



Agenda Item Details

Meeting	Aug 09, 2016 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report August 2016
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report August 2016
Goals	GM-1 Mission Statement

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 six sections: 1) Executive Summary; 2) Projects in the Planning Stage; 3) Major Projects Under Construction; 4) Minor Capital Improvements 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, Existing Conditions Report and the District's Capital Outlay Budget.

Recommendation:

Acceptance of the Capital Projects Status Report August 2016.

Action Required:

Approval of Superintendent's recommendation.

Drafted, reviewed and submitted by:

Paul Rose, Executive Director for Facilities & Operations

Sincerely,

Joseph G. Joyner, Ed.D.

Superintendent of Schools

[Capital Projects Status Report August 2016.pdf \(1,250 KB\)](#)

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 21, 2016 8:33 AM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Jul 21, 2016 8:33 AM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Jul 21, 2016 8:42 AM :: Approved by Paul Rose. Routed to Sharon Carcaba for approval.
Jul 25, 2016 11:50 AM :: Approved by Sharon Carcaba. Routed to Vicki Moody for approval.
Jul 27, 2016 10:35 AM :: Approved by Vicki Moody. Routed to Joseph Joyner for approval.
Aug 2, 2016 11:52 AM :: Final approval by Joseph Joyner

Last Modified by Vicki Moody on August 3, 2016

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

JULY 2016

Section 1.

CAPITAL PROJECTS STATUS REPORT – JULY 2016

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 District released a Request for Qualifications (RFQ) for the Construction Management services for the Nease High School Expansion, Renovations and Site Improvements project and determined the Barton Malow Company to be the most qualified firm. The contract to provide these services was approved at the February School Board meeting. Design work for this multi-phase project is nearing completion with first phase construction currently underway. Construction work is nearing completion for the classroom expansion project at Crookshank Elementary School (CES). STG Contracting Group was awarded the construction contract at the October School Board meeting. This classroom expansion will be open for the 2016-2017 school year. The bid opening for Elementary School “M” was held on June 7, 2016 with the project being awarded to the low bidder, STG Contracting Group, Inc., at the June 15th School Board meeting. Construction for this project began immediately with a scheduled completion in time for the 2017-2018 school year opening. Additionally, the school district is in the planning stages for construction of two new K-8 schools located in the Aberdeen and Nocatee communities, with planned openings for the 2018-2019 school year. 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 includes the 2015 – 2016 Capital Outlay Budget as approved in September 2015 (page 8 of the Capital Outlay Summary Budget) and the current financial report.

Section 2.

CAPITAL PROJECTS STATUS REPORT – JULY 2016

Projects in the Planning Stage

- ◆ **Nease High School Expansion, Renovations and 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 NHS Expansion, Renovations and Site Improvements 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 was completed and then presented and approved at the April 14th 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 9th School Board meeting. Design work for this multi-phase construction project is nearing completion. An RFQ (Request for Qualifications) was advertised in July 2015 for Construction Management Services for the selection and hiring of a Construction Management firm for the development and execution of this project. The evaluation and selection process was completed and the Barton Malow Company was selected to provide these construction management services. The contract to provide these services was approved at the February School Board meeting. This project is a multi-phase construction effort which will be administered over an approximate two-year period. The kitchen and dining expansion phase is underway with an anticipated completion in August 2016. The 2-Story classroom expansion is also under construction with a summer 2017 completion. For more detailed updates on the construction phases please refer to Section 3.
- ◆ **New K-8's (Aberdeen and Nocatee Locations)** – The school district is in the planning stages for the construction of two new K-8 schools located in the Aberdeen (“LL”) and Nocatee (“KK”) communities, with planned openings for the 2018-2019 school year. These schools will be constructed from prototype architectural designs. K-8 School “LL” will be funded by the recently approved half-cent sales tax and K-8 school “KK” will be funded by a combination of School Impact Fees and School Concurrency Proportionate Share Mitigation payments made by developers. Through the utilization of reuse provisions in the original architectural contracts, the District is able to negotiate a discounted fee as well as greatly expedite the design and construction process for both schools. The Facilities Department staff negotiated reuse fees for the design and construction of K-8 Schools “KK” (Nocatee) and “LL” (Aberdeen) with Harvard Jolly Architecture. These K-8 Schools will be designed through Second and Third amendments to the Architectural Consultant Services for the New Prototype K-8 School design, and were approved at the February 9th School Board meeting. Project documents for the new K-8 schools were completed and subsequently released for bid. Bids for New K-8 School “LL” were opened on May 19th, with a single bidder responding. A recommendation to reject this bid was approved at the June 15th school board meeting as the sole bid received was significantly over budget. As a result of the sole and excessive bid received for K-8 “LL”, both K-8 project timelines have been adjusted to allow more time for bidding and project execution. Additionally, adjustments to the project’s scope have been made to allow bid alternatives for flexibility in award options based on price and funding. The bid openings for K-8 “KK” and “LL” are now scheduled for August 2nd and September 7th, respectively.

Section 3.

CAPITAL PROJECTS STATUS REPORT – JULY 2016

Major Projects Under Construction

- Crookshank Elementary School Classroom Addition
- Nease High School Expansion, Renovations and Site Improvements
- New Elementary School “M”



**St. Johns County School District
Capital Projects Program
July 2016 Report**

Project: Crookshank Elementary School Classroom Addition

Background/Scope: The St. Johns County School District's current Five-Year Work Plan and Educational Plant Survey include a new Classroom Addition at Crookshank Elementary School. The construction contract was awarded at the October 2015 School Board Meeting. The Crookshank Elementary School Classroom Addition is an approximately 38,000 s.f., 417 student station, 22-classroom, two-story addition which is to be constructed to Green Building Standards. The project is planned to be completed for a 2016-2017 school year opening. Change Order #2 is being presented for approval at the August Board meeting.

Architect: SchenkelShultz Architecture

Contractor: STG Contracting Group

Project Manager: Dennis Ramharry

Contract Amounts:	Award Amount:	\$5,233,548.00
	Change Order # 1	<\$1,163,480.81>
	Change Order # 2	<\$284,412.13>
	Current Contract Amount	\$3,785,655.06

Direct Purchases:	Total Owner Direct Purchases	\$1,393,149.34
	Total Tax Savings	\$83,588.96

Critical Dates:	Contract Award	10/13/15
	Notice to Proceed	10/16/15
	Substantial Completion	05/13/16
	Final Completion	06/13/16

Schedule: 97%

Status/Comments: Project is substantially completed. Furniture installation, punch list, and training of maintenance employees are all progressing.



Extended Learning Area 7/12/2016



Classroom 7/12/2016

ARCHITECT'S MONTHLY REPORT 10

TO:	DENNIS RAMHARY	FROM:	STEPHEN J. CARROLL
FIRM:	SJCSD	DATE:	JULY 8, 2016
EMAIL:	Dennis Ramharry <Dennis.Ramharry@stjohns.k12.fl.us>		
SSA #:	1520113	Present:	
PROJECT NAME:	Crookshank ES Classroom Addition	Stephen J. Carroll	Dennis Ramharry

The following items have taken place for the project to date:

1. Water was turned on to the building and the Bacteria Testing is now underway.
2. Permanent Power has been turned on to the building.
3. All above ceiling inspections are complete and ceilings are installed and final adjustments are being made.
4. The chilled water lines have been flushed and the HVAC for the building has been turned on and programmed.
5. The interior painting is approximately 98% complete and touch ups are underway.
6. The Vinyl Flooring on the second floor has been installed.
7. The Carpet has been installed throughout the building.
8. The millwork has been installed throughout the building
9. The elevator is operable and awaiting inspection.
10. The aluminum canopies are installed and awaiting storm drainage connections.
11. Exterior Paint is complete.
12. The Roofing Coping Cap is being installed.
13. The sod has been installed.
14. Site fencing is being installed.
15. Window Treatments have been installed.
16. Final Cleaning is underway.
17. Final Building Inspections are underway.
18. Furniture is being delivered.
19. The percentage of the project completed to date is 97 percent.



Crookshank Elementary School Classroom Addition



St. Johns County School District Capital Projects Program July 2016 Report

Project: Nease HS Expansion, Renovations, & Site Improvements

Background/Scope: The St. Johns County School District's current Five-Year Work Plan and Educational Plant Survey includes a multi-year phased project at Nease HS to add additional classroom space and site improvements. The Construction Manager was approved at the October 13th School Board Meeting. This project will include an approximately 60,000 s.f. new two-story classroom/academic building, food service expansion, new bus canopies, and new student/visitor and entry canopy. Renovations shall include improvements to Pod C - Admin.; Pod D – Media Center; Pod F – ESE; Pod G - Locker Room expansion and renovation; Pod J - first floor Gymnasium; Pod L – Dining/Kitchen and Pods M & O (classrooms). The project also includes demolition, site preparation, site drainage, site utilities, Ray Road Right-of-Way improvements, new tennis courts and lighting, new internal roadways, parking expansion, and bus loop as delineated on the approved Master Plan.

Architect: Pond & Company

Contractor: Barton Malow Company

Project Manager: Stan Reddish

Contract Amounts: Construction Budget: \$12,000,000

Direct Purchases: Total Owner Direct Purchases TBD
Total Tax Savings TBD

Critical Dates:	<u>Kitchen/Cafeteria Phase</u>	<u>Classroom Expansion</u>
Contract Award	02/09/16	02/09/16
Notice to Proceed	04/14/16	06/23/16
Substantial Completion	08/17/16	07/21/17
Final Completion	09/15/16	08/25/17

Schedule: 40% 5%

Status/Comments: Dining expansion and kitchen renovation construction is on-going. Site work for the classroom addition is also on-going. Classroom addition plans are now 99% complete, with building construction set to start in July (building site work is currently underway).



Site of New Dining Addition 7/8/16



Site of New Expansion 7/8/16

July 11, 2016

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

**Re: Nease High School Expansion, Renovations & Site Improvements
St. Johns County School District, Project No. 2015-30
Monthly Status Report—No. 9, July 2016**

Current Status:

CMAr:

1. Underslab plumbing and electrical rough-ins mostly complete in the existing portion of the building.
2. CMU walls constructed to top with concrete beams formed (anticipate pouring Wed/Thurs.).
3. All steel delivered and on site.
4. Site demolition mostly complete. Trees along Ray Road demolished, except for the 20 ft. buffer. Dry retention pond being excavated.

Site Development Design:

1. Closing of the Right-of-Way (by SJCSO) so that the Conservation Easement can be recorded is still pending.
2. Permitting – USACE & SJRWMD permits received.
3. Site Design is 100% complete.
4. Signed and Sealed sets of drawings delivered to Facilities office June 13, 2016.
5. Site review and permit from SJCSO Building Official is still pending.

Building Design-Cafeteria Building 12L:

1. Interior finish schemes were been presented to Facilities, including Principal Kyle Dresback and Nicole Cubbedge. Selections verbally reviewed and approved. Ceramic tile pattern and color information distributed to CMAr.


Building Design-New Classroom Addition:

1. Bid Set Submittal completed June 10, 2016. Documents distributed electronically to CMAr.
2. Signed and Sealed sets of drawings delivered to Facilities Office June 17, 2016 for review.
3. Classroom Building design is 100% complete.
4. GMP pricing scheduled for presentation to Owner on July 22, 2016.

Sincerely,



Michael Dennison, AIA
Senior Architect



Cc: Stan Reddish, St Johns County School District
Jim Stege, Pond & Co.
Mark Levine, Pond & Co.
Will Schaet, Barton-Malow





St. Johns County School District Capital Projects Program July 2016 Report

Project: New Elementary School “M”

Background/Scope: The St. Johns County School District’s current Five-Year Work Plan and Educational Plant Survey include a New Elementary school in central St. Johns County. The construction contract award was approved at the June 2016 School Board Meeting. New Elementary School “M” is a 110,574 s.f., two-story building with two support buildings of 4,101 s.f. and 3,626 s.f., which are to be constructed to Green Building Standards. Project completion is scheduled for a 2017-2018 school year opening.

Architect: SchenkelShultz Architecture

Contractor: STG Contracting Group, Inc.

Project Manager: Stan Reddish

Contract Amounts:	Award Amount:	\$19,599,000.00
	Current Contract Amount	\$19,599,000.00

Direct Purchases:	Total Owner Direct Purchases	TBD
	Total Tax Savings	TBD

Critical Dates:	Contract Award	06/15/16
	Notice to Proceed	06/27/16
	Substantial Completion	05/10/17
	Final Completion	06/10/17

Schedule: 0%

Status/Comments: Initial clearing of the site for School “M” began on June 27th with the property perimeter to allow the required silt fence to be installed.



Initial Site Clearing 7/19/2016



Initial Site Clearing 7/19/2016

ARCHITECT'S MONTHLY REPORT 01

TO: STAN REDDISH	FROM: STEPHEN J. CARROLL
FIRM: SJCSD	DATE: JULY 8, 2016
EMAIL: Stan Reddish <stan.reddish@stjohns.k12.fl.us>	
SSA #: 1620105	Present:
PROJECT NAME: St. Johns County Elementary School "M"	Stephen J. Carroll Stan Reddish

The following items have taken place for the project to date:

1. The bid for the project has been awarded to STG Contracting Group, Inc.
2. The pre-construction meeting with the Owner, Architect, Contractor and Subcontractors has been held.
3. The Notice to Proceed has been issued for the project.
4. The contractor has notified local electrical company to coordinate the temporary and permanent power for the site.
5. The contractor has started clearing the site.

Section 4.

CAPITAL PROJECTS STATUS REPORT – JUNE 2016

Minor Capital Improvement Projects

- ◆ Minor Capital Improvements Projects Report Spreadsheet attached

**MINOR CAPITAL IMPROVEMENT PROJECTS
MONTHLY CONSTRUCTION STATUS REPORT
July 2016**

Project	Location	Project Manager/ Engineer	Architect/ Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act.)	Projects Status / Remarks
SJTHS Cullinary Program	SJTHS	David Lee	Jax Design Group, Inc.	Various	Various	\$300,000	Summer 2016	Improvements to existing SJTHS facilities to enhance the school cullinary program.

*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
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 Administrative Annex. The portables are completed and occupied, with seven being used as administrative space and one restroom/breakroom. These portables now 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. All staff have moved in.
Portable Classroom Renovations	Durbin Creek ES	Dennis Ramharry	N/A	N/A	N/A	\$186,937.70	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	\$272,211.05	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	\$179,272.92 \$171,917.97	Summer 2015	Science Classroom Upgrade improvements at Sebastian and Switzerland Point Middle Schools have been completed.
Roof Upgrades	Fruit Cove MS Mason ES	Dennis Ramharry	A/R/C A/R/C	4/14/15 4/14/15	J. Register Company Advanced Roofing	\$511,228.73 \$734,267.20	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 was completed over the summer.

Section 5.

CAPITAL PROJECTS STATUS REPORT – JUNE 2016

Projects in Close-Out/Final Stage

- ◆ New K-8 School “HH” - Patriot Oaks Academy – Project is substantially complete. Project is currently under litigation status due to extensive paint delamination.
- ◆ New K-8 School “II”- Valley Ridge Academy – Project is substantially complete. Project is currently under litigation status due to extensive paint delamination.

Completed Projects

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

- ◆ **Fruit Cove Middle School Partial Roof Refurbishment (2015)** – (Board Final Acceptance 11-10-15) [Note: for additional information on this project, please refer to the November 10, 2015 board report.]
- ◆ **Otis A. Mason Elementary School Partial Roof Refurbishment (2015)** – (Board Final Acceptance 11-10-15) [Note: for additional information on this project, please refer to the November 10, 2015 board report.]

Section 6.

CAPITAL PROJECTS STATUS REPORT – JUNE 2016

Financial Information

This information will be provided after the final 2016-2017 Capital Outlay Budget is approved in September.