

**Agenda Item Details**

Meeting	Oct 13, 2020 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report October 2020
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report October 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 October 2020.

Action Required:

Approval of the Superintendent's recommendation.

Drafted, reviewed and submitted by:

Frank Cervasio, Director for Facilities & Construction
Paul Rose, Executive Director for Facilities & Operations

Sincerely,

Tim Forson

Superintendent of Schools

[Capital Projects Status Report October 2020.pdf \(4,200 KB\)](#)

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 30, 2020 9:34 AM :: Submitted by Danielle Mughabghab. Routed to Danielle Mughabghab for approval.
Sep 30, 2020 9:34 AM :: Approved by Danielle Mughabghab. Routed to Frank Cervasio for approval.
Sep 30, 2020 9:35 AM :: Approved by Frank Cervasio. Routed to Cara Pacetti for approval.
Sep 30, 2020 9:58 AM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Sep 30, 2020 10:17 AM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.
Sep 30, 2020 10:54 AM :: Approved by Vicki Davenport. Routed to Mike Degutis for approval.
Sep 30, 2020 3:38 PM :: Approved by Mike Degutis. Routed to Gina Fallica for approval.
Oct 7, 2020 10:12 AM :: Approved by Gina Fallica. Routed to Tim Forson for approval.
Oct 7, 2020 10:43 AM :: Final approval by Tim Forson

Last Modified by Tim Forson on October 7, 2020

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

OCTOBER 2020

Section 1.

Capital Projects Status Report – October 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. Substantial completion has been achieved for a successful 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 structural steel installation are ongoing. Mechanical, electrical and plumbing rough-ins, steel studs and roofing installation for the cafeteria building are progressing. Work on watermain, ballfield and exterior lights, and asphalt base is progressing. 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. Work on storm and sanitary sewer, underground electrical and plumbing, and chilled water lines is ongoing. Tilt panel formwork and erection of tilt panels and structural steel are progressing. K-8 School “MM” is projected to open for the 2021-2022 school year.
- ♦ **High School “III”:** The school district is in the bidding stage for the construction of a new high school in the Twin Creeks area. Advertisement for bids was released on September 21, 2020 with a projected bid opening date of November 4, 2020, and recommendation for construction contract award at the November 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 – October 2020

Projects in the Planning Stage

- ♦ **High School “III”** – The school district is in the planning and bidding 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. Construction plans are complete and have been reviewed by District staff. Advertisement for bids and plans were released on September 21, 2020 with a bid opening scheduled for November 4, 2020. High School “III” is projected to open for the 2022-2023 school year.

Section 3.

Capital Projects Status Report – October 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 October 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 was substantially achieved for the 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>
	Change Order #3	<u>\$41,051.44</u>
	Current Contract Amount:	\$4,229,917.60

Direct Purchases:	Total Owner Direct Purchases	\$1,381,837.75
	Total Tax Savings	\$83,835.27

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

Schedule: 99%

Status/Comments: Punch list items are ongoing.



STATUS REPORT

DATE: September 14, 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. 13

GENERAL
CONTRACTOR: DJ Haycook Construction Co.

CURRENT STATUS:

General:

1. Fencing work at existing ballfield is complete.
2. Recreation track installation is complete.
3. Roofing manufacturer's final inspection of roof installation is complete – receipt of report is pending.
4. Mechanical controls install complete and tied-in to existing system.
5. Installation of safety grille at elevated walkway is pending.
6. Punch lists completed and distributed – work to address punch list items is in progress.
7. GC continues to adhere to CDC guidelines by maintaining distancing requirements and continue to work on the project.
8. Project was deemed to be substantially complete as of August 4, 2020.
9. Certificate of Occupancy issued for August 31, 2020.
10. Project is approximately 99% complete.

c: Dennis Ramharry, St. Johns County School District



Liberty Pines Classroom Addition

09.18.2020



St. Johns County School District Capital Projects Program October 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	<\$11,546,137.18>
	Change Order #2	<\$3,650,036.72>
	Current Contract Amount:	\$45,683,826.10

Direct Purchases:	Total Owner Direct Purchases	\$14,334,951.79
	Total Tax Savings	\$861,222.11

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

Schedule: 38%

Status/Comments: Storm and sanitary sewers and structural steel installation are ongoing. Watermain, ballfield and exterior lights, and asphalt pavement base work are progressing. The cafeteria building mechanical, electrical and plumbing rough-ins, steel studs and roofing installation are progressing.



Classroom Building 09/16/20



Cafeteria Building 09/16/20

ARCHITECT'S MONTHLY REPORT

TO:	DENNIS RAMHARRY	FROM:	SCOTT WERLEY
DISTRICT	SJCSD	DATE:	10 SEPTEMBER 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. Building 2 tilt panels have been poured. Erection has started.
2. Building 1 tilt panels have been formed. Pouring panels is in progress.
3. Building 3 overhead rough in is in progress. Roofing has started.
4. Building 4 steel deck is complete all floors. Roofing pre-con will be scheduled.
5. Building 5 tilt panels are being rubbed and prepped for caulk and paint.
6. Building 6 exterior finish is being prepped.
7. Building 7 and 8 slab on grade has been poured.
8. Site storm and sanitary piping and structures are progressing.
9. Electric primary conduit is being installed.
10. Front parking lot base is in progress.
11. Submittal reviews are progressing. Finishes are being reviewed.
12. RFI responses are on track.
13. Project is approximately 38% complete.

END OF REPORT



High School "HHH"

09.22.2020



St. Johns County School District Capital Projects Program October 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	<\$7,272,944.65>
	Change Order #2	<\$1,469,245.41>
	Current Contract Amount:	\$28,522,809.94

Direct Purchases:	Total Owner Direct Purchases	\$8,246,594.38
	Total Tax Savings	\$495,595.68

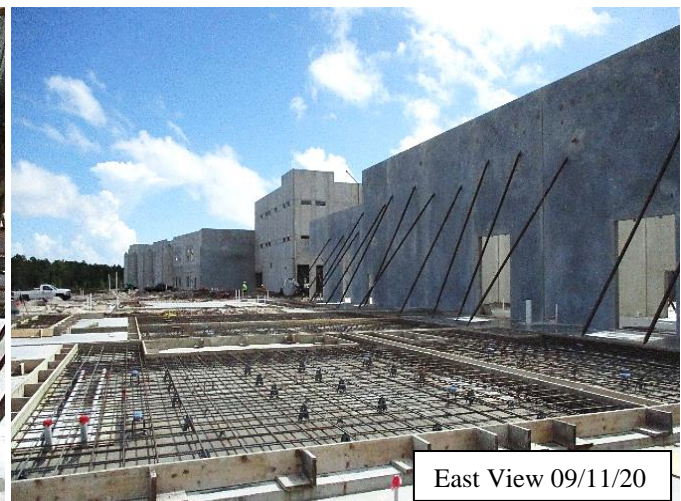
Critical Dates:	Contract Award	03/10/20
	Notice to Proceed	03/30/20
	Substantial Completion	05/14/21
	Final Completion	06/18/21

Schedule: 26%

Status/Comments: Storm and sanitary sewers, underground electrical and plumbing, and chilled water lines are progressing. Tilt panel formwork and erection of tilt panels and structural steel are progressing.



Structural Steel 09/11/20



East View 09/11/20

STATUS REPORT

DATE: September 14, 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. 7

GENERAL
CONTRACTOR: STG Contracting, Inc.

CURRENT STATUS:

General

1. Site work to install concrete structures and storm piping from north pond to the south pond continued – west side of site. Also, installed were storm structures at east side of south pond.
2. Underground rough for MEP trades continued at Admin area 100.
3. Area 200, 300, 800 and 100/500/1000 Tower tilt panels erected.
4. Some tilt panels for 700 wing have been poured and will be tilted next; remaining are being formed.
5. Steel erection is in progress at area 300 and 100/500/1000 Tower.
6. Roof and floor deck being installed at area 300.
7. Light gauge metal trusses being installed at bathroom bump-outs in areas 200 & 300; and over area 800 Mech. Rm.
8. Tilt panels for Chiller bldg, P.E. Pavilion and Generator/Dumpster yard are being formed.
9. Foundations for Chiller bldg and Generator/Dumpster yard have been poured.
10. Underground chilled water piping at 700/800 wing and to the chiller bldg complete.
11. Underground rough at chiller bldg continues.
12. Ice tanks for chiller bldg have been delivered to the site.
13. Discussions continue w/ FPL to bring power to the site by November this year. Easement for FPL conduits on site, from power pole to the generator pad is being drafted for Board approval.
14. (6) ASIs on this project have been issued to STG thus far.
15. To date (72) RFIs have been received on the project; and responses to (67) have been issued.
16. Review of submittals continues.
17. Project is approximately 26% complete.

c: Dennis Ramharry, St. Johns County School District



K-8 School “MM”

09.22.2020

Section 4.

Capital Projects Status Report – October 2020

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet (attached)

Section 4
Minor Capital Improvements Projects
Monthly Construction Status Report
October 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 – October 2020

Construction Management Continuing Services Projects

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

GMPs Submitted for Board Acceptance at the October 13, 2020 School Board Meeting

Project	CM Firm	GMP	GMP Amount
Mill Creek Academy – Covered PE Area	Foresight Construction Group	1	\$616,550

GMPs Closed Out at the October 13, 2020 School Board Meeting

Project	CM Firm	GMP	Final GMP Amount
Nease HS Renovations – Parking Lot Repairs	E. Vaughan Rivers	5	\$68,303
Nease HS Renovations – Parking Lot Repairs	E. Vaughan Rivers	6	\$7,627

Section 5
Construction Management Continuing Services - Capital Projects
October 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 complete and closeout is underway.
20-FC-5 Mill Creek Academy - Covered PE Area	Foresight Construction Group, Inc.	SchenkelShultz Architecture	GMP 1 (Covered PE Area) 9/14/20	\$616,550	10/13/2020	February 2021	Project is scheduled to begin early November.

Completed / Closed - Out Projects*

Project	CM Firm	Architect	GMP Description	GMP Award Amount	Final GMP Amount (**)	Final Project Amount (***)	Closeout Date	Project Status / Remarks
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.
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	\$68,303	\$81,617	October 2020	Complete.
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	\$7,627	\$9,287	October 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 – October 2020

Projects in Close-Out/Final Stage

- ♦ N/A

Completed Projects

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

Completed Roofing Projects (2019):

(Board Final Acceptance 05-12-20). [Note: for additional information on this project please refer to the May 12, 2020 Board Report.]

- ♦ M.K. Rawlings Elementary School Partial Roof Replacement (Phase 2) (2019)
- ♦ Gamble Rogers Middle School Partial Roof Replacement (Phase I) (2019)
- ♦ Landrum Middle School Partial Roof Replacement (Phase I) (2019)
- ♦ Switzerland Point Middle School Partial Roof Replacement (Phase I) (2019)
- ♦ Bartram Trail High School Administration Area Roof Replacement (2019)
- ♦ Pedro Menendez High School Administration Area Roof Replacement (2019)

Section 7.

Capital Projects Status Report – October 2020

Financial Information

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