

**Agenda Item Details**

Meeting Oct 09, 2018 - REGULAR SCHOOL BOARD MEETING

Category S. Operational Services - Consent

Subject 1. Request for Acceptance of the Capital Projects Status Report October 2018

Access Public

Type Action (Consent)

Recommended Action Acceptance of the Capital Projects Status Report October 2018

Goals [GM-1 Mission Statement](#)
[STRATEGY 2: \(Goals B and D\) 2018- 2019 Academics - Develop and implement a K-12 initiative to fully integrate STEM concepts](#)
[STRATEGY 3: \(Goals A, C and D\) 2018-2019 Academics - Build literacy skills that empower students to communicate effectively](#)

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 seven sections: 1) Executive Summary; 2) Projects in the Planning Stage 3) Major Projects Under Construction; 4) Minor Capital Improvements projects; 5) Construction Management Continuing Services Projects 6) Projects in Close-out/Final Stage; and 7) 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 2018.

Action Required:

Approval of the Superintendent's recommendation.

Drafted, reviewed and submitted by:

Paul Rose, Executive Director for Facilities & Operations

Cathy Mittelstadt, Deputy Superintendent for Operations

Sincerely,
Tim Forson
Superintendent of Schools

[Capital Projects Status Report October 2018.pdf \(2,341 KB\)](#)

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 Oct 2, 2018 9:42 AM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Oct 2, 2018 9:42 AM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Oct 2, 2018 9:43 AM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.
Oct 2, 2018 9:53 AM :: Approved by Vicki Davenport. Routed to Cathy Mittelstadt for approval.
Oct 2, 2018 11:01 AM :: Approved by Cathy Mittelstadt. Routed to Vicki Moody for approval.
Oct 2, 2018 12:04 PM :: Approved by Vicki Moody. Routed to Tim Forson for approval.
Oct 2, 2018 1:13 PM :: Final approval by Tim Forson

Last Modified by Tim Forson on October 2, 2018

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

SEPTEMBER 2018

Section 1.

Capital Projects Status Report – September 2018

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. Significant projects include:

- ♦ **Nease HS Expansion, Renovations & Site Improvements:** The design team (Pond and Company) has completed the comprehensive design work for this multi-phase project. The kitchen/dining expansion phase has been completed/constructed. The 510-student station classroom expansion/addition facility is complete and in use. Pod D (old Media Center), Pod C (old Admin) and Pod J (Gymnasium) renovations are also complete. The last phase of the overall master plan site work began May 1, 2018. Renovations of Pod M commenced in early June while Pod O renovations started mid-July.
- ♦ **Palm Valley Academy (K-8 “KK”):** A Contract was awarded to Charles Perry Partners, Inc. at the August 9, 2016 School Board meeting for Palm Valley Academy located in the Nocatee community. School facility is substantially complete. A successful school opening was achieved on August 10, 2018. Punchlist items are nearing completion.
- ♦ **Freedom Crossing Academy (K-8 “LL”):** Work at Freedom Crossing Academy in the Aberdeen community began after the construction contract was awarded to AFL Construction, Inc. at the September 13, 2016 School Board meeting. School facility is substantially complete. On August 10, 2018 the school was opened to students and staff for a successful school start. Punchlist items are nearing completion.
- ♦ **Mill Creek K-8 Conversion:** A K-8 conversion project is in the design phase to convert the current Mill Creek Elementary School into a K-8 Academy. SchenkelShultz Architecture is the selected design team with design being accomplished through a reuse contract. Site improvements required for the addition are ongoing. The construction fencing, construction entrance and pond expansion are complete. A construction contract was awarded to W & J Construction Corporation at the September 11, 2018 School Board meeting. Work will begin for the classroom building and gymnasium in late September. The completion of the Mill Creek K-8 Conversion project is scheduled for a 2019-2020 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; Dining Additions; Athletic fields/playground renovations and, various other ongoing maintenance projects.

The Capital Projects Status report is divided into seven sections:

1. Executive Summary
2. Projects in the Planning Stage
3. Major Projects Under Construction
4. Minor Capital Improvement Projects

5. Construction Management Continuing Services Projects
6. Projects in Close-out/Final Stage
7. 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 Sections 4 and 5 referred to as “Minor Capital Improvement Projects” and “Construction Management Capital Projects” which identify projects at individual schools that were approved in the Capital Outlay Budget.

Section 7 is “Financial Information” and includes the 2017 – 2018 Capital Outlay Budget as approved in September 2018 (page 10 of the Capital Outlay Summary Budget) and the current financial report.

Section 2.

Capital Projects Status Report – September 2018

Projects in the Planning Stage

- ♦ **Mill Creek K-8 Conversion** - A K-8 conversion project is currently in the design phase to convert the current Mill Creek Elementary School into a K-8 Academy. SchenkelShultz Architecture is the selected design team with the design being accomplished through a reuse contract. This contract was approved at the March 13, 2018 School Board meeting. Work will include a dining expansion, classroom building addition, gymnasium building addition and comprehensive related site work. The bid opening for the classroom and gymnasium building additions was held August 31, 2018, and a contract was awarded to W & J Construction Corporation at the September 11, 2018 School Board meeting. Auld & White Constructors, LLC is executing the site improvements required for the addition, utilizing the District's Construction Management Continuing Services contract mechanism. Mill Creek Academy is scheduled for completion for the 2019-2020 school year.

Section 3.

Capital Projects Status Report – September 2018

Major Projects Under Construction

- ♦ Palm Valley Academy (K-8 “KK”)
- ♦ Freedom Crossing Academy (K-8 “LL”)
- ♦ Mill Creek K-8 Conversion



St. Johns County School District Capital Projects Program September 2018 Report

Project: Palm Valley Academy (K-8 “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. Palm Valley Academy (K-8 “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. Project completion was substantially achieved for the 2018-2019 school year opening. Change Order #7 is being presented for approval at the September Board meeting.

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)
	Change Order #2	<\$3,089,834.31>
	Change Order #3	<\$2,676,927.40>
	Change Order #4	<\$2,514,648.91>
	Change Order #5	<\$1,168,602.58>
	Change Order #6	<\$667,583.07>
	Change Order #7	\$5,850.16
	Current Contract Amount	\$25,490,253.89

Direct Purchases:	Total Owner Direct Purchases	\$10,000,350.41
	Total Tax Savings	\$601,521.02

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

Schedule: 99.5%

Status/Comments: Palm Valley Academy was substantially complete for early arrival of staff and then students on August 10, 2018. The punch list is ongoing.



Main Entrance 9/7/18



Cafetorium 9/7/18

STATUS REPORT

DATE: September 11, 2018

TO: Paul Rose, Executive Director for Facilities and Operations

PROJECT: Palm Valley Academy ("KK")
St. Johns County School District
St. Augustine, Florida
District Bid #2016-16
Architects Project No. 16017.00
Monthly Status Report No. 25

GENERAL
CONTRACTOR: Charles Perry Partners, Inc.

CURRENT STATUS:

1. The school opened its doors to the students on August 10, 2018.
2. The buildings received TCO from the AHJ and have been since occupied.
3. Main building can be secured but is yet to be ready where it can be tied into the security system.
4. Work to troubleshoot installation of the card access system and intrusion detection system is still in progress.
5. Sod installation is still in progress, mostly at the east end of the school.
6. Walk to document punch list items by the AE team is still in progress.
7. Meetings with the school staff to address issues being noticed post occupancy are being scheduled weekly.
8. Project is approximately 99.5% complete.

c: Dennis Ramharry, St. Johns County School District



Palm Valley Academy (K-8 "KK")

School Site

08.20.2018



St. Johns County School District Capital Projects Program September 2018 Report

Project: Freedom Crossing Academy (K-8 “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. Freedom Crossing Academy (K-8 “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. Project completion was substantially achieved for the 2018-2019 school year opening. Change Order #5 is being presented for approval at the September Board meeting.

Architect: Harvard Jolly Architecture

Contractor: AFL Construction, LLC

Project Manager: Dennis Ramharry

Contract Amounts:	Award Amount:	\$33,308,000.00
	Change Order #1	<\$6,507,248.35>
	Change Order #2	<\$2,075,194.93>
	Change Order #3	<\$1,515,818.32>
	Change Order #4	<\$697,678.06>
	Change Order #5	<\$116,575.64>
	Current Contract Amount	\$22,395,484.70

Direct Purchases:	Total Owner Direct Purchases	\$10,667,538.04
	Total Tax Savings	\$642,302.29

Critical Dates:	Contract Award	09/13/16
	Notice to Proceed	09/28/16
	Substantial Completion	05/15/18
	Final Completion	06/15/18

Schedule: 99%

Status/Comments: Freedom Crossing Academy was substantially complete for early arrival of staff and then students on August 10, 2018. The punch list is ongoing.



Third Floor 100 Area



Gymnasium 9/7/18

STATUS REPORT

DATE: September 11, 2018

TO: Paul Rose, Executive Director for Facilities and Operations

PROJECT: Freedom Crossing Academy ("LL")
St. Johns County School District
St. Augustine, Florida
District Bid #2016-28
Architects Project No. 16018.00
Monthly Status Report No. 25

GENERAL
CONTRACTOR: AFL Construction, Inc.

CURRENT STATUS:

1. The school opened its doors to the students on August 10, 2018.
2. The buildings received TCO from the AHJ and have been since occupied.
3. All buildings can be secured but are yet to be ready where they can be tied into the security system.
4. Work is still in progress to complete the sound system, card access system, camera system, intrusion detection system and stage curtains around the front of the site.
5. Additional civil work at the ball fields is in progress to address the water logging issue at areas around the walking path and ball fields. This is scheduled to be complete by end of September 2018.
6. Walk to document punch list items by the AE team is to begin next week.
7. Project is approximately 98.5% complete.

c: Dennis Ramharry, St. Johns County School District



Freedom Crossing Academy (K-8 "LL")

School Site

08.20.2018



St. Johns County School District Capital Projects Program September 2018 Report

Project: Mill Creek K-8 Conversion

Background/Scope: The St. Johns County School District's current Five-Year Work Plan and Educational Plant Survey include the conversion of Mill Creek Elementary into a K-8 academy. The construction contract award was approved at the September 2018 School Board Meeting. The Mill Creek K-8 Conversion project includes a 37,388 s.f., 416 student station, 19-classroom, two-story classroom building and a 22,782 s.f., 210 student station gymnasium and band room addition to the existing campus., which are to be constructed to Green Building Standards. Project completion is scheduled for a 2019-2020 school year opening.

Architect: SchenkelShultz Architecture

Contractor: W & J Construction Corporation

Project Manager: Stan Reddish

Contract Amounts:	Award Amount:	\$9,969,646.00
	Current Contract Amount:	\$9,969,646.00

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

Critical Dates:	Contract Award	09/11/18
	Notice to Proceed	09/17/18
	Substantial Completion	05/31/19
	Final Completion	07/01/19

Schedule: 0%

Status/Comments: The site is ready for the Contractor to begin construction of the classroom and gymnasium. Mobilization is to begin the last week of September.



Classroom Building Pad 9/13/2018



Gymnasium Building Pad 9/13/2018

ARCHITECT'S MONTHLY REPORT 01

TO:	STAN REDDISH	FROM:	STEPHEN J. CARROLL
FIRM:	SJCSD	DATE:	SEPTEMBER 10, 2018
EMAIL:	Stan Reddish <stan.reddish@stjohns.k12.fl.us>		
SSA #:	1820108	Present:	
PROJECT NAME:	St. Johns County Mill Creek K-8 Conversion	Stephen J. Carroll Stan Reddish	

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

1. Bidding for the project was completed and the bid opening held on August 31, 2018.
2. There were seven valid bids for the project ranging in cost of \$9,969,646.00 to \$12,589,875.00.
3. The construction contract has been awarded to the low bidder; W&J Construction Corp. of Rockledge, FL.
4. The NTP is scheduled to be issued the week of September 17, 2018 pending receipt of the contractor's required action submittals.
5. The Preconstruction Meeting for the project is schedule to be held on Monday, 09-17-2018 at 10:00am.
6. The contractor is currently working on the required action items as set forth in Section 01 of the project specifications

END OF REPORT



Mill Creek K-8 Conversion

09.17.2018

Section 4.

Capital Projects Status Report – September 2018

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet attached

Section 4
Minor Capital Improvements Projects
Monthly Construction Status Report
September 2018

Project	Location	Project Manager/ Engineer	Architect/ Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act.)	Projects Status / Remarks
Drainage Culvert & Pipe Damage Repair	Landrum MS	Stan Reddish	Stone Engineering, Group, Inc.	9/11/18	CGC, Inc.	\$112,747.00	Fall 2018	Work includes repairing a drainage culvert and damaged pipe at Landrum MS caused by Hurricane Irma in September 2017.
Covered PE Area and Restrooms	R.B. Hunt	David Lee	SchenkelShultz	9/11/18	C.C. Borden Construction, Inc.	\$574,586.00	Spring 2019	Includes construction of a covered multipurpose play area and restrooms to the existing school campus.
Site and Drainage Improvements	Nease HS	Stan Reddish	Pond & Company	4/10/18	Watson Civil Construction, Inc.	\$1,386,356.00	Fall 2018	Comprehensive sitework including retention pond expansion and relocation as well as athletic and multipurpose field expansions and reconfigurations. Drainage ditch is piped and covered with dirt. Construction is on schedule.
Roof Upgrades	Rawlings ES (Phase I) Mill Creek ES (Phase II) FCTC - Bldg D	David Lee David Lee David Lee	A/R/C A/R/C A/R/C	5/8/18	Advanced Roofing, Inc. J. Register Company, Inc. Advanced Roofing, Inc.	\$684,750.00 \$269,800.00 \$365,450.00	Summer 2018	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. All projects were completed for a successful school start.

*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
Window Replacement Shelter Upgrade Project	Creekside HS	Dennis Ramharry	Bhide & Hall Architects	2/14/17	C.C. Borden Construction, Inc.	\$680,600.00	Summer 2018	Improvements to existing CHS facility in order to provide additional shelter capacity for the county.

*Project amount includes all applicable construction contract amounts, architect and engineer fees, and Owner Direct Purchases costs.

Section 5.

Capital Projects Status Report – September 2018

Construction Management Continuing Services Projects

- ♦ Construction Management Continuing Services Projects Report Spreadsheet attached

GMPs Submitted for Board Acceptance at the October 9, 2018 School Board Meeting

Project	CM Firm	GMP	GMP Amount
None	N/A	N/A	N/A

Section 5
Construction Management Continuing Services - Capital Projects
September 2018

Project	CM Firm	Architect	Accepted GMPs	GMP Amount	Est. Project Completion Date	Project Status / Remarks
Nease HS Renovations	E. Vaughan Rivers, Inc.	Pond & Company	GMP 3 (Pod M Renovations) 5/8/18	\$591,846	12/21/2018	Interior walls are complete. MEP work is progressing. Project is 40% complete.
Nease HS Renovations	Allstate Construction, Inc.	Pond & Company	GMP 1 (Pod J and Pod O Renovations) 6/12/18	\$656,290	10/29/2018	Pod J is complete, with closeout to follow. Pod O demolition is complete, walls for classrooms in progress.
Patriot Oaks Academy Dining Addition	Auld & White Constructors, LLC	Bhide & Hall Architects	GMP 1 (Dining Addition) 5/8/18	\$558,784	8/3/2018	Construction is 90% complete.
Switzerland Point MS Dining Addition	Auld & White Constructors, LLC	Fisher Koppenhafer Architecture	GMP 1 (Dining Addition) 5/8/18	\$659,019	8/3/2018	Construction is 90% complete.
Patriot Oaks Academy Single Point of Entry Improvements	C.C. Borden Construction, Inc.	N/A	GMP 1 (Single Point of Entry) 7/10/18	\$45,219	10/30/2018	Construction to begin in early October.
Valley Ridge Academy Single Point of Entry Improvements	C.C. Borden Construction, Inc.	N/A	GMP 1 (Single Point of Entry) 7/10/18	\$49,771	10/30/2018	Construction to begin in early October.
Mill Creek Site Improvements	Auld & White Constructors, LLC	SchenkelShultz Architecture	GMP 1 (Site Improvements) 8/14/18	\$742,394	10/19/2018	Construction is on schedule and 65% complete.

Completed / Closed - Out Projects

Project	CM Firm	Architect	Accepted GMPs		Completion Date	Project Status / Remarks
40 Orange Street Hurricane Matthew Reconstruction Project	Allstate Construction, Inc.	Architecture Studio	GMP 1 (Reception area) 8/23/17 GMP 2 (Phase IIa Demolition) 10/4/17 GMP 3 (Construction of Phase II) 11/20/17	\$416,291 \$75,019 \$1,139,559	11/28/2017 11/10/2017 3/20/2018	Complete Complete Complete
Nease HS Renovations	E. Vaughan Rivers, Inc.	Pond & Company	GMP 1 (Media Center Renovations) 9/26/17 GMP 2 (Pod C Renovations) 1/19/18	\$985,051 \$202,478	4/27/2018 5/25/2018	Complete Complete

Section 6.

Capital Projects Status Report – September 2018

Projects in Close-Out/Final Stage

Completed Projects

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

- ♦ **Nease High School Expansion, Renovations & Site Improvements (Pod C)** – (Board Final Acceptance 09-11-18). [Note: for additional information on this project, please refer to the September 11, 2018 Board Report.]
- ♦ **Nease High School Expansion, Renovations & Site Improvements (Pod D)** – (Board Final Acceptance 09-11-18). [Note: for additional information on this project, please refer to the September 11, 2018 Board Report.]
- ♦ **40 Orange Street Hurricane Matthew Reconstruction Project** – (Board Final Acceptance 06-12-18). [Note: for additional information on this project, please refer to the June 12, 2018 Board Report.]
- ♦ **Picolata Crossing Elementary School (ES “M”)** – (Board Final Acceptance 05-08-18). [Note: for additional information on this project, please refer to the May 8, 2018 Board Report.]
- ♦ **Nease High School Expansion, Renovations & Site Improvements (New Classroom, Dining Expansion, and Partial Sitework)** – (Board Final Acceptance 03-13-18). [Note: for additional information on this project, please refer to the March 13, 2018 Board Report.]

Completed Roofing Projects (2017):

(Board Final Acceptance 01-09-18). [Note: for additional information on this project please refer to the January 9, 2018 Board Report.]

- ♦ **Hartley Elementary School Roof Replacement and Repairs (2017)**
- ♦ **Ketterlinus Elementary School Roof Replacement and Repairs (2017)**
- ♦ **Mill Creek Elementary School Roof Refurbishment (Phase I) (2017)**
- ♦ **Otis A. Mason ES Partial Roof Replacement (2017)**
- ♦ **SJTHS, Bldg E, Roof Replacement and Repairs (2017)**
- ♦ **Transportation Department, Crookshank Site, Roof Replacement and Repairs (2017)**
- ♦ **Webster ES, Bldg H, Roof Replacement and Repairs (2017)**

Section 7.

Capital Projects Status Report – September 2018

Financial Information

- ♦ This information will be provided after the final 2018-2019 Capital Outlay Budget is approved in September.