

**Agenda Item Details**

Meeting	Sep 13, 2016 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report September 2016
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report September 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 September 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 September 2016.pdf (1,678 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 Aug 25, 2016 12:31 PM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Aug 25, 2016 12:31 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Aug 25, 2016 12:32 PM :: Approved by Paul Rose. Routed to Sharon Carcaba for approval.
Aug 25, 2016 12:34 PM :: Routed back to Cara Pacetti by Sharon Carcaba.
Aug 25, 2016 12:37 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Aug 25, 2016 12:38 PM :: Approved by Paul Rose. Routed to Sharon Carcaba for approval.
Aug 29, 2016 6:40 AM :: Approved by Sharon Carcaba. Routed to Vicki Moody for approval.
Aug 29, 2016 1:28 PM :: Approved by Vicki Moody. Routed to Joseph Joyner for approval.
Sep 1, 2016 2:20 PM :: Final approval by Joseph Joyner

Last Modified by Joseph Joyner on September 1, 2016

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

AUGUST 2016

Section 1.

CAPITAL PROJECTS STATUS REPORT – AUGUST 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 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. Bid opening for K-8 School “LL” is scheduled for September 7, 2016 with anticipated award at the September 13th School Board meeting. 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 – AUGUST 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.
- ♦ **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 were 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 opening for K-8 “KK” was held on August 2, 2016 and a contract with the low bidder, Charles Perry Partners, Inc., was approved at the August 9, 2016 School Board meeting. The bid opening for K-8 School “LL” is scheduled for September 7, 2016, with an intended award at the September 13th School Board meeting.

Section 3.

CAPITAL PROJECTS STATUS REPORT – AUGUST 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 August 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%

Status/Comments: Project is complete and certificate of occupancy has been issued. Staff and students have moved into their classrooms. Punch list items and training of maintenance staff are progressing.



Extended Learning Area 8/15/2016



Classroom 8/15/2016

ARCHITECT'S MONTHLY REPORT 11

TO:	DENNIS RAMHARY	FROM:	STEPHEN J. CARROLL
FIRM:	SJCSD	DATE:	AUGUST 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. There is a field verification of the status of the punch list scheduled by the design team with the owner and contractor to take place on Wednesday, August 17, 2016.
4. Payment Application 08 for the project has been submitted by the contractor and is currently in review.
5. 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.
6. The percentage of the project completed to date is 99 percent.



St. Johns County School District Capital Projects Program August 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: 90% 6%

Status/Comments: The kitchen/serving line renovations were completed and opened for the start of the new school year. The new dining expansion is to be completed by August 29th. Site work for the classroom addition is on-going. Classroom addition plans are now 100% complete, with building construction now underway.



August 16, 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. 10, August 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.
2. Fire Marshall's office accepted revised drawings and A/E response's and has returned the stamped underground fire main prints.

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

1. Kitchen interior completed and ready for use in time for school opening. All Epoxy Flooring completed. Modified bitumen roofing base sheets completed, cap sheet is pending installation of gutter and edge flashings. Acoustical panel ceiling complete. Painting of the existing Dining area completed. Patching of the existing ceramic tile complete and grouted.
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 sinks are temporary.
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. 80% complete

1. Concrete masonry and concrete tie beams completed.
2. All structural steel and metal decking has been erected. Roof deck insulation and modified bitumen roofing base sheets completed, cap sheet is pending installation of gutter and edge flashings.
3. Cold formed metal soffit framing complete except endwall. Wall panels are being installed.
4. Aluminum storefront assemblies are complete, minus glazing.
5. Mechanical unit is in place. VAV's are installed and ducted, with the Chilled Water lines remaining to be completed.

Sitework:

1. Underground fire main, backflow preventer, and fire hydrant is complete and tested.
2. Potable water line demolition and reconstruction at the lower elevation is complete and tested.
3. A majority of the earth moving and poor soil over-excavation has been completed, with exception of the building pad area.
4. Excavation for the new dry retention pond is approximately 95% complete.

Building Design-New Classroom Addition:

1. Signed and Sealed sets of drawings delivered to Facilities Office June 17, 2016 for review and comment. Received comments from Fire Marshall's office and responded. Comments from SJCSO Building Official are still pending.
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

Dining Addition

Date: 08.18.16



St. Johns County School District Capital Projects Program August 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: 5%

Status/Comments: Site work is going well and on schedule. Foundation and concrete slab work is underway, with electrical and plumbing contractors installing their under-slab piping. The retention pond excavation is complete and required structures are being installed.



ARCHITECT'S MONTHLY REPORT 02

TO: STAN REDDISH	FROM: STEPHEN J. CARROLL
FIRM: SJCSO	DATE: AUGUST 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 is awaiting power.
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 staked and is ready for drilling.
4. The utility company has verified the path of the electrical service through the site and are working on the easement documentation.
5. The RFI and Submittal process continues for the project.
6. The Site is cleared and building areas have been brought up to grade.
7. The retention pond is being dug and is approximately 60 percent complete.
8. The remaining site is being brought to grade with the soils being excavated from the retention pond.
9. The foundations for the buildings have been excavated in places and are approximately 80 percent complete.
10. The under slab electrical and plumbing has commenced and is being placed.
11. The concrete contractor is currently excavating for the elevator pick and construction of slab forms.

End of Report



New Elementary School "M"

Site-Work

08.17.16

Section 4.

CAPITAL PROJECTS STATUS REPORT – AUGUST 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

Section 5.

CAPITAL PROJECTS STATUS REPORT – AUGUST 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 – AUGUST 2016

Financial Information

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