

**Agenda Item Details**

Meeting	Aug 11, 2020 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report August 2020
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report August 2020
Goals	2019-2020 - Superintendent & School Board - Strategy 3 (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 August 2020.

Action Required:

Approval of the Superintendent's recommendation.

Drafted, reviewed and submitted by:

Paul Rose, Executive Director for Facilities & Operations

Sincerely,
Tim Forson

Superintendent of Schools

 Capital Projects Status Report August 2020.pdf (3,145 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 24, 2020 2:06 PM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Jul 24, 2020 2:06 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Jul 24, 2020 2:06 PM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.
Jul 24, 2020 2:23 PM :: Approved by Vicki Davenport. Routed to Nicole Cubbedge for approval.
Jul 29, 2020 2:19 AM :: Approved by Nicole Cubbedge. Routed to Gina Fallica for approval.
Jul 31, 2020 7:57 AM :: Approved by Gina Fallica. Routed to Tim Forson for approval.
Aug 5, 2020 1:05 PM :: Final approval by Tim Forson

Last Modified by Sarah Wilcox on August 11, 2020

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

AUGUST 2020

Section 1.

Capital Projects Status Report – August 2020

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:

- ♦ **Liberty Pines Academy Classroom Addition:** A construction contract was awarded to D.J. Haycock Construction Company at the September 10, 2019 School Board meeting and work for the classroom addition began in late September. Work on the fire lane, finish grading and irrigation is complete. Electrical, HVAC, plumbing, fire alarm, ceramic tile and drywall are ongoing. The completion of the Liberty Pines Academy Classroom Addition project is scheduled for a 2020-2021 school year opening.
- ♦ **High School “HHH”:** A construction contract was awarded to Culpepper Construction Company, Inc. at the February 6, 2020 Special School Board meeting and work began in late February. Storm and sewer installation and mechanical, electrical and plumbing rough-ins are ongoing. Structural steel installation is progressing. Concrete tilt panels and building slab are being formed and poured. Tilt panels in classroom and cafeteria buildings are complete. High School “HHH” is projected to open for the 2021-2022 school year.
- ♦ **K-8 School “MM”:** A construction contract was awarded to STG Contracting Group, Inc. at the March 10, 2020 School Board meeting and work began in late March. Site dirt work and pond excavation are complete. Work on storm and sanitary sewers, underground electrical and plumbing, and chilled water lines is progressing. K-8 School “MM” is projected for completion for the 2021-2022 school year.
- ♦ **High School “III”:** The school district is in the planning stage for the construction of a new high school in the Twin Creeks area. SchenkelShultz Architecture is the selected design firm as approved at the July 14, 2020 School Board meeting. High School “III” is projected to open for the 2022-2023 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 2020 – 2021 Capital Outlay Budget. This information will be included after the final budget is approved in September.

Section 2.

Capital Projects Status Report – August 2020

Projects in the Planning Stage

- ♦ **High School “III”** – The school district is in the planning stage for the construction of a new high school in the Twin Creeks area. SchenkelShultz Architecture is the selected design firm with the design being accomplished through a reuse contract approved at the July 14, 2020 School Board meeting. This school will be constructed from the new SJCSH High School “HHH” prototype design and construction documents. High School “III” is projected to open for the 2022-2023 school year.

Section 3.

Capital Projects Status Report – August 2020

Major Projects Under Construction

- ♦ Liberty Pines Academy Classroom Addition
- ♦ High School “HHH”
- ♦ K-8 School “MM”



St. Johns County School District Capital Projects Program August 2020 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 a 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
Change Order #1	<\$1,228,140.21>
Change Order #2	<\$76,993.63>
Current Contract Amount:	\$4,188,866.16

Direct Purchases:

Total Owner Direct Purchases	\$1,331,386.54
Total Tax Savings	\$80,683.19

Critical Dates:

Contract Award	09/10/19
Notice to Proceed	09/24/19
Substantial Completion	04/30/20
Final Completion	05/29/20

Schedule: 94%

Status/Comments: Work on fire lane, finish grading, sidewalks and irrigation is complete. Electrical, HVAC, plumbing, fire alarm, low voltage wiring, drywall, painting, acoustical ceiling installation and ceramic tile are progressing.



STATUS REPORT

DATE: July 15, 2020

TO: Frank Cervasio, Director for Facilities and Construction

PROJECT: Liberty Pines Academy Classroom Addition
St. Johns County School District
St. Augustine, Florida
District Bid #2019-24
Architects Project No. 19025.00
Monthly Status Report No. 11

GENERAL
CONTRACTOR: DJ Haycook Construction Co.

CURRENT STATUS:

General:

1. Site storm work is complete. Sidewalks poured.
2. Irrigation piping installation continues. Installation of sod has begun.
3. Aluminum canopy installation is complete.
4. Exterior hollow metal door and hardware are complete.
5. Installation of connector door to existing school at second floor breezeway is complete.
6. Testing of installed aluminum windows is complete.
7. Roof coping installation is complete; downspout installation is in progress.
8. Drywall installation is complete.
9. Interior painting is complete in the classrooms; touch-up work is in progress. Common areas have been painted; accent paint installation is in progress.
10. Acoustical ceiling grid installation is complete.
11. Acoustical ceiling tile installation is complete in classrooms on both floors; complete in first floor common areas and is in progress on the second floor.
12. Interior doors have been hung and hardware has been installed.
13. Markerboard / tackboard installation is complete.
14. Classroom instruction monitor brackets and monitors have been installed.
15. Ceramic tile installation is complete.
16. Operable partitions have been installed.
17. Interior signage is being installed.
18. Toilet partitions are being installed.
19. Installation of mechanical ductwork and insulation is complete.
20. AHU installation is complete. Controls installation is nearing completion.
21. Electrical rough-in is complete. Device installation is approximately 95% complete.
22. Light fixtures installation is complete on the interior; exterior installation to begin soon.
23. Data racks have been installed and cables terminated.
24. Intrusion detection and camera installation is in progress.
25. Audio visual work for the classrooms to be complete this week.
26. Plumbing fixture installation is approximately 95% complete.
27. Fire sprinkler trim work continues.
28. 119 RFIs have been issued on the project thus far; 116 RFIs have been reviewed and responses returned by the AE Team to DJ Haycook and the School District. 2 RFIs have been voided.
29. Review of submittals received from DJ Haycook is complete.
30. GC is working to adhere to CDC guidelines by maintaining distancing requirements and continues to work on the project.
31. Project is approximately 94% complete.

c: Dennis Ramharry, St. Johns County School District



Liberty Pines Classroom Addition

06.20.2020



St. Johns County School District Capital Projects Program August 2020 Report

Project: High School “HHH”

Background/Scope: The St. Johns County School District’s current Five-Year Work Plan and Educational Plant Survey include a new high school in central St. Johns County. The construction contract award was approved at the February 2020 Special School Board Meeting. High School “HHH” is a 231,420 sf, 2,134 student station, 88-classroom new school on a 70-acre site and will be constructed to Green Building Standards. Project completion is scheduled for a 2021-2022 school year opening.

Architect: SchenkelShultz Architecture

Contractor: Culpepper Construction Company, Inc.

Project Manager: Dennis Ramharry

Contract Amounts:	Award Amount:	\$60,880,000.00
	Change Order #1	<u><\$11,546,137.18></u>
	Current Contract Amount:	\$49,333,862.82

Direct Purchases:	Total Owner Direct Purchases	\$10,891,992.62
	Total Tax Savings	\$654,144.56

Critical Dates:	Contract Award	02/06/20
	Notice to Proceed	02/24/20
	Substantial Completion	05/14/21
	Final Completion	06/18/21

Schedule: 32%

Status/Comments: Mechanical, electrical and plumbing rough-ins and storm and sewer installation are progressing. Building slab and tilt wall panels are being formed and poured. Tilt panels in the classroom and cafeteria buildings are complete and structural steel installation is progressing.



ARCHITECT'S MONTHLY REPORT

TO:	DENNIS RAMHARRY	FROM:	SCOTT WERLEY
DISTRICT	SJCSD	DATE:	JULY 16TH 2020
EMAIL:	Dennis.Ramharry@stjohns.k12.fl.us		
SSA #:	2019-33	Present:	
PROJECT NAME:	St. Johns County High School HHH	Scott Werley - SSA	

Project activities as of this report date:

1. Panels are currently being erected for Buildings 3 and 4.
2. Steel for Buildings 3 and 4 is scheduled to arrive mid-July
3. Tilt panels are being formed and poured for Buildings 1, 5, and 6.
4. Slab rough-in for Building 2 is nearly complete.
5. Under slab MEP work is in progress for Buildings 7 and 8.
6. Lift station installation has commenced. Dewatering is in progress for the lift station.
7. Storm pipe and structure install is progressing adjacent to Golf International Parkway.
8. Coordination is ongoing with FPL and Teco.
9. Submittal review is progressing. Most structural submittal reviews are complete.
10. RFI responses are on track.
11. Project is approximately 32% complete.

END OF REPORT



High School “HHH”

07.20.2020



St. Johns County School District Capital Projects Program August 2020 Report



Project: K-8 School “MM”

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 construction contract award was approved at the March 2020 School Board Meeting. K-8 School “MM” is an approximately 190,000 sf, 1,496 student station, 73-classroom new school on a 25-acre site and will be constructed to Green Building Standards. Project completion is scheduled for a 2021-2022 school year opening.

Architect: Harvard Jolly Architecture

Contractor: STG Contracting Group, Inc.

Project Manager: Dennis Ramharry

Contract Amounts:	Award Amount:	\$37,265,000.00
	Change Order #1	<u><\$7,272,944.65></u>
	Current Contract Amount:	\$29,992,055.35

Direct Purchases:	Total Owner Direct Purchases	\$6,860,726.08
	Total Tax Savings	\$412,218.57

Critical Dates:	Contract Award	03/10/20
	Notice to Proceed	03/30/20
	Substantial Completion	05/14/21
	Final Completion	06/18/21

Schedule: 19%

Status/Comments: Storm and sanitary sewers, underground electrical and plumbing, and chilled water lines are progressing. Tilt wall panels are being formed and poured.



Building Slab 07/17/20



Wall Mock-Up 07/20/20

STATUS REPORT

DATE: July 15, 2020

TO: Frank Cervasio, Director for Facilities and Construction

PROJECT: K-8 School "MM"
St. Johns County School District
St. Augustine, Florida
District Bid #2019-34
Architects Project No. 19069.00
Monthly Status Report No. 5

GENERAL
CONTRACTOR: STG Contracting, Inc.

CURRENT STATUS:

General

1. Some balancing of site for portion remaining around the site was completed.
2. Few additional site structures have been delivered to the site; installation to begin soon.
3. Lift station installation is in progress.
4. Underground rough for MEP trades continues at portions of the 100 and 700 Areas.
5. Slab at Area 100 in the three-story section has been poured and tilt panels for this section are being formed on it.
6. Tilt panels are being formed for Area 200 wing on slab on grade on Area 200 plus casting beds.
7. Tilt panels are formed and poured for Area 300 wings. They will begin tilting these in the next 2 weeks.
8. Slab on grade for the Gymnasium and Locker Rooms in Area 800 has been poured.
9. Slab on grade for the Kitchen is prepped and ready to be poured.
10. Underground rough at Chiller Building is in progress.
11. Crane to lift tilt panels is to arrive on site possibly next week.
12. Underground chilled water piping from the back of Area 800 wing to the Chiller Building is being installed.
13. Underground main feeder conduit for power is being installed west of the Area 700/800 wing.
14. Tilt panel mock-up was reviewed and accepted with few comments.
15. (4) ASIs on this project have been issued to STG thus far.
16. Till date (48) RFIs have been received on the project; and responses to (42) have been issued.
17. Review of submittals continues.
18. Project is about 19% complete.

c: Dennis Ramharry, St. Johns County School District



K-8 School “MM”

07.20.2020

Section 4.

Capital Projects Status Report – August 2020

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet (attached)

Section 4
Minor Capital Improvements Projects
Monthly Construction Status Report
August 2020

Project	Location	Project Manager/ Engineer	Architect/ Engineer	Contract Award Date	Contractor	Project Amount	Completion Date (Est./Act.)	Projects Status / Remarks
Roof Upgrades	Gamble Rogers MS Sebastian MS	David Lee David Lee	A/R/C A/R/C	4/14/20 4/14/20	Jenkins Roofing, Inc. Jenkins Roofing, Inc.	\$892,197 \$733,417	Summer 2020 Summer 2020	Upgrade and repair roofing systems to preserve and extend the service life of the facility.
Completed / Closed - Out Projects**								
Project	Location	Project Manager/ Engineer	Architect/ Engineer	Contract Award Date	Contractor	Final Project Amount (*)	Closeout Date (Act.)	Projects Status / Remarks
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.	\$817,454 \$885,746 \$898,349 \$582,445 \$171,268 \$167,438	May 2020	Project is complete. Upgrade and repair roofing systems to preserve and extend the service life of the facility.
*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 2020

Construction Management Continuing Services Projects

- ♦ Construction Management Continuing Services Projects Report Spreadsheet (attached)

GMPs Submitted for Board Acceptance at the August 11, 2020 School Board Meeting

Project	CM Firm	GMP	GMP Amount
Nease HS Renovations – Parking Lot Repairs	E. Vaughan Rivers	6	\$7,931

GMPs Closed Out at the August 11, 2020 School Board Meeting

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

Section 5
Construction Management Continuing Services - Capital Projects
August 2020

Project	CM Firm	Architect / Engineer	Executed GMPs	GMP Amount	Board Acceptance Date	Est. Project Completion Date	Project Status / Remarks
20-FC-2 Crookshank Transportation - Building Expansion	Allstate Construction, Inc.	Bhide & Hall Architects	GMP 1 (Building Expansion) 3/27/20	\$504,812	4/14/2020	September 2020	Project is on schedule. Phase I is complete. Phase II has begun.
20-FC-3 Pedro Menendez HS - Health Science & Construction Labs Renovation	Auld & White Constructors	SchenkelShultz Architecture	GMP 1 (Lab Renovations) 5/22/20	\$950,558	6/9/2020	August 2020	Project is on schedule.
20-FC-4 Nease HS Renovations - Parking Lot Repairs	E. Vaughan Rivers, Inc.	Connelly & Wicker	GMP 5 (Parking Lot Repairs) 6/5/20	\$70,615	7/14/2020	July 2020	Project is complete, closeout to follow.
20-FC-4 Nease HS Renovations - Parking Lot Repairs	E. Vaughan Rivers, Inc.	Connelly & Wicker	GMP 6 (Parking Lot Repairs) 7/20/20	\$7,931	8/11/2020	July 2020	Project is complete, closeout to follow.

Completed / Closed - Out Projects*

Project	CM Firm	Architect	GMP Description	GMP Award Amount	Final GMP Amount (**)	Final Project Amount (***)	Closeout Date	Project Status / Remarks
Nease HS Renovations - Courtyard and Parking Loop Renovation	E. Vaughan Rivers, Inc.	Pond & Company	GMP 4 (Courtyard and Parking Loop Renovation) 5/23/19	\$203,757	\$202,641	\$210,641	March 2020	Complete.
Nease HS Renovations - Gymnasium Lobby Doors	Allstate Construction, Inc.	N/A	GMP 2 (Gymnasium Lobby Doors) 11/8/19	\$17,863	\$17,433	\$17,433	March 2020	Complete.
Mill Creek Academy - Remodel & Dining Expansion	E. Vaughan Rivers, Inc.	SchenkelShultz Architecture	GMP 1 (Remodel and Dining Expansion) 3/29/19	\$1,966,289	\$1,559,445	\$2,056,036	May 2020	Complete.
20-FC-1 Nease HS Renovations - Gymnasium Restroom Doors	Allstate Construction, Inc.	N/A	GMP 3 (Gymnasium Restroom Doors) 1/9/20	\$17,633	\$15,965	\$15,965	May 2020	Complete.
K-8 School "MM" - Site Clearing	Auld & White Constructors	Harvard Jolly Architecture	GMP 1 (Site Clearing) 12/27/19	\$163,015	\$143,457	\$143,457	July 2020	Complete.

*Projects completed within the last six months

**Final GMP amount reflects deduction of Owner Direct Purchases costs, tax savings and funds not expended.

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

Section 6.

Capital Projects Status Report – August 2020

Projects in Close-Out/Final Stage

- ♦ N/A

Completed Projects

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

- ♦ N/A

Section 7.

Capital Projects Status Report – August 2020

Financial Information

- ♦ This information will be provided after the final 2020-2021 Capital Outlay Budget is approved in September.