



Agenda Item Details

Meeting	Sep 10, 2019 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report September 2019
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report September 2019
Goals	2019-2020 - Superintendent & School Board - Strategy 2 - (Goals A, B, C and D) 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 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 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 September2019.pdf \(1,455 KB\)](#)

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 26, 2019 1:50 PM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
 Aug 29, 2019 5:04 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
 Aug 29, 2019 5:06 PM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.
 Aug 29, 2019 5:21 PM :: Approved by Vicki Davenport. Routed to Cathy Mittelstadt for approval.
 Aug 30, 2019 4:30 PM :: Approved by Cathy Mittelstadt. Routed to Vicki Moody for approval.
 Sep 2, 2019 10:35 AM :: Approved by Vicki Moody. Routed to Tim Forson for approval.
 Sep 2, 2019 3:31 PM :: Final approval by Tim Forson

Last Modified by Tim Forson on September 2, 2019

ST. JOHNS COUNTY
SCHOOL DISTRICT

CAPITAL PROJECTS
STATUS REPORT

AUGUST 2019

Section 1.

Capital Projects Status Report – August 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 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 – August 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 100% complete with the project bid opening scheduled for August 29th 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 – August 2019

Major Projects Under Construction

- ◆ Mill Creek K-8 Conversion



St. Johns County School District Capital Projects Program August 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 was substantially achieved for the 2019-2020 school year opening.

Architect: SchenkelShultz Architecture

Contractor: W & J Construction Corporation

Project Manager: Dennis Ramharry

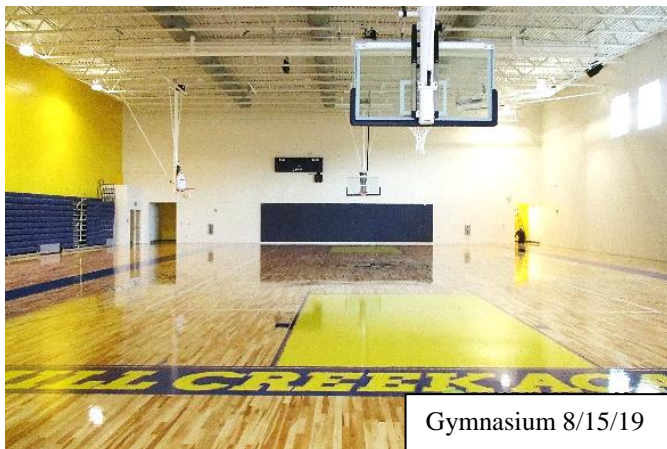
Contract Amounts:	Award Amount:	\$9,969,646.00
	Change Order #1	<\$2,045,801.30>
	Change Order #2	<\$224,717.12>
	Change Order #3	<\$106,088.81>
	Current Contract Amount:	\$7,593,038.77

Direct Purchases:	Total Owner Direct Purchases	\$2,389,091.47
	Total Tax Savings	\$144,395.50

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

Schedule: 99%

Status/Comments: Mill Creek Academy K-8 Conversion was substantially complete for early arrival of staff and then students on August 12, 2019. Work to address all punch list items is progressing.



Gymnasium 8/15/19



Band Room 8/15/19

ARCHITECT'S MONTHLY REPORT 11

TO: DENNIS RAMHARRY	FROM: STEPHEN J. CARROLL
FIRM: SJCSD	DATE: AUGUST 8, 2019
EMAIL: Dennis Ramharry <dennis.ramharry@stjohns.k12.fl.us>	
SSA #: 1820108	Present:
PROJECT NAME: 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 is completed and closed
2. Direct Purchase Process for tax savings is completed and no new PO's will be issued
3. Test and Balance of the HVAC is completed throughout the campus
4. The wood flooring for the gym is being installed and being finished
5. The bleachers in the gym are completed
6. The aluminum canopies have been completed
7. All grading work and sod are complete
8. Furniture delivery for the classrooms is completed
9. Final cleaning is completed
10. The contractor is working to complete all punch work throughout the project to ready the campus for the start of school
11. The Certificate of Substantial Completion for the project has been issued
12. Payment Application 11 has been submitted and processed
13. The project is currently approximately 99% complete
14. The contractor is currently working on the assembly of all closeout documents such as: Warranties, As-Built Documents, and Closeout Manuals for submittal to the owner.

END OF REPORT



Mill Creek K-8 Conversion

8.18.2019

Section 4.

Capital Projects Status Report – August 2019

Minor Capital Improvement Projects

- ◆ Minor Capital Improvements Projects Report Spreadsheet (attached)

Section 4
Minor Capital Improvements Projects
Monthly Construction Status Report
August 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 ongoing.
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 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
Drainage Culvert & Pipe Damange Repair	Landrum MS	Dennis Ramharry	Stone Engineering Group, Inc.	9/11/18	CGC, Inc.	\$117,617.00	March 2019	Complete. Last report.

*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 – August 2019

Construction Management Continuing Services Projects

- ◆ Construction Management Continuing Services Projects Report Spreadsheet attached

GMPs Submitted for Board Acceptance at the September 10, 2019 School Board Meeting

Project	CM Firm	GMP	GMP Amount
N/A	N/A	N/A	N/A

GMPs Closed Out at the September 10, 2019 School Board Meeting

Project	CM Firm	GMP	GMP Amount
N/A	N/A	N/A	N/A

Section 5
Construction Management Continuing Services - Capital Projects
August 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 substantially complete. Closeout to follow.
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 for Administration and Kitchen.
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	Construction is on schedule and is 85% complete.
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 substantially complete. Closeout to follow.
Completed / Closed - Out Projects*						
Project	CM Firm	Architect	Accepted GMPs		Closeout Date	Project Status / Remarks
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	March 2019	Complete. Last report.
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	March 2019	Complete. Last report.
* Projects completed within the last six months						

Section 6.

Capital Projects Status Report – August 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 – August 2019

Financial Information

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