

**OPERATIONAL EXPECTATIONS MONITORING REPORT
OE-13 FACILITIES**

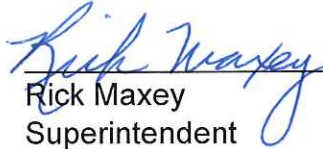
Policy Reference: OE-13 – Facilities

Purpose:

To apprise the superintendent and the board of active construction and sustainment projects.

Certification of Accuracy:

I certify this report to be accurate.

 Date: April 29, 2019
Rick Maxey
Superintendent

Disposition of the Board:

☐ In compliance
☐ Not in compliance
☐ Compliance with exception

_____ Date: _____
Ken Richardson
Board Chair

Monitoring Report:

See following report documents.

For Additional Information:

Contact Mark Wolfe 843-488-6967 or Daryl Brown 843-488-6774.

Recommended Action:

Move to accept the Superintendent's monitoring report on OE-13 which he has presented as evidence of the status of his compliance with the provisions of the policy.

Quarterly Executive Summary
Green Sea Floyds High – Corridor Stripping & Painting
Q1 2019



Corridors Prior to Stripping (Example)



Corridors During Stripping Process (Example)

HCS Project Manager: Ara Heinz

Principal: Dr. Andrea Pridgen

Engineer: N/A

Contractor: Reed's Construction & Painting, Inc.

Project Scope: Strip and paint corridors and door frames at Green Sea Floyds High School

Current Status: Project is expected to start on June 12, 2019.

Budget: Original Budget: **\$350,000** Board Approved Date: **4/24/2018**
Current Contract Amount: **\$250,248.90**

Budget Issues: Project is currently within budget.

Schedule: Design: **N/A** Solicitation: **Complete**
Construction: **Final completion expected week of August 12, 2019.**

Schedule Issues: None at this time.

Achievements:

Phasing: Working with custodial staff to coordinate this work to ensure summer cleaning throughout school is completed.

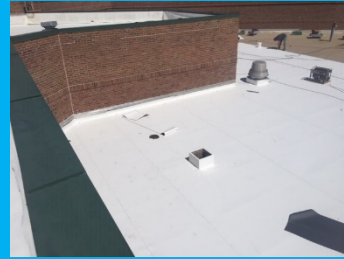
Quarterly Executive Summary

Roof Replacement – Myrtle Beach High School

Q1 2019



Gym Roof Completed



Roof adjacent to bus loop

HCS Project Manager: Patrick McCord

Principal: Zack McQuigg


Architect: N/A

Contractor: Spann Roofing and Sheet Metal

Project Scope: The single layer of the existing TPO roofing membrane will be removed, and a new half-inch cover board will be installed. The cover board is mechanically fastened to the deck, and a new 60-mil TPO membrane will be installed. There will be all new parapet caps installed. The new TPO roof will have a (20) twenty-year warranty. The three Kalwall skylights are going to be replaced during this project. The existing frames will remain, and new impact-rated panels will be installed. The perimeter around the auditorium will have new through-the-wall flashing installed. The same flashing will also be replaced in the fly loft. Hunter green, three-rib metal panels are also to be installed on the north façade of the auditorium exterior wall. All built-up roofs will receive new drain pans and all vertical flashing will be coated.

Current Status: The TPO portion of the roof is at 30 percent complete. All Kalwall skylights have been ordered.

Budget:

Original Contract:	\$1,087,685	
Final Contract Amount =	\$1,087,685	

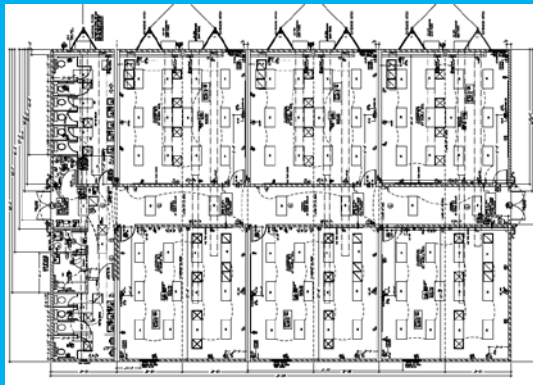
Budget Issues: None

Schedule: The TPO portion of the roof is 30 percent complete. 

Schedule Issues: None.

Achievements: The areas of greatest concern were completed first.

Quarterly Executive Summary
2019 Modular Classrooms at Multiple Schools
Q1 2019



Floor Plan

HCS Project Manager: Jason Hardee **Principals:** Rebecca Schroyer – OBES
Architect/Engineer: D. N. Engineering Vann Pennell - SJHS
Contractor: Mobile Modular Management

Project Scope: The following schools will receive modular classrooms for the 2019-2020 school year:

Ocean Bay Elementary School – Six (6) classroom modular building with restrooms.

St. James High School – Six (6) classroom modular building with restrooms.

Current Status: Modular classrooms are currently on order.

Budget: Original Budget: **\$1,935,368.00** Board Approved Date: **March 18, 2019**

Budget Issues: None at this time.

Schedule: Original Solicitation: **June 13, 2016** (for annual modular purchases)
Design completion: **April 25, 2019**
Construction begins: **June 10, 2019**
Substantial Completion: **Expected August 8, 2019**

Schedule Issues: Although the schedule has been very aggressive, we anticipate final OSF inspection of all modular facilities will occur on August 8, 2019.

Achievements: The Purchase Order for the modular classrooms has been issued to the vendor, and the units are scheduled to begin manufacturing in May 2019.



<u>HCS Project Manager:</u>	Davida Rohlf	<u>Principal:</u>	Dr. Janice Christy
<u>Architectural Firm:</u>	SfL+a Architects	<u>Design Architect:</u>	Robbie Ferris
<u>General Contractor:</u>	MetCon/TA Loving J/V	<u>Project Manager:</u>	Meg Pridemore

Project Scope: The project includes a new 170,918 SF, two-story middle school for a 1,200-student capacity.


The building design is based on a High Performance – Energy Positive concept, where the building integrates all major performance attributes which include: energy conservation, environmental, cost-benefit, productivity, sustainability, functionality, and operational considerations. It also incorporates the use of various elements such as solar panels, geothermal fields, natural daylight, etc., to create an energy positive environment for the schools.

Background: The conceptual design work of the architect was completed in August 2014, and the Board approved concepts on September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued, and responses were received on April 7, 2015. Four firms were selected to participate in Part 2, Request for Proposals. The Committee evaluated and ranked the firms. The board selected First Floor Energy Positive, LLC of Raleigh, NC, to construct the five new schools.

<u>Budget:</u>	Original Budget:	\$36,750,000	Board Approved Date:	07/28/2014	
	Current Budget:	\$46,485,102	Board Approved Date:	11/23/2015	

Budget Issues: None at this time. The Board has increased the budget as stated above.

Schedule: The Board approved Substantial Completion to be accomplished by 5/1/17.

Schedule Issues: The Certificate of Occupancy was issued 12/5/2017, and the building was occupied starting January 16, 2018. 

Site: Site is owned by HCS, located at the corner of 29th Ave. N. and Oak Street.

Current Status: MetCon Construction continues to work on completing test and balance on the HVAC systems, lighting controls, and preparing for Final Functional Performance Testing.

Quarterly Executive Summary
Replacement School for Socastee Elementary (CD-5)
Q1 2019



<u>HCS Project Manager:</u>	Davida Rohlf	<u>Principal:</u>	Krista Finklea
<u>Architectural Firm:</u>	SfL+a Architects	<u>Design Architect:</u>	Robbie Ferris
<u>General Contractor:</u>	MetCon/TA Loving J/V	<u>Project Manager:</u>	Meg Pridemore

Project Scope: The project includes a new 120,230 SF, 2-story elementary school for a 916-student capacity.

The building design is based on a High Performance – Energy Positive concept, where the building integrates all major performance attributes which include: energy conservation, environmental, cost-benefit, productivity, sustainability, functionality, and operational considerations. It also incorporates the use of various elements such as solar panels, geothermal fields, natural daylight, etc., to create an energy positive environment for the schools.

Background: The conceptual design work of the architect was completed in August 2014, and the Board approved concepts on September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued, and responses were received on April 7, 2015. Four firms were selected to participate in Part 2, Request for Proposals. The Committee evaluated and ranked the firms. The board selected First Floor Energy Positive, LLC of Raleigh, NC, to construct the five new schools.

<u>Budget:</u>	Original Budget:	\$26,000,000	Board Approved Date:	07/28/2014	●
	Current Budget:	\$37,953,991	Board Approved Date:	11/23/2015	

Budget Issues: None at this time. The Board has increased the budget as stated above.

Schedule: The Board approved Substantial Completion to be accomplished by 5/1/17. ●

Schedule Issues: Certificate of Occupancy was issued 8/15/17, and the building was operational for the first day of school 2017.

Site: Site is owned by HCS and is located on Highway 707 in Socastee at Luttie Road.


Current Status: MetCon Construction continues to work on completing test and balance on the HVAC systems, lighting controls, and preparing for Final Functional Performance Testing.



<u>HCS Project Manager:</u>	Davida Rohlf	<u>Principal:</u>	Lisa Melchione
<u>Architectural Firm:</u>	SfL+a Architects	<u>Design Architect:</u>	Robbie Ferris
<u>General Contractor:</u>	Metcon/TA Loving J/V	<u>Project Manager:</u>	Meg Pridemore

Project Scope: The project includes a new 152,920 SF, 2-story middle school for an 800-student capacity. The building design is based on a High Performance – Energy Positive concept, where the building integrates all major performance attributes which include energy conservation, environmental, cost-benefit, productivity, sustainability, functionality, and operational considerations. It also incorporates the use of various elements such as solar panels, geothermal fields, natural daylight, etc., to create an energy positive environment for the schools.

Background: The conceptual design work of the architect was completed in August 2014, and the Board approved concepts on September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued, and responses were received on April 7, 2015. Four firms were selected to participate in Part 2, Request for Proposals. The Committee evaluated and ranked the firms. The board selected First Floor Energy Positive, LLC of Raleigh, NC, to construct the five new schools.

<u>Budget:</u>	Original Budget: \$31,100,000	Board Approved Date: 07/28/2014	
	Current Budget: \$42,488,116	Board Approved Date: 11/23/2015	

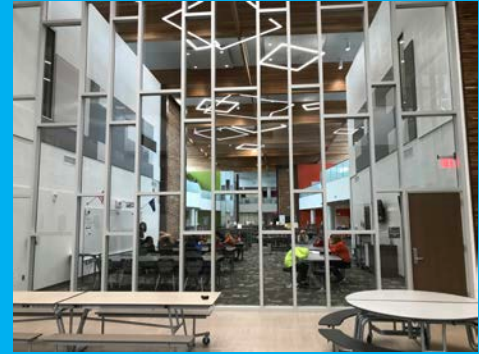
Budget Issues: None at this time. The Board has increased the budget as stated above.

Schedule: The Board approved Substantial Completion to be accomplished by 5/1/17. 

Schedule Issues: Certificate of Occupancy issued May 8, 2018, and the building was operational for the first day of school 2018.

Site: The site is owned and is located off U.S. 17 Bypass on Esso Road. Property was acquired by HCS on 6/1/2016.

Current Status: MetCon Construction continues to work on completing test and balance on the HVAC systems, lighting controls, and preparing for Final Functional Performance Testing.



<u>HCS Project Manager:</u>	Davida Rohlf	<u>Principal:</u>	David Cupolo
<u>Architectural Firm:</u>	SfL+a Architects	<u>Design Architect:</u>	Robbie Ferris
<u>General Contractor:</u>	MetCon/TA Loving J/V	<u>Project Manager:</u>	Meg Pridemore

Project Scope: The project includes a new 170,918 SF, 2-story intermediate school for a 1200-student capacity.

The building design is based on a High Performance – Energy Positive concept, where the building integrates all major performance attributes, which include energy conservation, environmental, cost-benefit, productivity, sustainability, functionality, and operational considerations. It also incorporates the use of various elements such as solar panels, geothermal fields, natural daylight, etc., to create an energy positive environment for the schools.

Background: The conceptual design work of the architect was completed in August 2014, and the Board approved concepts on September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued, and responses were received on April 7, 2015. Four firms were selected to participate in Part 2, Request for Proposals. The Committee evaluated and ranked the firms. The board selected First Floor Energy Positive, LLC of Raleigh, NC, to construct the five new schools.

<u>Budget:</u>	Original Budget:	\$36,750,000	Board Approved Date:	07/28/2014	●
	Current Budget:	\$47,742,333	Board Approved Date:	11/23/2015	

Budget Issues: None at this time. The Board has increased the budget as stated above.

Schedule: The Board approved Substantial Completion to be accomplished by 5/1/17. ●

Schedule Issues: Certificate of Occupancy issued 8/15/2017, and the building was operational for the first day of school 2017.

Site: Site is owned by HCS and is located on the campus of Burgess Elementary.

Current Status: MetCon Construction continues to work on completing test and balance on the HVAC systems, lighting controls, and preparing for Final Functional Performance Testing.



<u>HCS Project Manager:</u>	Davida Rohlf	<u>Principal:</u>	Ben Prince
<u>Architectural Firm:</u>	SfL+a Architects	<u>Design Architect:</u>	Robbie Ferris
<u>General Contractor:</u>	MetCon/TA Loving J/V	<u>Project Manager:</u>	Meg Pridemore

Project Scope: The project includes a new 170,918 SF, 2-story middle school for a 1,200-student capacity.

The building design is based on a High Performance – Energy Positive concept, where the building integrates all major performance attributes which include energy conservation, environmental, cost-benefit, productivity, sustainability, functionality, and operational considerations. It also incorporates the use of various elements such as solar panels, geothermal fields, natural daylight, etc., to create an energy positive environment for the schools.

Background: The conceptual design work of the architect was completed in August 2014, and the Board approved concepts on September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued, and responses were received on April 7, 2015. Four firms were selected to participate in Part 2, Request for Proposals. The Committee evaluated and ranked the firms. The board selected First Floor Energy Positive, LLC of Raleigh, NC, to construct the five new schools.

<u>Budget:</u>	Original Budget:	\$36,750,000	Board Approved Date:	07/28/2014	●
	Current Budget:	\$45,930,227	Board Approved Date:	11/23/2015	

Budget Issues: None at this time. The Board has increased the budget as stated above.

Schedule: The Board approved Substantial Completion to be accomplished by 5/1/17. ●

Schedule Issues: Certificate of Occupancy issued 8/1/2017, and the building was operational for the first day of school 2017.

Site: Site is owned by HCS and is located off Carolina Forest Boulevard.

Current Status: MetCon Construction continues to work on completing test and balance on the HVAC systems, lighting controls, and preparing for Final Functional Performance Testing.

Quarterly Executive Summary
Roof Replacement – North Myrtle Beach Middle School
Q1 2019



Existing TPO Roof



Parapet Metal Cap to be Replaced

HCS Project Manager: Patrick McCord

Principal: James LaPier

Architect: N/A

Contractor: TBD

Project Scope: The single layer of the existing TPO roofing membrane will be removed, and a new half-inch cover board will be installed. The cover board is mechanically fastened to the deck, and a new 60-mil TPO membrane will be installed. There will be all new parapet caps installed. The new TPO roof will have a (20) twenty-year warranty. There will also be miscellaneous metal repairs to the existing sloped roof. All HVAC equipment supports will be upgraded during the project.

Current Status: Procurement stage

Budget: Original Contract: TBD

Final Contract Amount = TBD

Budget Issues: None

Schedule: To be completed of Summer 2019

Schedule Issues: None.

Achievements: None.

Quarterly Executive Summary Renovations to Old MBMS (New MBES) Q1 2019



HCS Project Manager: Amber Barnhill

Principal: Kristie Hamilton (current MBIS)

Architectural Firm: Pike McFarland Hall Associates, Inc.

General Contractor: H.G. Reynolds Company, Inc. **Superintendent:** Henry Mills

Project Scope:

The renovation and conversion of approximately 134,000 SF of educational space to support grades 3, 4, and 5 program requirements. The site work is to include additions to the parent drop-off lane, the staff parking lot, extended emergency lane, along with a reconfigured bus drop-off loop, and the addition of an elementary playground. Major renovations will convert science and associated prep rooms to general classroom functions, and convert the PE locker rooms and a mini lecture hall to general classroom functions and other support spaces. The entire building is to receive a new HVAC system, new fire sprinkler system, and new fire alarm system. Interior finishes are being upgraded to include carpeting in classroom areas, new rubber base, painted walls, new ACT ceilings and associated lights, electrical systems, and low voltage systems.

Current Status:

All interior work is 98% complete. The site work and bus loop have been delayed due to ground saturation from recent continued rainfall, changes of the location of the new bus loop, and Fire Marshal approval of the revised fire lane. Landscaping is 75% complete. The playground is 100% complete. The new monument sign and exterior signage is in progress. The majority of the outstanding work is exterior of the building. The contractor and subs are working on the architectural punch list for the interior of the building.

Budget:

Original Budget: **\$21,128,943.00**

Board Approved Date: **12/11/2017**

Budget Issues:

None at this time.

Schedule:

Design: **Complete**

Construction: **February 26, 2018 – January 15, 2019**
(11 months)

Final Completion: **May 30, 2019**

Achievements:

The overhead OSF inspection passed for A, B, C, D, G, J, K & H wings. All construction and inspections will be complete for the MBI staff to move in at the end of the current school year.

Quarterly Executive Summary

Roof Replacement – Ocean Drive Elementary

Q1 2019



Existing TPO Roof



Skylight Area of Roof to be Modified

HCS Project Manager: Patrick McCord

Principal: Renea Fowler

Architect: N/A

Contractor: TBD

Project Scope: The single layer of the existing TPO roofing membrane will be removed, and a new half-inch cover board will be installed. The cover board is mechanically fastened to the deck, and a new 60-mil TPO membrane will be installed. There will be all new parapet caps installed. The new TPO roof will have a (20) twenty-year warranty. There will be modifications around the roof drains and skylights to help prevent any low areas.

Current Status: Procurement stage

Budget: Original Contract: TBD

Final Contract Amount = TBD

Budget Issues: None

Schedule: To be completed of Summer 2019

Schedule Issues: None.

Achievements: None.



Quarterly Executive Summary
Sustainment Projects - Carpeting
Q1 2019

HCS Project Managers: Davida Rohlf, Ara Heinz

Contractors: Various

Project Scope: Replace carpeting in various areas within schools in each of the four regions.

North Region: TBD

South Region: TBD

East Region: Waterway Elementary, Blackwater Middle, Ocean Bay Elementary, Academy of Art, Science & Technology

West Region: Aynor Middle, Aynor Elementary

Current Status: Obtain proposals for each Region for schools that need carpet replaced and set a schedule for the summer timeframe.

Budget: \$600,000 (\$150,000 each Region) - Sustainment Funds (5656) 

Committed to date:

North Region: \$ 0

South Region: \$ 0

East Region: \$123,600

West Region: \$148,066

Budget Issues: None at this time. 

Schedule: Work to begin June 7, 2019 

Schedule Issues: None at this time.

Current Status: Regional Maintenance Assistant Managers are evaluating schools within their regions to compile a list and obtain quotes for work during the Summer Break.

