

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 14, 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,

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 2014

## **Section 1.**

### **CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 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 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. The construction of Patriot Oaks Academy and Valley Ridge Academy (formerly "HH" and "II") were recently completed and are constructed to the latest Green Building Standards. 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 2014-2015 Capital Outlay Budget as approved in September 2014 (page 8 of the Capital Outlay Summary Budget) and the current financial report.

## **Section 2.**

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

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

- ♦ No major projects at this time.

### **Section 3.**

## **CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 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 September 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. The school has opened for the 2014-2015 school year. Change Order #8 is being presented for approval at the October 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:** 99%

**Status/Comments:** Punch list items, training and closeout is progressing



Extended Learning Area - 9/19/14



Cafetorium Stage- 9/19/14



## STATUS REPORT

DATE: September 22, 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. 20

GENERAL  
CONTRACTOR: Elkins Constructors, Inc.

### CURRENT STATUS:

#### General/Site

1. Punch list work is underway by the Contractor in all Areas.
  2. The project is approximately 99% complete.
- c: Dennis Ramharry, St. Johns County School District



## St. Johns County School District Capital Projects Program September 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. The school has opened for the 2014-2015 school year. Change Order #8 is being presented for approval at the October 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
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<b>Direct Purchases:</b>	Total Owner Direct Purchases	\$7,522,499.48
	Total Tax Savings	\$451,349.97

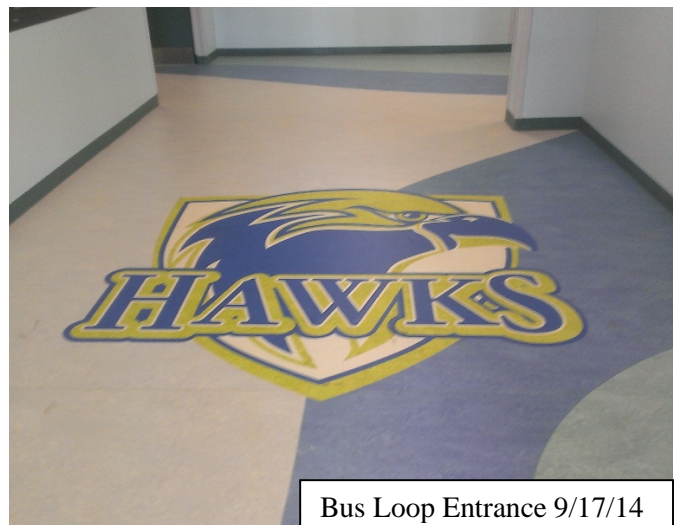
<b>Critical Dates:</b>	Contract Award	03/12/13	Substantial Completion	06/23/14
	Notice to Proceed	03/19/13	Final Completion	07/14/14

**Schedule:** 99%

**Status/Comments:** Training of staff and maintenance personnel will continue. Punch list items are being completed and final closeout is progressing.



West View 9/17/14



Bus Loop Entrance 9/17/14



## STATUS REPORT

DATE: September 22, 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. 19

GENERAL  
CONTRACTOR: Elkins Constructors, Inc.

### CURRENT STATUS:

#### General/Site

1. Punch list work is underway by the Contractor in all Areas.
  2. The project is approximately 99% complete.
- c: Stan Reddish, St. Johns County School District

#### **Section 4.**

### **CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 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	8/04/2014 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 is complete. Fruit Cove MS will be re-bid in 2015 upon budgeting of additional funds.

\*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 – SEPTEMBER 2014

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

- ♦ New K-8 School “HH” - Patriot Oaks Academy
- ♦ New K-8 School “II” - Valley Ridge Academy
- ♦ Evelyn Hamblen Center Roof Replacement (2014)

#### 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/Rawlins 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.]

## **Section 6.**

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

#### **Financial Information**

- ♦ 2014-2015 Capital Outlay Budget

**ST. JOHNS COUNTY SCHOOL DISTRICT  
CAPITAL OUTLAY BUDGET 2014-2015**

FACILITY NAME	CONTINUING PROJECTS 2014-2015	NEW PROJECTS 2014-2015	EQUIPMENT PURCHASES 2014-2015	DISTRICT-WIDE MAINTENANCE 2014-2015	TOTAL	Discretionary Millage (Operating)*
Crookshank	\$145,468.00	\$0.00	\$16,307.00	\$53,500.00	\$215,275.00	\$250,000.00
Cunningham Creek	\$206,611.00	\$0.00	\$17,783.00	\$50,000.00	\$274,394.00	
Durbin Creek	\$113,803.00	\$0.00	\$10,518.00	\$82,000.00	\$206,321.00	\$300,000.00
Hartley	\$136,250.00	\$0.00	\$13,530.00	\$65,000.00	\$214,780.00	
Hickory Creek	\$93,671.00	\$0.00	\$10,482.00	\$126,000.00	\$230,153.00	
R. B. Hunt	\$30,345.00	\$0.00	\$12,936.00	\$87,000.00	\$130,281.00	
Julington Creek	\$96,583.00	\$0.00	\$15,533.00	\$99,400.00	\$211,516.00	
Ketterlinus	\$74,051.00	\$0.00	\$12,593.00	\$57,000.00	\$143,644.00	
Mason	\$106,397.00	\$0.00	\$12,188.00	\$161,500.00	\$280,085.00	\$600,000.00
Mill Creek	\$119,823.00	\$0.00	\$23,460.00	\$182,000.00	\$325,283.00	
Ocean Palms	\$114,567.00	\$0.00	\$12,245.00	\$125,500.00	\$252,312.00	
Osceola	\$82,570.00	\$0.00	\$11,169.00	\$95,000.00	\$188,739.00	
Palencia	\$27,852.00	\$0.00	\$11,396.00	\$52,000.00	\$91,248.00	
PV-PV/Rawlings	\$140,540.00	\$0.00	\$19,489.00	\$278,000.00	\$438,029.00	
South Woods	\$217,991.00	\$0.00	\$10,902.00	\$86,000.00	\$314,893.00	
Timberlin Creek	\$70,430.00	\$0.00	\$14,513.00	\$124,000.00	\$208,943.00	
Wards Creek	\$87,843.00	\$0.00	\$14,947.00	\$50,000.00	\$152,790.00	
Webster	\$525,819.00	\$0.00	\$12,165.00	\$174,800.00	\$712,784.00	
Fruit Cove Middle	\$371,323.00	\$0.00	\$18,695.00	\$277,000.00	\$667,018.00	\$300,000.00
Landrum	\$127,605.00	\$0.00	\$19,651.00	\$184,100.00	\$331,356.00	
Murray	\$413,720.00	\$0.00	\$15,639.00	\$111,000.00	\$540,359.00	
Pacetti Bay	\$86,929.00	\$0.00	\$18,089.00	\$19,800.00	\$124,818.00	
Gamble Rogers	\$84,990.00	\$0.00	\$17,972.00	\$187,000.00	\$289,962.00	
Sebastian	\$170,046.00	\$0.00	\$12,706.00	\$80,000.00	\$262,752.00	\$10,579.00
Switzerland Point	\$101,031.00	\$0.00	\$23,072.00	\$200,000.00	\$324,103.00	\$180,000.00
New Middle School "JJ"	\$0.00	\$1,634,963.00	\$0.00	\$0.00	\$1,634,963.00	
Liberty Pines (K-8)	\$4,542,147.00	\$0.00	\$17,983.00	\$129,200.00	\$4,689,330.00	
Patriot Oaks (K-8)	\$9,918,746.00	\$0.00	\$0.00	\$10,000.00	\$9,928,746.00	
Valley Ridge (K-8)	\$11,297,718.00	\$0.00	\$0.00	\$10,000.00	\$11,307,718.00	
New K-8 School "KK"	\$0.00	\$10,000,000.00	\$0.00	\$0.00	\$10,000,000.00	
Bartram Trail	\$262,231.00	\$0.00	\$33,725.00	\$149,000.00	\$444,956.00	
Creekside	\$176,224.00	\$0.00	\$28,591.00	\$121,000.00	\$325,815.00	
Pedro Menendez	\$602,713.00	\$0.00	\$22,003.00	\$239,000.00	\$863,716.00	\$800,000.00
Nease	\$1,260,123.00	\$0.00	\$39,109.00	\$333,700.00	\$1,632,932.00	
Ponte Vedra	\$165,387.00	\$0.00	\$18,718.00	\$119,500.00	\$303,605.00	
SAHS	\$1,221,884.00	\$0.00	\$26,718.00	\$251,000.00	\$1,499,602.00	\$80,000.00
High School Expansion "FFF"	\$0.00	\$315,290.00	\$0.00	\$0.00	\$315,290.00	
High School Expansion "GGG"	\$0.00	\$754,361.00	\$0.00	\$0.00	\$754,361.00	
St. Johns Technical High School	\$35,690.00	\$0.00	\$6,745.00	\$64,500.00	\$106,935.00	
Hamblen Center/Gaines/Transition	\$334,468.00	\$0.00	\$17,880.00	\$13,500.00	\$365,848.00	
ESE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
District Buildings	\$470,657.00	\$0.00	\$0.00	\$181,000.00	\$651,657.00	
Media /Inservice/Fullerwood	\$81,263.00	\$0.00	\$0.00	\$58,000.00	\$139,263.00	\$80,000.00
Purchasing/Property	\$10,264.00	\$0.00	\$0.00	\$0.00	\$10,264.00	
Technology Plan	\$1,118,158.00	\$3,948,600.00	\$0.00	\$0.00	\$5,066,758.00	
Student Services/Yates Center	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Transportation	\$51,668.00	\$0.00	\$0.00	\$0.00	\$51,668.00	
Buses/Vehicles	\$1,511,582.00	\$2,547,908.00	\$0.00	\$0.00	\$4,059,490.00	
Facility	\$0.00	\$0.00	\$0.00	\$93,000.00	\$93,000.00	
<b>Subtotal</b>	<b>\$1,563,250.00</b>	<b>\$2,547,908.00</b>	<b>\$0.00</b>	<b>\$93,000.00</b>	<b>\$4,204,158.00</b>	
Maintenance	\$0.00	\$0.00	\$0.00	\$629,000.00	\$629,000.00	
District-Wide	\$4,851,269.00	\$2,829,421.00	\$0.00	\$0.00	\$7,680,690.00	
Facility	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	
<b>Subtotal</b>	<b>\$4,851,269.00</b>	<b>\$2,829,421.00</b>	<b>\$0.00</b>	<b>\$649,000.00</b>	<b>\$8,329,690.00</b>	
District-Wide	\$29,525,761.00	\$1,476,056.00	\$0.00	\$0.00	\$31,001,817.00	
Equipment Purchases	\$154,133.00	\$0.00	\$60,548.00	\$0.00	\$214,681.00	
Relocatables & Projects	\$3,881,938.00	\$2,000,000.00	\$0.00	\$0.00	\$5,881,938.00	
<b>Subtotal</b>	<b>\$33,561,832.00</b>	<b>\$3,476,056.00</b>	<b>\$60,548.00</b>	<b>\$0.00</b>	<b>\$37,098,436.00</b>	
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	\$10,828,598.00	\$0.00	\$0.00	\$10,828,598.00	
Leased Relocatables-Durbin Creek	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Transfers:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Operating	\$0.00	\$4,794,282.00	\$0.00	\$0.00	\$4,794,282.00	
FCTC	\$0.00	\$278,296.00	\$0.00	\$0.00	\$278,296.00	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$5,072,578.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,072,578.00</b>	
<b>TOTAL</b>	<b>\$75,438,905.00</b>	<b>\$41,407,775.00</b>	<b>\$650,000.00</b>	<b>\$5,429,000.00</b>	<b>\$122,925,680.00</b>	<b>\$2,600,579.00</b>

\*Additional Capital Maintenance Projects (Priority 1)