

**Agenda Item Details**

Meeting	Sep 11, 2018 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report September 2018
Access	Public
Type	Action (Consent)

Recommended Action Acceptance of the Capital Projects Status Report September 2018

Goals	GM-1 Mission Statement STRATEGY 3: (Goal D) 2018-2019 Operations - Continue to improve district-wide safety and security measures STRATEGY 2: (Goal D) 2018-2019 Operations - Continue to design and construct schools that accomodate growth while maintaining high quality programming with an intentional student-focused environment
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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 September 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 September 2018.pdf \(1,921 KB\)](#)

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 23, 2018 1:10 PM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Aug 24, 2018 1:35 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Aug 24, 2018 1:43 PM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.
Aug 24, 2018 1:50 PM :: Approved by Vicki Davenport. Routed to Cathy Mittelstadt for approval.
Aug 27, 2018 1:58 PM :: Approved by Cathy Mittelstadt. Routed to Vicki Moody for approval.
Sep 4, 2018 8:47 AM :: Approved by Vicki Moody. Routed to Tim Forson for approval.
Sep 4, 2018 12:11 PM :: Final approval by Tim Forson

Last Modified by Tim Forson on September 4, 2018

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

AUGUST 2018

Section 1.

CAPITAL PROJECTS STATUS REPORT – AUGUST 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.
- ♦ **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.
- ♦ **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 and construction entrance are complete and the pond expansion has begun. 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 2017 (page 10 of the Capital Outlay Summary Budget) and the current financial report.

Section 2.

CAPITAL PROJECTS STATUS REPORT – AUGUST 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. Construction plans are complete and have been reviewed by District staff. The bid opening for the classroom and gymnasium building additions is scheduled for August 31, 2018. 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 – AUGUST 2018

Major Projects Under Construction

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



St. Johns County School District Capital Projects Program August 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.

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>
	Current Contract Amount	\$25,484,403.73

Direct Purchases:	Total Owner Direct Purchases	\$9,955,714.39
	Total Tax Savings	\$598,817.86

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%

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.



STATUS REPORT

DATE: August 17, 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. 24

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, making them ready to be 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 sound system, card access system, camera system, and intrusion detection system is in progress.
5. Sod installation is still in progress, mostly at the east end of the school.
6. Work at the additional golf cart parking area near the bridge connector at the northeast end of the school is complete.
7. Work to provide additional bus parking is complete.
8. Walk to document punch list items by the AE team is in progress.
9. Meetings with the school staff to address issues being noticed post occupancy are being scheduled as required.
10. *Project is approximately 99% 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 August 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.

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>
	Current Contract Amount	\$22,512,060.34

Direct Purchases:	Total Owner Direct Purchases	\$10,413,289.31
	Total Tax Savings	\$626,922.36

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.



Bus Loop 8/14/18



Cafetorium 8/14/18

STATUS REPORT

DATE: August 17, 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. 24

GENERAL
CONTRACTOR: AFL Construction, Inc.

CURRENT STATUS:

1. The school opened its doors to the students on August 10, 2018.
2. The building received TCO from the AHJ, making them ready to be 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 in progress to complete the sound system, card access system, camera system, intrusion detection system, bike racks, stage curtains, and fencing around the front of the site.
5. Additional civil work at the ball fields has been scheduled to address the water logging issue at areas around the walking path and ball fields.
6. Walk to document punch list items by the AE team project is yet to be scheduled.
7. *Project is approximately 98% complete.*

c: Dennis Ramharry, St. Johns County School District



Freedom Crossing Academy (K-8 “LL”)

School Site

08.20.2018

Section 4.

CAPITAL PROJECTS STATUS REPORT – AUGUST 2018

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet attached

Section 4
MINOR CAPITAL IMPROVEMENT PROJECTS
MONTHLY CONSTRUCTION STATUS REPORT
August 2018

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	Creskide 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 is complete. Final closeout underway.
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. 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
Dining Addition	Pacetti Bay MS	Stan Reddish	Bhide & Hall Architects	11/8/16	RB Marks Construction, Inc.	\$706,336.84	Spring 2017	Additional dining space for students to alleviate overcrowding in the existing facilities.
Dining Addition	Valley Ridge Academy	Stan Reddish	Bhide & Hall Architects	11/8/16	DiMare Construction Company	\$549,535.07	Spring 2017	Additional dining space for students to alleviate overcrowding in the existing facilities.
Roof Upgrades	Hartley ES Mason ES Mill Creek ES Webster Ketterlinus ES SJTHS Transportation	David Lee David Lee David Lee David Lee David Lee David Lee David Lee	A/R/C A/R/C A/R/C A/R/C A/R/C A/R/C A/R/C	4/11/17 4/11/17 4/11/17 4/11/17 4/11/17 4/11/17 4/11/17	Atlas Apex Roofing Atlas Apex Roofing J. Register Company J. Register Company BBG Contracting Group BBG Contracting Group BBG Contracting Group	\$519,065.54 \$1,077,647.30 \$201,093.00 \$90,486.53 \$224,607.73 \$224,103.44 \$270,456.49	Summer 2017 Summer 2017 Summer 2017 Summer 2017 Summer 2017 Summer 2017 Summer 2017	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life.

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

Section 5.

CAPITAL PROJECTS STATUS REPORT – AUGUST 2018

Construction Management Continuing Services Projects

- ♦ Construction Management Continuing Services Projects Report Spreadsheet attached

GMPs Submitted for Board Acceptance at the September 11, 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
August 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 1 (Media Center Renovations) 9/26/17 *GMP amount increase via approved Change Order #1 (05/08/2018)	\$1,169,426*	4/27/2018	Project is complete. Final closeout underway.
			GMP 2 (Pod C Renovations) 1/19/18	\$270,026	5/25/2018	Project is complete. Final closeout underway.
			GMP 3 (Pod M Renovations) 5/8/18	\$591,846	12/21/2018	Interior construction has begun.
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 continues.
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 on track to be completed by end of August.
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 on schedule and 70% 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 50% complete.
Completed / Closed - Out Projects						
Project	Description		Location		Completion Date	Project Status / Remarks
40 Orange Street Hurricane Matthew Reconstruction Project	Allstate Construction, Inc.	Architecture Studio	GMP 1 (Reception area) 8/23/17	\$416,291	11/28/2017	Complete
			GMP 2 (Phase IIa Demolition) 10/4/17	\$75,019	11/10/2017	Complete
			GMP 3 (Construction of Phase II) 11/20/17	\$1,139,559	3/20/2018	Complete

Section 6.

CAPITAL PROJECTS STATUS REPORT – AUGUST 2018

Projects in Close-Out/Final Stage

- ♦ Nease High School Expansion, Renovations & Site Improvements (Pod C)
- ♦ Nease High School Expansion, Renovations & Site Improvements (Pod D)

Completed Projects

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

- ♦ **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 – AUGUST 2018

Financial Information

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