



Capital Projects

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County Manager
Howard Wanamaker

Commissioners:

John Sgromolo
District 1

Alexandra Compere
District 2

Jim Renninger
District 3

Betsy Condon
District 4

Kristen Burke, DC
District 5

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September 9, 2025

To: Clay County Board of County Commissioners

From: Warrick Sams, Deputy Director of Capital Projects
Richard Smith, Engineering Director
Eric Pope, Public Works Director
Justin Pierce, Parks and Recreation Division Director
Gene Price, Facilities Operations and Maintenance Division Director
Eric Jones, Director of Grounds and Maintenance

Project Highlights & Updates, as of September 3, 2025

General Statistics of Workday Line-Item listing:

Count: General Categories:

59	Direct Purchases (Items, Assessments, Services)
46	Furnish and Install (Equipment)
<u>157</u>	<u>Conceptualize, Design & Construct (Projects)</u>
262	Total Line Items in Workday Report

Public Safety Bond:

Spend Goal: \$65M by June 2027
Spent to Date: \$11.1M or 17% of \$65M
Mitigating Risk: The financial forecast includes advanced work on multiple future fire stations

Vertical Projects- Conceptualize, Design and Construction:

- **PRJ100387 Economic Development Building**, District 5 – Kristen Burke. The project consists of a 2 story, 34,000 sq. ft. facility located at 633 N. Orange Ave., Green Cove Springs, which will house the majority of 3rd floor staff. As of August 28, construction is 63% complete and remains on schedule for substantial completion in February 2026. Framing and roof work are currently underway. In the coming weeks, window installation will allow the building to be “dried in,” shifting the focus to the exterior façade and interior finishes. The project is on budget with no anticipated issues or challenges at this time.
- **PRJ100474 Tax Collector Office - Orange Park**, District 3 – Jim Renninger. This project consists of interior demolition and remodel of 8,150 sq. ft of shopping center spaces. The new complex will be located at 518 Kingsley Avenue, in Orange Park. The project is currently 90% complete, with forecasted completion of work to be 9/24. Millwork, data, and finishing work are among the final components. Final planning meeting for Tax Collector occupation scheduled 9/19; with transition and moving forecasted to occur in last week of September.

- **PRJ100475 Tax Collector Office - Keystone Heights**, District 4 – Betsy Condon. This project consists of interior demolition and remodel of a 1,750 sq. ft facility, owned by the County. The building is located at 115 NE Commercial Circle, in Keystone Heights. The project is currently 67% complete. HVAC testing and balancing has started as insulation has been installed. Ceiling grid installation has also commenced. Flooring and millwork are anticipated for installation soon thereafter.
- **PRJ100563 Fire Station 1**, District 2 – Alexandra Compere. The project consists of constructing a new 5-bay Fire Station located in Middleburg off of Old Jennings Rd and Brannan Mill Blvd. The Building Permit has been approved. The groundbreaking is anticipated to be in early October. Construction is expected to take approximately 14 months, with the project completion estimated for December 2026. No significant issues or delays are anticipated at this time.
- **PRJ100609 Building 500 Buildout**, District 1 – John Sgromolo. This project consists of building out an unfinished gray space located within the facility. The build out will give the Clay County Sheriff's office some much needed training space, conference room, and office spaces. The project is currently at 90% design.

Roadway and Trail Projects - Conceptualize, Design & Construct:

- **PRJ100212**, District 5 – Kirsten Burke. Work continues on the CR 220 project, from Knight Box Road to Hollars Place. The project is on schedule with drainage pipe installation continuing along CR 220. Work will intensify in the Henley Road intersection and the Joe Johns Road areas in the upcoming months. Drivers should expect lane closures and possible delays as the project continues.
- **PRJ100414**, CR 220 Lakeshore Drive/Old Hard Road intersection improvements. District 1 – John Sgromolo. The project is progressing as planned. Paving operations are underway and contingent on weather conditions. Drivers should expect lane closures.
- Paving operations are continuing for **Melrose Road and 25 additional dirt roads in the CR 215 area**. Melrose Road pavement placement was completed last week. Expect daytime delays in the construction area adjacent to CR 215. Please use an alternate route, if possible, and exercise caution around the construction crews. The final pavement sealing and striping of the roads, including Melrose Road, will be completed in approximately 30-45 days.

FDOT Update:

The **Wells Road at Blanding Boulevard** intersection improvement project is progressing on schedule. The project is scheduled for completion in Summer, 2026. Drivers should expect lane closures and possible delays as the project continues. Resurfacing operations for the western portion of Orange Park Northway is scheduled to begin around October 10, 2025.

- Work continues on the **resurfacing, reconstruction, and rehabilitation of US 17, from Black Creek bridge through downtown Green Cove Springs to Oak Street**. This project will be mostly completed at night. Drivers should expect lane closures and possible delays as the project continues.
- Paving is scheduled to begin on **the US 17 RRR project from Eagle Harbor Parkway to Water Oak Lane** on Sunday, September 14, 2025. This project will be mostly completed at night. Drivers should expect lane closures and possible delays as the project continues.