

**Agenda Item Details**

Meeting	Oct 11, 2016 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report October 2016
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report October 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 October 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 October 2016.pdf (2,747 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 Sep 22, 2016 9:12 AM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Sep 22, 2016 9:12 AM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Sep 22, 2016 12:29 PM :: Approved by Paul Rose. Routed to Sharon Carcaba for approval.
Sep 23, 2016 12:32 PM :: Approved by Sharon Carcaba. Routed to Vicki Moody for approval.
Sep 27, 2016 7:06 AM :: Approved by Vicki Moody. Routed to Joseph Joyner for approval.
Oct 4, 2016 12:20 PM :: Final approval by Joseph Joyner

Last Modified by Joseph Joyner on October 4, 2016

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

SEPTEMBER 2016

Section 1.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 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. This includes the multi-phase Nease High School Expansion, Renovations & Site Improvements project. Through the joint coordination of the design team (Pond and Company) and the CM firm (the Barton Malow Company) the comprehensive design work for this multi-phase project is nearing completion. The kitchen renovations and dining expansion phase is nearing completion. The 600-student station classroom expansion/addition is currently underway along with related site work items. Construction work is complete for the classroom expansion project at Crookshank Elementary School (CES). This 22-classroom expansion is now open and being utilized by students and school staff. 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, construction bid documents were released for two new K-8 schools located in the Aberdeen (“LL”) and Nocatee (“KK”) communities, with planned openings for the 2018-2019 school year. Bids were opened for K-8 School “KK” on August 2, 2016 with the project being awarded to the low bidder, Charles Perry Partners, Inc. The bid opening for K-8 School “LL” was held on September 7, 2016 resulting in the award of a contract with AFL Construction, LLC as the low bidder. 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: middle school dining expansions, 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 – SEPTEMBER 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 now complete. The 2-Story classroom expansion is under construction and scheduled for a summer 2017 completion. Additional phases will follow to complete the Master Plan as funds become available. For more detailed updates on the construction phases please refer to Section 3.

- ♦ **Pacetti Bay Middle School and Valley Ridge Academy Dining Expansions** – The Facilities staff selected Bhide & Hall Architects from the District's Professional Architectural Continuing Contract Services list to provide architectural services for the design of a dining expansion at both Pacetti Bay Middle School and Valley Ridge Academy. Both of the designs were recently completed and Bid documents have been released for Pacetti Bay Middle School with a Bid opening scheduled for October 20, 2016. An advertisement for bids for Valley Ridge Academy is soon to follow the award of contract for Pacetti Bay. Construction is scheduled to begin late November with a projected project completion of about 3 to 4 months after the start of construction.

Section 3.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2016

Major Projects Under Construction

- ♦ Crookshank Elementary School Classroom Addition
- ♦ Nease High School Expansion, Renovations and Site Improvements
- ♦ New Elementary School “M”
- ♦ New K-8 School “KK”
- ♦ New K-8 School “LL”



St. Johns County School District Capital Projects Program September 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 was completed in time for a 2016-2017 school year opening.

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: 99% (Administrative Close-Out)

Status/Comments: Working Punch list items and administration of close-out.



ARCHITECT'S MONTHLY REPORT 12

TO:	DENNIS RAMHARY	FROM:	STEPHEN J. CARROLL
FIRM:	SJCSD	DATE:	SEPTEMBER 15, 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. The building is substantially complete and occupied by the district.
2. The contractor continues to work on the punch list(s) that was issued with the Certificate of Substantial Completion.
3. Payment Application 08 for the project has been submitted by the contractor and is currently in review.
4. Closeout documentation such as: As-Built plans and warranties are currently being assimilated by the contractor and readied for submittal to the design team for review.
5. Project is 99% complete.



St. Johns County School District Capital Projects Program September 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, multi-phase project at Nease HS to include an expansion, various renovations and site improvements. This project will include: an approximately 60,000 s.f., 510 student station, 20 classroom addition; kitchen renovation and dining room 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 internal roadways, parking expansion, and relocated bus loop as delineated on the approved Master Plan.

Architect: Pond & Company

Contractor: Barton Malow Company

Project Manager: Stan Reddish

Contract Amounts: Construction Budget: \$13,600,000

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:	95%	10%
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Status/Comments: The kitchen/serving line renovations were completed and opened for the start of the new school year. The new dining expansion will open 9/24. Site work for the classroom addition is on-going. The new bus loop was put into service 9/21. Classroom addition plans are now 100% complete, with building construction now underway.



Building Addition 9/21/16



Bus Loop 9/15/16

Sept. 13, 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. 11, September 2016**

Current Status:

Site Development Design:

1. Closing of the Right-of-Way (by SJCSO) so that the Conservation Easement can be recorded is still pending.

Cafeteria Building 12L-Kitchen Renovation: Approx. 100% complete

1. Modified bitumen roofing base sheets completed, cap sheet and installation of gutter and edge flashings is complete.
2. Kitchen Equipment and Serving lines are installed. Freezer/Cooler box and operational in preparation for the beginning of school on August 10th. Several of the missing stainless steel sinks are completed.
3. Fire shutter rolling door separating the addition from the existing dining room is complete and in the down position.

Cafeteria Building 12L-Dining Addition: Approx. 95% complete

1. Modified bitumen roofing base sheets completed, cap sheet and installation of gutter and edge flashings is complete. Underground storm piping for downspout connections is complete (downspouts are yet to be installed).
2. Aluminum storefront assemblies and glazing are complete.
3. Porcelain floor tile is complete. Acoustical ceiling grid is complete.
4. Kitchen equipment for the remote serving area is complete.
5. Stucco scratch and brown coat is in process.
6. Chilled Water line insulation is complete (reinstallation of soffit remains).
7. Fire Alarm is complete.

Sitework:

1. Excavation for the new dry retention pond is approximately 95% complete. Underdrain piping is still in progress.
2. Bus loop concrete curbing and asphalt paving is complete. Sidewalk (temporary) for bus loop and connection to existing pods is complete. Sidewalk up to tennis courts is complete. Temporary canopy for bus loop is in progress.
3. Design for fill dirt placement at ballfield and temporary access road has been completed.

Building Design-New Classroom Addition:

1. Comments from SJCSO Building Official have been received and responded to. Revised sheets (signed and sealed) have been delivered to SJCSO.
2. Classroom Building design is 100% complete.

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



Nease High School Expansion, Renovations and Site Improvements

New Classroom Addition

09.16.16



St. Johns County School District Capital Projects Program September 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 an approximately 110,000 s.f., 871 student station, 43-classroom two-story building. It is to be constructed to Green Building Standards and is located on an 18.5-acre site. 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
	Change Order #1	\$142,462.99
	Current Contract Amount	\$19,741,462.99

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: 10%

Status/Comments: Site work and underground utility installation ongoing. Tilt wall forming and rebar placement is well underway with concrete panel pours beginning 9/15.



ARCHITECT'S MONTHLY REPORT 03

TO:	STAN REDDISH	FROM:	STEPHEN J. CARROLL
FIRM:	SJCSD	DATE:	SEPTEMBER 15, 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 contractor's construction trailer has been placed and now has power. Water service from the well is underway.
2. The temporary power service is constructed for the site and is ready to be energized by the utility.
3. The irrigation well has been drilled and the pump is set awaiting power.
4. The utility company has verified the path of the electrical service through the site and work for the easement documentation is underway.
5. The RFI and Submittal process continues for the project.
6. The retention pond for the project has been started.
7. The remaining site outside of the building pad area has been brought to grade.
8. The foundation for the building are completed.
9. The under slab electrical and plumbing has been completed.
10. The elevator pit has been constructed.
11. The building slabs have been placed and are 85% complete.
12. The contractor has placed the required casting beds for the Tilt wall forming.
13. Approximately 90% of the tilt walls have been formed and are being reinforced and readied for concrete placement.
14. Approximately 25% of the tilt walls have been completed with concrete placed.
15. The shop drawing submittal process continues for the project.
16. The contractor has submitted approximately 90% of the required color samples for the design teams use in creating a color pallet for the project.

END OF REPORT



New Elementary School “M”

09.16.16



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

Project: K-8 School “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. New K-8 School “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. The school will be opened for the 2018-2019 school year.

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)
Current Contract Amount	\$35,602,000.00

Direct Purchases:

Total Owner Direct Purchases	TBD
Total Tax Savings	TBD

Critical Dates:

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

Schedule: 1%

Status/Comments: Contract recently awarded. Site work is progressing.



STATUS REPORT

DATE: September 15, 2016

TO: Paul Rose, Executive Director for Facilities and Operations

PROJECT: New K-8 School "KK"
St. Johns County School District
St. Augustine, Florida
District Bid #2016-16
Architects Project No. 16017.00
Monthly Status Report No. 1

GENERAL
CONTRACTOR: Charles Perry Partners, Inc.

CURRENT STATUS:

General

1. The Notice to Proceed was issued to the Contractor on September 8, 2016.

General/Site

1. The site work is commencing.

c: Dennis Ramharry, St. Johns County School District



**New K-8 School “KK”
School Site
9.12.16**



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

Project: K-8 School “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. New K-8 School “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. The school will be opened for the 2018-2019 school year.

Architect: Harvard Jolly Architecture.

Contractor: AFL Construction, LLC

Project Manager: Dennis Ramharry

Contract Amounts:

Award Amount:	\$33,308,000.00
Current Contract Amount	\$33,308,000.00

Direct Purchases:

Total Owner Direct Purchases	TBD
Total Tax Savings	TBD

Critical Dates:

Contract Award	09/13/16
Notice to Proceed	TBD
Substantial Completion	05/15/18
Final Completion	06/15/18

Schedule: 0%

Status/Comments: Contract recently awarded. Site work has begun.



STATUS REPORT

DATE: September 15, 2016

TO: Paul Rose, Executive Director for Facilities and Operations

PROJECT: New K-8 School "LL"
St. Johns County School District
St. Augustine, Florida
District Bid #2016-28
Architects Project No. 16018.00
Monthly Status Report No. 1

GENERAL
CONTRACTOR: AFL Construction, LLC

CURRENT STATUS:

General

1. The Construction Contract was approved by the School Board on September 13, 2016.

General/Site

1. Pre-Construction Meeting is in the planning stage.

c: Dennis Ramharry, St. Johns County School District

Section 4.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 2016

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet attached

**MINOR CAPITAL IMPROVEMENT PROJECTS
MONTHLY CONSTRUCTION STATUS REPORT
September 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

Section 5.

CAPITAL PROJECTS STATUS REPORT – SEPTEMBER 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 – SEPTEMBER 2016

Financial Information

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