



### Agenda Item Details

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Meeting	Oct 13, 2015 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report October 2015
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report October 2015
Goals	GM-1 Mission Statement

### Public Content

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#### 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.

#### Educational Impact:

Monthly Report.

#### Strategic Plan 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 October 2015.

#### Action Required:

Approval of Superintendent's recommendation.

#### Drafted, reviewed and submitted by:

Paul Rose, Executive Director for Facilities & New Construction  
Tim Forson, Deputy Superintendent for Operations

Sincerely,

**Joseph G. Joyner, Ed.D.**

**Superintendent of Schools**

[Capital Project Report October 2015.pdf \(840 KB\)](#)

## Administrative Content

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*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

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Workflow      Sep 25, 2015 8:42 AM :: Submitted by Cara Cosmato. Routed to Cara Cosmato for approval.  
Sep 25, 2015 8:42 AM :: Approved by Cara Cosmato. Routed to Paul Rose for approval.  
Sep 25, 2015 10:22 AM :: Approved by Paul Rose. Routed to Sharon Carcaba for approval.  
Sep 25, 2015 12:46 PM :: Approved by Sharon Carcaba. Routed to Tim Forson for approval.  
Oct 1, 2015 10:12 AM :: Approved by Tim Forson. Routed to Vicki Moody for approval.  
Oct 1, 2015 1:18 PM :: Approved by Vicki Moody. Routed to Joseph Joyner for approval.  
Oct 5, 2015 7:59 AM :: Final approval by Joseph Joyner

Last Modified by Joseph Joyner on October 5, 2015

**ST. JOHNS COUNTY SCHOOL  
DISTRICT**

**CAPITAL PROJECTS  
STATUS REPORT**

**SEPTEMBER 2015**

## Section 1.

### CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2015

#### 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. Construction of both Patriot Oaks Academy and Valley Ridge Academy (formerly K-8's "HH" and "II") have been completed and the facilities are constructed to the latest Green Building Standards. An RFQ (Request for Qualifications) was advertised for Professional Architect Consultant Services for the design and future construction of Facilities/Classroom Additions and Site improvements at Nease High School. Pond & Company was identified as the most qualified firm. A contract for development of a master plan for Nease High School was negotiated and subsequently approved at a special School Board meeting on January 27, 2015. The master plan has been completed and was presented and approved at the April 14<sup>th</sup> School Board meeting. Subsequently, a Comprehensive Project Design Development contract for the design and execution of the approved master plan for the Nease High School expansion project was negotiated with Pond & Company, and approved at the June 9<sup>th</sup> School Board meeting. Design work for this multi-phase construction project is underway. Additionally, the district has released a Request for Qualifications (RFQ) for the Construction Management services for this project. The evaluation and selection process is underway with a recommendation for award of CM at Risk contract to be taken to the October School Board meeting. Planning and design work is also underway for the classroom expansion project at Crookshank Elementary School (CES). The CES expansion is a planned 22-classroom, two-story addition to the existing campus. It will be designed and constructed through a reuse contract utilizing the plans from Palencia Elementary School's classroom wing. Project documents were released for bid, and bids were opened on September 22<sup>nd</sup>. A recommendation for award is anticipated to be taken to the October School Board meeting. Project is planned to be completed for a 2016-2017 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; 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 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 2015-2016 Capital Outlay Budget is approved in September.

## Section 2.

### CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2015

#### Projects in the Planning Stage

- ◆ **Nease High School Facilities/Classroom Additions, Renovations & Site Improvements –**  
An RFQ (Request for Qualifications) was advertised in November 2014 for Professional Architect Consultant Services for the design and future construction of the above project. Pond & Company was identified as the most qualified firm and a contract for development of a master plan for Nease High School was negotiated and subsequently approved at a Special School Board meeting on January 27, 2015. The master plan has been completed and was recently presented and approved at the April 14<sup>th</sup> School Board meeting. Subsequently, a Comprehensive Project Design Development contract for the design and execution of the approved master plan for the Nease High School expansion project was negotiated with Pond & Company, and approved at the June 9<sup>th</sup> School Board meeting. Design work for this multi-phase construction project is underway. An RFQ (Request for Qualifications) was advertised in July 2015 for Construction Management Services for the negotiation and hiring of a Construction Management firm for the development and execution of this project. The review and evaluation process is underway with a recommendation for award of the contract for Construction Management services anticipated at the October School Board meeting.
  
- ◆ **Crookshank Elementary School Classroom Expansion –**  
Planning and design work is underway for the classroom expansion project at Crookshank Elementary School (CES). The CES expansion is a planned 22-classroom, two-story addition to the existing campus. It will be designed and constructed through a reuse contract utilizing the reuse of the classroom wing plans from Palencia Elementary School (PES). Through the utilization of a reuse provision in a current architectural contract, this will allow the CES expansion to be sited and constructed in one year. The first amendment to the PES contract for architectural services was awarded to SchenkelShultz Architecture at the Special School Board Meeting on May 26<sup>th</sup>. This project is planned to be completed for the 2016-2017 school year opening. Project documents have been released for bid, with a bid opening date of September 22<sup>nd</sup>. Project Architect Joseph Toth of SchenkelShultz Architecture is recommending award of the bid to the low bidder, STG Contracting Group, for the total contract amount of \$5,233,548.00. Facilities Department staff concurs with this recommendation, STG Contracting Group is currently prequalified with the district.

### **Section 3.**

## **CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2015**

### **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 2015 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 constructed to Green Building Standards. The school has opened for the 2014-2015 school year.

**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
	Change Order #8	\$46,298.99
	Change Order #9	\$110,270.15

Current Contract Amount \$14,027,867.56

<b>Direct Purchases:</b>	Total Owner Direct Purchases	\$7,510,721.13
	Total Tax Savings	\$450,643.27

<b>Critical Dates:</b>	Contract Award	02/12/13	Substantial Completion	08/05/14
	Notice to Proceed	02/15/13	Final Completion	09/05/14

**Schedule:** 99%

**Status/Comments:** Project is complete. Close out is progressing.



Music room 9/22/15



Trophy Case 9/22/15



**STATUS REPORT**

DATE: September 22, 2015  
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. 32

GENERAL  
CONTRACTOR: Elkins Constructors, Inc.

**CURRENT STATUS:**

General/Site

1. Punch list work is nearing completion 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 2015 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 constructed to Green Building Standards. The school has opened for the 2014-2015 school year.

**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
	Change Order #8	\$33,937.87
	Change Order #9	\$177,793.38

Current Contract Amount \$13,650,318.82

<b>Direct Purchases:</b>	Total Owner Direct Purchases	\$7,383,669.72
	Total Tax Savings	\$443,020.18

<b>Critical Dates:</b>	Contract Award	03/12/13	Substantial Completion	08/05/14
	Notice to Proceed	03/19/13	Final Completion	09/05/14

**Schedule:** 99%

**Status/Comments:** Project is complete. Close out is progressing.



**STATUS REPORT**

DATE: September 22, 2015  
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. 31

GENERAL  
CONTRACTOR: Elkins Constructors, Inc.

**CURRENT STATUS:**

General/Site

1. Punch list work is nearing completion 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 2015**

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

- ◆ Minor Capital Improvements Projects Report Spreadsheet attached

**MINOR CAPITAL IMPROVEMENTS PROJECTS  
MONTHLY CONSTRUCTION STATUS REPORT  
AUGUST 2015**

<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>
Roof Upgrades	Fruit Cove MS Mason ES	Dennis Ramharry	A/R/C A/R/C	4/14/15 4/14/15	J. Register Company, Inc. Advanced Roofing, Inc.	\$528,178 \$755,000	Summer 2015	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. Contracts awarded at April School Board Meeting. Work is underway and is to be completed over the summer.
Sebastian Administration Complex	Sebastian MS	Dennis Ramharry	N/A	Various	Various	\$800,000	Fall 2015	Eight relocatables have been moved from Crookshank Elementary School to what will be the new Sebastian Administration Complex. The portables are in the design phase with seven used as administrative space and one restroom/breakroom. These portables will house Food Services, Purchasing, Accountability and Intervention Services, and Federal Programs Department personnel. Also note a 9th portable has been relocated to the O'Connell Center.
*Project amount includes all applicable construction contract amounts, architect and engineer fees, and Owner Direct Purchases costs								
<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>
Portable Classroom Renovations	Durbin Creek ES	Dennis Ramharry	N/A	N/A	N/A	\$200,000	7/22/2015	Various portable classroom improvements at Durbin Creek Elementary School. The project was completed over the summer.
Renovate Media Center	Crookshank ES	Stan Reddish	Pond & Co.	TBD	TBD	\$250,000	Summer 2015	Facility improvements at the Media Center have been completed.
Science Classroom Upgrades	Sebastian MS Switz. Pt. MS	Stan Reddish	N/A	TBD	TBD	180,000 180,000	Summer 2015	Science Classroom Upgrade improvements at Sebastian and Switzerland Point Middle Schools have been completed.

## Section 5.

### CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2015

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

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

#### Completed Projects

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

- ◆ Evelyn Hamblen Center Roof Replacement (2014) - (Board Final Acceptance 10-14-14). [Note: for additional information on this project, please refer to the October 14, 2014 board report.]

**Section 6.**

**CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2015**

**Financial Information**

- 2015-2016 Capital Outlay Budget
- Financial Report

**ST. JOHNS COUNTY SCHOOL DISTRICT  
CAPITAL OUTLAY BUDGET 2015-2016**

FACILITY NAME:	CONTINUING PROJECTS 2015-2016	NEW PROJECTS 2015-2016	EQUIPMENT PURCHASES 2015-2016	DISTRICT-WIDE MAINTENANCE 2015-2016	TOTAL
Crookshank	\$8,158,222.00	\$0.00	\$19,569.00	\$90,500.00	\$8,268,291.00
Cunningham Creek	\$274,401.00	\$0.00	\$19,540.00	\$126,800.00	\$420,741.00
Durbin Creek	\$175,133.00	\$0.00	\$10,468.00	\$80,500.00	\$266,101.00
Hartley	\$166,761.00	\$0.00	\$14,780.00	\$82,000.00	\$263,541.00
Hickory Creek	\$210,020.00	\$0.00	\$12,007.00	\$61,000.00	\$283,027.00
R. B. Hunt	\$48,798.00	\$0.00	\$12,879.00	\$188,000.00	\$249,677.00
Julington Creek	\$125,427.00	\$0.00	\$15,507.00	\$106,000.00	\$246,934.00
Ketterlinus	\$130,606.00	\$0.00	\$9,744.00	\$123,000.00	\$263,350.00
Mason	\$106,627.00	\$0.00	\$13,212.00	\$104,000.00	\$223,839.00
Mill Creek	\$196,132.00	\$0.00	\$21,046.00	\$155,000.00	\$372,178.00
Ocean Palms	\$184,426.00	\$0.00	\$23,058.00	\$65,500.00	\$272,984.00
Osceola	\$145,728.00	\$0.00	\$11,377.00	\$158,000.00	\$315,105.00
Palencia	\$52,198.00	\$0.00	\$16,423.00	\$32,000.00	\$100,621.00
PV-PV/Rawlings	\$288,200.00	\$0.00	\$20,906.00	\$175,000.00	\$484,106.00
South Woods	\$171,215.00	\$0.00	\$10,704.00	\$161,000.00	\$342,919.00
Timberlin Creek	\$184,467.00	\$0.00	\$16,177.00	\$80,000.00	\$280,644.00
Wards Creek	\$123,614.00	\$0.00	\$18,024.00	\$93,000.00	\$234,638.00
Webster	\$181,379.00	\$0.00	\$15,216.00	\$79,000.00	\$275,595.00
Fruit Cove Middle	\$486,713.00	\$0.00	\$18,437.00	\$98,000.00	\$603,150.00
Landrum	\$191,055.00	\$0.00	\$24,022.00	\$108,500.00	\$323,577.00
Murray	\$241,981.00	\$0.00	\$15,526.00	\$150,500.00	\$408,007.00
Pacetti Bay	\$168,634.00	\$0.00	\$23,909.00	\$152,000.00	\$344,543.00
Gamble Rogers	\$182,817.00	\$0.00	\$16,278.00	\$125,000.00	\$324,095.00
Sebastian	\$1,714,024.00	\$0.00	\$12,850.00	\$205,000.00	\$1,931,874.00
Switzerland Point	\$63,609.00	\$0.00	\$21,122.00	\$209,000.00	\$293,731.00
New Middle School "JJ"	\$1,145,448.00	\$416,785.00	\$0.00	\$0.00	\$1,562,233.00
Liberty Pines (K-8)	\$131,692.00	\$0.00	\$19,023.00	\$61,500.00	\$212,215.00
Patriot Oaks (K-8)	\$542,363.00	\$0.00	\$22,502.00	\$29,000.00	\$593,865.00
Valley Ridge (K-8)	\$5,840,720.00	\$0.00	\$25,055.00	\$17,000.00	\$5,882,775.00
New K-8 School "KK"	\$5,539,886.00	\$1,801,521.00	\$0.00	\$0.00	\$7,341,407.00
Bartram Trail	\$272,682.00	\$0.00	\$28,535.00	\$201,000.00	\$502,217.00
Creekside	\$3,968,928.00	\$0.00	\$23,717.00	\$129,000.00	\$4,121,645.00
Pedro Menendez	\$600,188.00	\$0.00	\$19,359.00	\$277,500.00	\$897,047.00
Nease	\$16,332,677.00	\$0.00	\$30,249.00	\$183,400.00	\$16,546,326.00
Ponte Vedra	\$137,345.00	\$0.00	\$22,769.00	\$208,500.00	\$368,614.00
SAHS	\$602,055.00	\$0.00	\$26,531.00	\$174,500.00	\$803,086.00
High School Expansion "GGG"	\$2,565,358.00	\$0.00	\$0.00	\$0.00	\$2,565,358.00
St. Johns Technical High School	\$401,469.00	\$300,000.00	\$8,981.00	\$69,500.00	\$779,950.00
Hamblen Center/Gaines/Transition	\$101,934.00	\$0.00	\$17,880.00	\$51,000.00	\$170,814.00
ESE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
District Admin. Buildings	\$494,595.00	\$100,000.00	\$0.00	\$20,000.00	\$614,595.00
Media /Inservice/Fullerwood	\$128,069.00	\$0.00	\$0.00	\$45,000.00	\$173,069.00
Purchasing/Property	\$10,264.00	\$0.00	\$0.00	\$45,000.00	\$55,264.00
Technology Plan	\$2,613,702.00	\$3,751,215.00	\$0.00	\$0.00	\$6,364,917.00
Student Services/Yates Center	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Transportation	\$83,898.00	\$100,000.00	\$0.00	\$0.00	\$183,898.00
Buses/Vehicles	\$2,817,488.00	\$973,999.00	\$0.00	\$0.00	\$3,791,487.00
Facility	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
<b>Subtotal</b>	<b>\$2,901,386.00</b>	<b>\$1,073,999.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	<b>\$3,985,385.00</b>
Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
District-Wide	\$6,059,669.00	\$3,477,000.00	\$0.00	\$650,000.00	\$10,186,669.00
Facility	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal</b>	<b>\$6,059,669.00</b>	<b>\$3,477,000.00</b>	<b>\$0.00</b>	<b>\$650,000.00</b>	<b>\$10,186,669.00</b>
District-Wide	\$10,594,455.00	\$1,260,000.00	\$0.00	\$0.00	\$11,854,455.00
Equipment Purchases	\$183,960.00	\$40,000.00	\$52,618.00	\$0.00	\$276,578.00
Relocatables	\$4,216,922.00	\$0.00	\$0.00	\$0.00	\$4,216,922.00
<b>Subtotal</b>	<b>\$14,995,337.00</b>	<b>\$1,300,000.00</b>	<b>\$52,618.00</b>	<b>\$0.00</b>	<b>\$16,347,955.00</b>
Land Purchase - District Wide	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserves	\$363,975.00	\$0.00	\$0.00	\$0.00	\$363,975.00
COP's Payments (Debt Service)	\$0.00	\$18,916,957.00	\$0.00	\$0.00	\$18,916,957.00
Transfers:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating	\$0.00	\$5,438,586.00	\$0.00	\$0.00	\$5,438,586.00
FCTC	\$0.00	\$297,297.00	\$0.00	\$0.00	\$297,297.00
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$5,735,883.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,735,883.00</b>
<b>TOTAL</b>	<b>\$79,721,929.00</b>	<b>\$36,873,360.00</b>	<b>\$710,000.00</b>	<b>\$5,190,200.00</b>	<b>\$122,495,489.00</b>