

**Agenda Item Details**

Meeting	Sep 08, 2020 - REGULAR SCHOOL BOARD MEETING
Category	S. Operational Services - Consent
Subject	1. Request for Acceptance of the Capital Projects Status Report September 2020
Access	Public
Type	Action (Consent)
Recommended Action	Acceptance of the Capital Projects Status Report September 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 September 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 September 2020.pdf \(3,951 KB\)](#)

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 19, 2020 11:54 AM :: Submitted by Cara Pacetti. Routed to Cara Pacetti for approval.
Aug 19, 2020 2:13 PM :: Approved by Cara Pacetti. Routed to Paul Rose for approval.
Aug 19, 2020 2:13 PM :: Approved by Paul Rose. Routed to Vicki Davenport for approval.
Aug 19, 2020 2:51 PM :: Approved by Vicki Davenport. Routed to Nicole Cubbedge for approval.
Aug 23, 2020 10:55 PM :: Approved by Nicole Cubbedge. Routed to Gina Fallica for approval.
Aug 27, 2020 11:20 AM :: Approved by Gina Fallica. Routed to Tim Forson for approval.
Sep 2, 2020 8:19 AM :: Final approval by Tim Forson

Last Modified by Tim Forson on September 2, 2020

ST. JOHNS COUNTY SCHOOL DISTRICT

CAPITAL PROJECTS STATUS REPORT

SEPTEMBER 2020

Section 1.

Capital Projects Status Report – September 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. Concrete tilt panels for the administration building are being poured and formed. 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 sewers, underground electrical and plumbing, and chilled water lines is ongoing. Tilt panel erection is progressing in the classroom wings with structural steel installation scheduled to follow. 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 – September 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 – September 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 September 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. Change Order #3 is being presented for approval at the September 2020 School Board meeting.

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	\$41,051.44
	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: Project is substantially complete, and a Certificate of Occupancy has been issued. Work to address all punch list items is progressing.



STATUS REPORT

DATE: August 10, 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. 12

GENERAL
CONTRACTOR: DJ Haycock Construction Co.

CURRENT STATUS:

General:

1. Irrigation and sod installation complete.
2. Fencing work at existing ballfield is pending.
3. Roof installation including downspouts is complete, waiting on final inspection.
4. Interior painting complete including accent paint.
5. Acoustical ceiling tile install complete.
6. Toilet partition install complete.
7. Mechanical controls install almost complete – tie-in to existing system is remaining.
8. Electrical device installation is complete.
9. Exterior light fixture installation complete.
10. Intrusion detection and camera installation is complete.
11. Audio Visual work for the classrooms is complete.
12. Plumbing fixture installation complete.
13. Fire sprinkler trim work complete.
14. Final clean is in progress.
15. 119 RFIs have been issued on the project thus far; 116 RFIs have been reviewed and responses returned by the AE Team to DJ Haycock and the School District. 2 RFIs have been voided.
16. Life safety inspection has been completed. TCO has been issued.
17. Interior punch list is being prepared. Exterior punch list review is pending.
18. GC is working to adhere to CDC guidelines by maintaining distancing requirements and continue to work on the project.
19. Project is approximately 99% complete.

c: Dennis Ramharry, St. Johns County School District



Liberty Pines Classroom Addition

06.20.2020



St. Johns County School District Capital Projects Program September 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. Change Order #2 is being presented for approval at the September 2020 School Board meeting.

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: 35%

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



ARCHITECT'S MONTHLY REPORT

TO:	DENNIS RAMHARRY	FROM:	SCOTT WERLEY
DISTRICT	SJCSD	DATE:	AUGUST 10TH 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. Tilt panels are installed for Buildings 3 and 4.
2. Steel for Building 3 including decking is in place.
3. Ductwork installation has started in Building 3.
4. Steel for Building 4 has started.
5. Tilt panels are in place for Building 6.
6. Exterior finish is in progress for Building 5.
7. Tilt panels are being formed and poured for Building 3.
8. Coordination is ongoing with FPL and Teco.
9. Lift station has been installed.
10. Storm pipe and structures are progressing on the site.
11. Sports light poles have been installed.
12. Parking lot light pole installation is in progress.
13. Submittal reviews are progressing. Structural reviews are nearly complete.
14. RFI responses are on track.
15. Project is approximately 35% complete.

END OF REPORT



High School "HHH"

08.17.2020



St. Johns County School District Capital Projects Program September 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. Change Order #2 is being presented for approval at the September 2020 School Board meeting.

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: 22%

Status/Comments: Storm and sanitary sewers, underground electrical and plumbing, and chilled water lines are progressing. Tilt panel erection is progressing in the two classroom wings and structural steel installation is scheduled to follow the tilt panel erection.



STATUS REPORT

DATE: August 10, 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. 6

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 is in progress – west side of site.
2. Lift station install continues.
3. Underground rough for MEP trades complete at portion of the 100 & 700 areas.
4. Crane to tilt panels is on site. Tilting of 300 Wing panels has begun.
5. Tilt panels for 200 wing have been poured and will be tilted next.
6. Tilt panels for 100, 700, 800 are being formed; some have been poured.
7. Slab on grade for kitchen is poured.
8. Elevator shaft has been drilled and casing installed.
9. Underground chilled water piping at 700/800 wing and to the chiller bldg continues.
10. Underground rough at chiller bldg continues.
11. (5) ASIs on this project have been issued to STG thus far.
12. Till date (57) RFIs have been received on the project; and responses to (50) have been issued.
13. Review of submittals continues.
14. Project is about 22% complete.

c: Dennis Ramharry, St. Johns County School District



K-8 School “MM”

08.17.2020

Section 4.

Capital Projects Status Report – September 2020

Minor Capital Improvement Projects

- ♦ Minor Capital Improvements Projects Report Spreadsheet (attached)

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

Construction Management Continuing Services Projects

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

GMPs Submitted for Board Acceptance at the September 8, 2020 School Board Meeting

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

GMPs Closed Out at the September 8, 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
September 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 – September 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 – September 2020

Financial Information

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