS REPORT – JULY 2014**

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

- ♦ Minor Capital Improvements Projects Report Spreadsheet attached



Project	Location	Project Manager/POC	Architect / Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act)	Projects Status / Remarks
Roof Upgrades	Hamblen Fruit Cove MS	Stan Reddish Dennis Ramharry	A/R/C	5/13/14 TBD	BBG Contracting Group, Inc. TBD	\$295,773 \$241,043	8/11/2014 TBD	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. Both the contract for the Evelyn Hamblen roofing project and the rejection and rebidding of Fruit Cove Middle School roofing project were approved at the May School Board meeting. The Evelyn Hamblen Project began on 6/16/14 and will be completed over the summer. Fruit Cove MS is on hold pending needed additional funding.

\*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
HVAC Upgrades	Nease	Shane Walton	Matern Professional Engineering	June 2011	WW Gay Mechanical Contractor	\$4,021,816	10/22/2013	Phase 3 and Phase 4 renovations are now complete. Upgrading was necessary as the system is 30 + years old and is no longer effective or energy efficient. Project is complete.
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
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.
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.

## **Section 5.**

### **CAPITAL PROJECTS STATUS REPORT – JULY 2014**

#### **Projects in Close-Out/Final Stage**

#### **Completed Projects**

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

- ♦ **St Augustine High School Partial Roof Replacement (2013)** - (Board Final Acceptance 10-8-13). [Note: for additional information on this project, please refer to the October 8, 2013 board report.]
- ♦ **Julington Creek Elementary School Partial Roof Replacement and Repairs (2013)** - (Board Final Acceptance 10-8-13). [Note: for additional information on this project, please refer to the October 8, 2013 board report.]
- ♦ **PVPV/Rawlings Elementary School Roof Repairs** - (Board Final Acceptance 10-8-13). [Note: for additional information on this project, please refer to the October 8, 2013 board report.]
- ♦ **The Webster School Plumbing Upgrades** - (Board Final Acceptance 9-10-13). [Note: for additional information on this project, please refer to the September 10, 2013 board report.]

## **Section 6.**

### **CAPITAL PROJECTS STATUS REPORT – JULY 2014**

#### **Financial Information**

This information will be provided after the final 2014-2015 Capital Outlay Budget is approved in September.