


**Agenda Item Details**

Meeting	Oct 08, 2019 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report October 2019
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report October 2019
Goals	 <a href="#">GM-1 Mission Statement</a>

**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 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 October 2019.pdf \(2,462 KB\)](#)

### 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 23, 2019 3:13 PM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.  
Sep 23, 2019 3:13 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.  
Sep 23, 2019 3:36 PM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.  
Sep 23, 2019 4:09 PM :: Approved by Vicki Davenport. Routed to Cathy Mittelstadt for approval.  
Sep 24, 2019 2:50 PM :: Approved by Cathy Mittelstadt. Routed to Vicki Moody for approval.  
Sep 30, 2019 4:03 PM :: Approved by Vicki Moody. Routed to Tim Forson for approval.  
Oct 1, 2019 10:11 AM :: Final approval by Tim Forson

Last Modified by Tim Forson on October 1, 2019

# ST. JOHNS COUNTY SCHOOL DISTRICT

## CAPITAL PROJECTS STATUS REPORT

SEPTEMBER 2019

## Section 1.

### Capital Projects Status Report – September 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, is nearing completion.
- ♦ **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. The Mill Creek K-8 Conversion project is substantially complete, and a successful school opening was achieved on August 12, 2019. Remodeling of the media center and administrative areas, as well as the dining/kitchen expansion project, is nearing completion.
- ♦ **Liberty Pines Academy Classroom Addition:** A construction contract was awarded to D.J. Haycock Construction Company at the September 10, 2019 School Board meeting. Work for the classroom addition will begin in late September. The completion of the Liberty Pines Academy Classroom Addition project is scheduled for a 2020-2021 school year opening.
- ♦ **K-8 School “MM”:** The school district is in the planning stage for the construction of a new K-8 school located in the Nocatee area. Harvard Jolly Architecture is the selected design firm as approved at the September 10, 2019 School Board meeting. K-8 School “MM” is projected for completion for the 2021-2022 school year.
- ♦ **High School “HHH”:** A new high school to be constructed in the World Golf Village area is currently in the design phase. SchenkelShultz Architecture is the selected design firm as approved at the September 10, 2019 School Board meeting. High School “HHH” is projected to open for the 2021-2022 school year.

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 will include the 2019 – 2020 Capital Outlay Budget after the final budget is approved in September.

## **Section 2.**

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

#### **Projects in the Planning Stage**

- ♦ **K-8 School “MM”** – The school district is in the planning stage for the construction of a new K-8 school located in the Nocatee area. Harvard Jolly Architecture is the selected design firm with the design being accomplished through a reuse contract approved at the September 10, 2019 School Board meeting. This school will be constructed from the existing SJCSO K-8 prototype design and construction documents. K-8 School “MM” is projected for completion for the 2021-2022 school year.
- ♦ **High School “HHH”** - A new high school to be constructed in the World Golf Village area is currently in the design phase. SchenkelShultz Architecture is the selected design firm with the design being accomplished through a reuse contract approved at the September 10, 2019 School Board meeting. A prototype design reuse will be utilized for the design and construction of this school. High School “HHH” is projected to open for the 2021-2022 school year.

### **Section 3.**

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

##### **Major Projects Under Construction**

- ♦ Mill Creek K-8 Conversion
- ♦ Liberty Pines Academy Classroom Addition



## St. Johns County School District Capital Projects Program September 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 sf, 416 student station, 19-classroom, two-story classroom building and a 22,782 sf, 210 student station gymnasium and band room addition to the existing campus. Both facilities are constructed to Green Building Standards. Project completion was substantially achieved for the 2019-2020 school year opening.

**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:	<u>\$7,593,038.77</u>

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

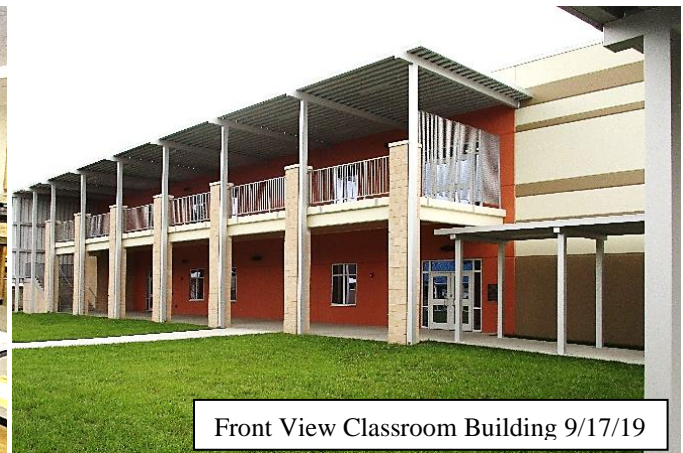
<b>Critical Dates:</b>	Contract Award	09/11/18
	Notice to Proceed	09/17/18
	Substantial Completion	05/31/19
	Final Completion	07/01/19

**Schedule:** 99.5%

**Status/Comments:** Work to address punch list items is progressing.



Science Classroom 9/17/19



Front View Classroom Building 9/17/19



**ARCHITECT'S MONTHLY REPORT 12**

<b>TO:</b>	<b>DENNIS RAMHARRY</b>	<b>FROM:</b>	<b>STEPHEN J. CARROLL</b>
<b>FIRM:</b>	<b>SJCSD</b>	<b>DATE:</b>	<b>SEPTEMBER 17, 2019</b>
<b>EMAIL:</b>	<b>Dennis Ramharry &lt;dennis.ramharry@stjohns.k12.fl.us&gt;</b>		
<b>SSA #:</b>	<b>1820108</b>	<b>Present:</b>	
<b>PROJECT NAME:</b>	<b>St. Johns County Mill Creek K-8 Conversion</b>	<b>Stephen J. Carroll - SSA Dennis Ramharry – St. Johns Chad Laston – W&amp;J</b>	

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

1. The wood flooring for the gym is complete
2. The contractor is working to complete all minor punch work throughout the project
3. Payment Application 12 has been submitted and processed
4. The project is currently approximately 99% complete
5. The contractor has submitted all closeout documentation for the project and it is in review by the design team.
6. The school is open and the newly added areas are occupied and serving the campus as intended.

**END OF REPORT**



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

**8.18.2019**





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

**Project:** Liberty Pines Academy 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 Liberty Pines Academy. The construction contract award was approved at the September 2019 School Board Meeting. The Liberty Pines Academy Classroom Addition is an approximately 31,400 sf, 440 student station, 20-classroom, two-story addition to the existing campus and will be constructed to Green Building Standards. Project completion is scheduled for a 2020-2021 school year opening.

**Architect:** Harvard Jolly Architecture

**Contractor:** D.J. Haycock Construction Company

**Project Manager:** Dennis Ramharry

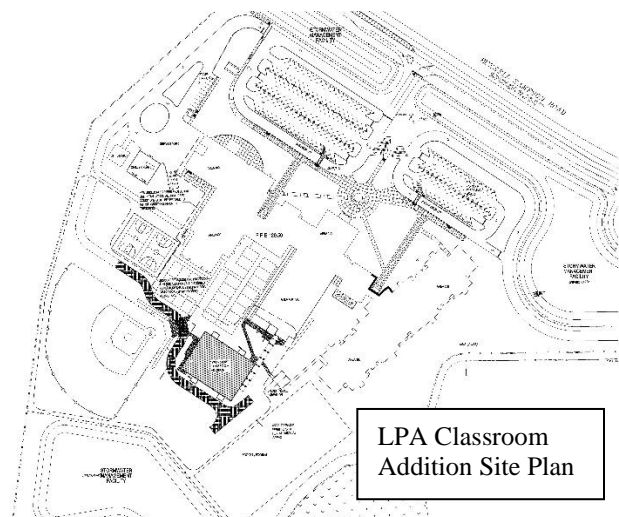
**Contract Amounts:** Award Amount: \$5,494,000.00  
Current Contract Amount: \$5,494,000.00

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

**Critical Dates:** Contract Award 09/10/19  
Notice to Proceed TBD  
Substantial Completion 04/30/20  
Final Completion 05/29/20

**Schedule:** 0%

**Status/Comments:** Contract has been awarded. Contractor is preparing to mobilize.



## STATUS REPORT

DATE: September 19, 2019

TO: Frank Cervasio, Director for Facilities and Construction

PROJECT: Liberty Pines Academy Two-Story Classroom Addition  
St. Johns County School District  
St. Augustine, Florida  
District Bid #2019-24  
Architects Project No. 19025.00  
Monthly Status Report No. 1

GENERAL  
CONTRACTOR: DJ Haycock Construction Co.

### CURRENT STATUS:

#### General

1. Bids were received on August 29, 2019. DJ Haycock Construction Co. was determined to be the successful bidder. A Notice to Proceed is yet to be issued pending receipt of prerequisite documents including but not limited to Certificate of Insurance, Recorded Bond, Schedule of Values, and Project Schedule from DJ Haycock Construction Co.
  2. RFIs 1 thru 3 have been received for AE Team to respond to.
- c: Dennis Ramharry, St. Johns County School District





## **Liberty Pines Classroom Addition**

**9.22.2019**

#### **Section 4.**

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

#### **Minor Capital Improvement Projects**

- ♦ Minor Capital Improvements Projects Report Spreadsheet (attached)

**Section 4**  
**Minor Capital Improvements Projects**  
**Monthly Construction Status Report**  
**September 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	David Lee	A/R/C	5/14/19	Quality Roofing, Inc.	\$810,000.00	Summer 2019	Upgrade and repair roofing systems to preserve and extend the service life of the facility. Construction is ongoing.
	MK Rawlings ES	David Lee	A/R/C	5/14/19	Quality Roofing, Inc.	\$893,500.00	Summer 2019	
	Landrum MS	David Lee	A/R/C	5/14/19	BBG Contracting Group, Inc.	\$877,575.00	Summer 2019	
	Switzerland Point MS	David Lee	A/R/C	5/14/19	BBG Contracting Group, Inc.	\$557,270.00	Summer 2019	
	Bartram Trail HS	David Lee	A/R/C	5/14/19	Advanced Roofing, Inc.	\$146,230.00	Summer 2019	
	Pedro Menendez HS	David Lee	A/R/C	5/14/19	Advanced Roofing, Inc.	\$142,400.00	Summer 2019	
Emergency Backup Generators	Mill Creek Academy Osceola ES Otis Mason ES	David Lee	M.V. Cummings Engineers, Inc.	2/12/19	AEC Electrical Contractors	\$659,000.00	October 2019	Installation of Emergency Generators to support Storm Shelter Operations are nearing completion at all three sites. Units are undergoing start up and testing. The generators are being partially funded through a Hazard Mitigation Grant Program from FEMA. Project is complete, with closeout to follow.

\*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 (*)	Closeout Date (Act.)	Projects Status / Remarks

\*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 – September 2019**

**Construction Management Continuing Services Projects**

- ♦ Construction Management Continuing Services Projects Report Spreadsheet attached

**GMPs Submitted for Board Acceptance at the October 8, 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 October 8, 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**  
**September 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 Accessibilty Platform Lift) 5/20/19	\$150,000	August 2019	Project is complete. Closeout is underway.
Mill Creek Academy Remodel & Dining Expansion	E. Vaughan Rivers, Inc.	SchenkelShultz Architecture	GMP 1 (Remodel and Dining Expansion) 3/29/19	\$1,966,289	August 2019	Project is progressing. Certificate of Occupancy was issued.
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	August 2019	Project is complete. Closeout is underway.
Nease HS Renovations	E. Vaughan Rivers, Inc.	Pond & Company	GMP 4 (Courtyard and Parking Loop Renovation) 5/23/19	\$203,757	July 2019	Project is complete. Closeout is underway.
<b>Completed / Closed - Out Projects*</b>						
Project	CM Firm	Architect	Accepted GMPs		Closeout Date	Project Status / Remarks
* Projects completed within the last six months						

## **Section 6.**

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

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

##### **Completed Projects**

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

- ♦ **Palm Valley Academy (K-8 “KK”)** – (Board Final Acceptance 08-13-19). [Note: for additional information on this project, please refer to the August 13, 2019 Board Report.]
- ♦ **Freedom Crossing Academy (K-8 “LL”)** – (Board Final Acceptance 08-13-19). [Note: for additional information on this project, please refer to the August 13, 2019 Board Report.]

## **Section 7.**

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

#### **Financial Information**

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