



### Agenda Item Details

Meeting	Aug 13, 2019 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report August 2019
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report August 2019
Goals	<ul style="list-style-type: none"> <li><a href="#">2019-2020 - Operations - Strategy 3 (Goal D)</a></li> <li><a href="#">2019-2020 - Operations - Strategy 2 (Goals D)</a></li> <li><a href="#">GM-1 Mission Statement</a></li> </ul>

### 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 August 2019.

#### 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 August 2019.pdf \(1,631 KB\)](#)

## 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 29, 2019 10:35 AM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.  
   Jul 29, 2019 2:55 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.  
   Jul 29, 2019 2:57 PM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.  
   Jul 29, 2019 3:17 PM :: Approved by Vicki Davenport. Routed to Cathy Mittelstadt for approval.  
   Jul 30, 2019 2:37 PM :: Approved by Cathy Mittelstadt. Routed to Vicki Moody for approval.  
   Aug 2, 2019 4:27 PM :: Approved by Vicki Moody. Routed to Tim Forson for approval.  
   Aug 6, 2019 12:50 PM :: Final approval by Tim Forson

Last Modified by Sarah Wilcox on August 13, 2019

ST. JOHNS COUNTY  
SCHOOL DISTRICT

CAPITAL PROJECTS  
STATUS REPORT

JULY 2019

## Section 1.

### Capital Projects Status Report – July 2019

#### 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:** All previous phases of the Nease High School Master Plan multi-phase project have been successfully completed and are being utilized by staff and students. The last phase of the overall master plan, to include renovations of the courtyard and student parking drive/loop, will be completed this summer.
- ◆ **Mill Creek K-8 Conversion:** A K-8 conversion project is being executed 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. A construction contract was awarded to W & J Construction Corporation at the September 11, 2018 School Board meeting. Work for the classroom building and gymnasium began in late September. The walking trail and all site-related items are complete. All interior finishes for the classroom building are complete. Testing of all technology and safety devices is underway. Gymnasium floor finishes, bleachers, scoreboard, walkway canopies and stairs installation are progressing. Remodeling of the media center and administrative areas, as well as the dining/kitchen expansion project, is ongoing. Completion of the Mill Creek K-8 Conversion project is scheduled for a 2019-2020 school year opening and the remodeling project is slated for a summer completion.
- ◆ **Liberty Pines Academy Classroom Addition:** A classroom addition project is in the design phase for Liberty Pines Academy. Harvard Jolly Architecture is the selected design team with design being accomplished through a reuse contract awarded at the April 9, 2019 School Board meeting. The Liberty Pines Academy Classroom Expansion project is planned for execution during the 2019-2020 school year with projected completion for a 2020-2021 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; 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 Continuing Services Projects” which identify projects at individual schools that were approved in the Capital Outlay Budget.

Section 7 is “Financial Information” and includes the 2018 – 2019 Capital Outlay Budget as approved in September 2018 (page 13 of the Capital Outlay Summary Budget) and the current financial report.

## Section 2.

### Capital Projects Status Report – July 2019

#### Projects in the Planning Stage

- ♦ **Liberty Pines Academy Classroom Addition** - A classroom addition project is currently in the design phase for Liberty Pines Academy. Harvard Jolly Architecture is the selected design firm with the design being accomplished through a reuse contract approved at the April 9, 2019 School Board meeting. The K-8 prototype design and construction documents will be utilized to design and construct a classroom addition based upon the existing classroom wing prototype configuration. Construction plans are 90% complete and under review by District staff. The bid opening is scheduled for August with a construction contract award to follow at the September School Board meeting. The Liberty Pines Academy Classroom Addition is projected to open for the 2020-2021 school year.

### **Section 3.**

## **Capital Projects Status Report – July 2019**

### **Major Projects Under Construction**

- ◆ Mill Creek K-8 Conversion



## St. Johns County School District Capital Projects Program July 2019 Report

**Project:** Mill Creek Academy 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. Both facilities are to be constructed to Green Building Standards. Project completion is scheduled for a 2019-2020 school year opening. Change Order #3 is being presented for approval at the August 2019 School Board meeting.

**Architect:** SchenkelShultz Architecture

**Contractor:** W & J Construction Corporation

**Project Manager:** Dennis Ramharry

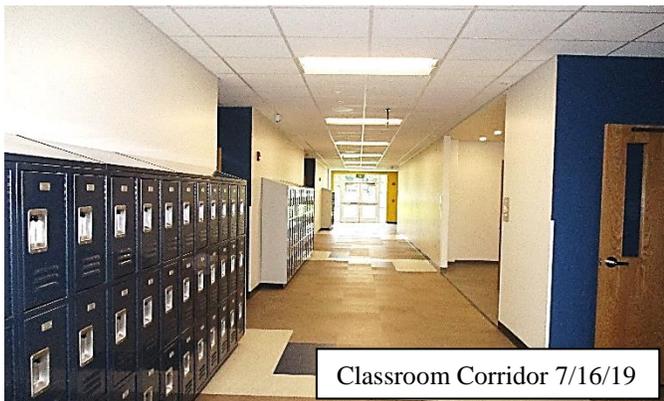
<b>Contract Amounts:</b>	Award Amount:	\$9,969,646.00
	Change Order #1	<\$2,045,801.30>
	Change Order #2	<\$224,717.12>
	Change Order #3	<\$106,088.81>
	Current Contract Amount:	\$7,593,038.77

<b>Direct Purchases:</b>	Total Owner Direct Purchases	\$2,389,091.47
	Total Tax Savings	\$144,395.50

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

**Schedule:** 95%

**Status/Comments:** The walking trail, all site-related items and all Classroom Building interior finishes are complete. Testing of all technology and safety devices is underway. Gymnasium floor finishes, bleachers, scoreboard, walkway canopies and stairs installation are progressing.



**ARCHITECT'S MONTHLY REPORT 10**

<b>TO:</b> DENNIS RAMHARRY	<b>FROM:</b> STEPHEN J. CARROLL
<b>FIRM:</b> SJCSD	<b>DATE:</b> JULY 11, 2019
<b>EMAIL:</b> Dennis Ramharry <dennis.ramharry@stjohns.k12.fl.us>	
<b>SSA #:</b> 1820108	<b>Present:</b>
<b>PROJECT NAME:</b> St. Johns County Mill Creek K-8 Conversion	Stephen J. Carroll - SSA Dennis Ramharry – St. Johns Chad Laston – W&J

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

1. RFI process continues on minor issues
2. Direct Purchase Process for tax savings is completed and no new PO's will be issued
3. Interior painting is complete throughout and touchups are underway
4. Acoustical ceiling tile is being installed throughout the classroom building.
5. Millwork is in place in the classrooms
6. Acoustical Ceiling tile in the classroom areas of the gym is complete
7. Carpet in the classrooms has been installed
8. Mechanical work in the gym is complete
9. Test and Balance of the HVAC is underway throughout the campus
10. Lockers throughout the project are complete
11. Plumbing fixtures throughout the project are complete
12. Electrical and system throughout the project are complete
13. The wood flooring for the gym is being installed
14. The sports equipment in the gym has been installed
15. The PA Sound System in the Gym has been installed
16. The sidewalks and paved walking track have been placed
17. The aluminum canopies are being installed
18. All grading work and sod is underway
19. The overflow parking area to the east of the main campus is completed
20. Furniture delivery for the classrooms has started
21. Final cleaning is started in the classroom building
22. Payment Application 11 will be submitted the week of July 22, 2019
23. The project is approximately 95% complete

**END OF REPORT**



## **Mill Creek K-8 Conversion**

**7.23.2019**

**Section 4.**

**Capital Projects Status Report – July 2019**

**Minor Capital Improvement Projects**

- ◆ Minor Capital Improvements Projects Report Spreadsheet (attached)

**Section 4**  
**Minor Capital Improvements Projects**  
**Monthly Construction Status Report**  
**July 2019**

Project	Location	Project Manager/Engineer	Architect/Engineer	Contract Award Date	Contractor	Project Amount (*)	Completion Date (Est./Act.)	Projects Status / Remarks
Covered PE Area and Restrooms	R.B. Hunt	David Lee	SchenkelShultz Architecture	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. Project is complete, with closeout to follow.
Roof Upgrades	Gamble Rogers MS MK Rawlings ES Landrum MS Switzerland Point MS Bartram Trail HS Pedro Menendez HS	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	5/14/19 5/14/19 5/14/19 5/14/19 5/14/19 5/14/19	Quality Roofing, Inc. Quality Roofing, Inc. BBG Contracting Group, Inc. BBG Contracting Group, Inc. Advanced Roofing, Inc. Advanced Roofing, Inc.	\$810,000.00 \$893,500.00 \$877,575.00 \$557,270.00 \$146,230.00 \$142,400.00	Summer 2019 Summer 2019 Summer 2019 Summer 2019 Summer 2019 Summer 2019	Upgrades and repairs to these roofing systems to preserve the facility and to extend the roof and facility service life. Construction is underway.

\*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
Drainage Culvert & Pipe Damange Repair	Landrum MS	Dennis Ramharry	Stone Engineering Group, Inc.	9/11/18	CGC, Inc.	\$117,617.00	Fall 2018	Work includes repairing a drainage culvert and damaged pipe/headwall at Landrum MS caused by Hurricane Irma in September 2017.
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.	\$701,107.00 \$282,770.00 \$421,349.00	Summer 2018	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.

\*\* Projects completed within the last six months

**Section 5.**

**Capital Projects Status Report – July 2019**

**Construction Management Continuing Services Projects**

- ◆ Construction Management Continuing Services Projects Report Spreadsheet attached

**GMPs Submitted for Board Acceptance at the August 13, 2019 School Board Meeting**

<b>Project</b>	<b>CM Firm</b>	<b>GMP</b>	<b>GMP Amount</b>
N/A	N/A	N/A	N/A

**GMPs Closed Out at the August 13, 2019 School Board Meeting**

<b>Project</b>	<b>CM Firm</b>	<b>GMP</b>	<b>GMP Amount</b>
N/A	N/A	N/A	N/A

**Section 5**  
**Construction Management Continuing Services - Capital Projects**  
**July 2019**

Project	CM Firm	Architect	Accepted GMPs	GMP Amount	Est. Project Completion Date	Project Status / Remarks
Ketterlinus ES Vertical Accessibility Platform Lift	C.C. Borden Construction, Inc.	Pond & Company	GMP 4 (Vertical Accessibility Platform Lift) 5/20/19	\$150,000	8/1/2019	Project is nearing completion.
Mill Creek Academy Remodel & Dining Expansion	E. Vaughan Rivers, Inc.	SchenkelShultz Architecture	GMP 1 (Remodel and Dining Expansion) 3/29/19	\$1,966,289	8/19/2019	Project is progressing and on schedule.
Switzerland Point MS - Pacetti Bay MS Shelter Retrofit	C.C. Borden Construction, Inc.	Bhide & Hall Architects	GMP 1 (Window Replacement/Shelter Upgrade) 2/22/19	\$1,087,844	8/10/2019	Project is progressing and on schedule.
Nease HS Renovations	E. Vaughan Rivers, Inc.	Pond & Company	GMP 4 (Courtyard and Parking Loop Renovation) 5/23/19	\$203,757	7/25/2019	Construction is 95% complete.
<b>Completed / Closed - Out Projects*</b>						
Project	CM Firm	Architect	Accepted GMPs		Completion Date	Project Status / Remarks
Nease HS Renovations	E. Vaughan Rivers, Inc.	Pond & Company	GMP 3 (Pod M Renovations) 3/19/18	\$567,968	12/21/2018	Complete
Nease HS Renovations	Allstate Construction, Inc.	Pond & Company	GMP 1 (Pod J and Pod O Renovations) 6/12/18	\$640,449	10/29/2018	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	\$44,218	12/31/2018	Complete
Valley Ridge Academy Single Point of Entry Improvements	C.C. Borden Construction, Inc.	N/A	GMP 1 (Single Point of Entry) 7/10/18	\$48,671	12/31/2018	Complete
* Projects completed within the last six months						

## Section 6.

### Capital Projects Status Report – July 2019

#### Projects in Close-Out/Final Stage

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

#### Completed Projects

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

- ♦ **Nease High School Expansion, Renovations & Site Improvements (Pod J and Pod O)** – (Board Final Acceptance 02-12-19). [Note: for additional information on this project, please refer to the February 12, 2019 Board Report.]
- ♦ **Nease High School Expansion, Renovations & Site Improvements (Pod M)** – (Board Final Acceptance 02-12-19). [Note: for additional information on this project, please refer to the February 12, 2019 Board Report.]

#### Completed Roofing Projects (2018):

(Board Final Acceptance 02-12-19). [Note: for additional information on this project please refer to the February 12, 2019 Board Report.]

- ♦ **First Coast Technical College – Building D Roof Replacement**
- ♦ **Mill Creek Elementary School Roof Refurbishment (Phase II)**
- ♦ **M.K. Rawlings Elementary School Partial Roof Replacement (Phase I)**

## **Section 7.**

### **Capital Projects Status Report – July 2019**

#### **Financial Information**

- ◆ This information will be provided after the final 2019-2020 Capital Outlay Budget is approved in September.