Facilities: Quarterly Project Updates

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.

Rick Maxey Date: 1/24/2020
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
Loop Road – Aynor Elementary
Q4 2019





Project Manager: **Jason Hardee** ***Principal:*** **W. Reggie Gasque**
Engineer: **D. N. Engineering Inc.** ***Contractor:*** **Goodson Construction**

Project Scope: Design and construction of a new parent drop off loop road at Aynor Elementary School for parent drop-off and pick-up traffic to reduce congestion on Jordanville Road.

Current Status: Construction is 98% complete.

Budget: Original Budget: **$850,000.00** Board Approved Date: **1/29/2019**
Final Contract Amount: Currently under budget

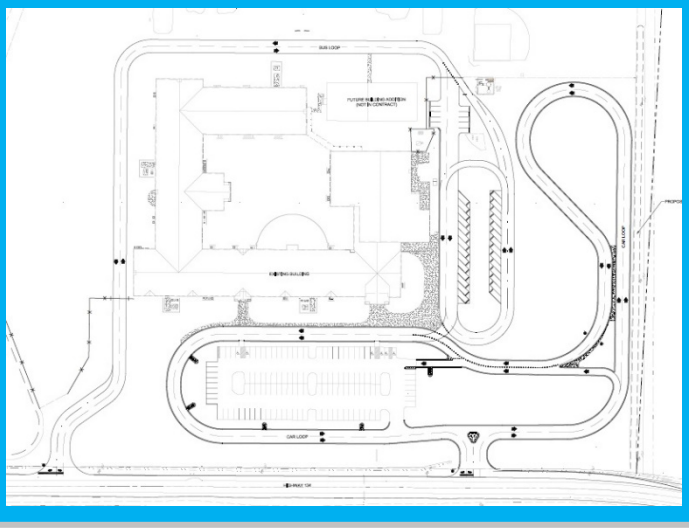
Budget Issues: None at this time.

Schedule: Design: **Complete** Solicitation: **Complete**
Construction: **In-Progress**

Schedule Issues: The local and state permitting agencies delayed the start of the project due to extended permitting time.

Achievements: Construction is on schedule and is expected to finish below the original budget.

Quarterly Executive Summary
Loop Road – Pee Dee Elementary School
Q4 2019



Project Manager: **Jason Hardee** ***Principal:*** **Chris Plowman**
Engineer: **DRG, LLC** ***Contractor:*** **TBD**

Project Scope: Design and construction of a new loop road at Pee Dee Elementary School for parent drop-off and pick-up traffic to alleviate congestion on Highway 134 in front of the school.

Current Status: Design is currently 70% complete.

Budget: Original Budget: **$1,400,000.00** Board Approved Date: **1/29/2019**
Final Contract Amount: **TBD**

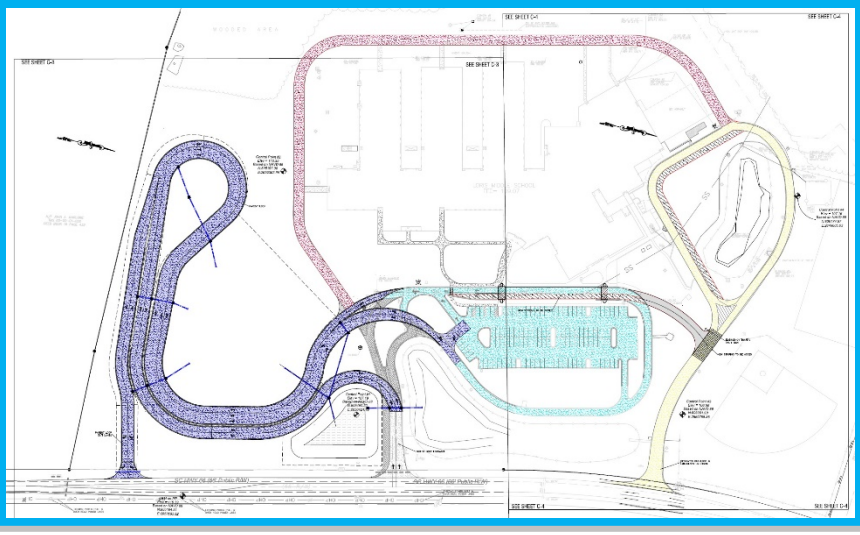
Budget Issues: None at this time.

Schedule: Design: **In Progress** Solicitation: **TBD**
Construction: **TBD**

Schedule Issues: None at this time. The design firm was changed due to the original firm being unable to complete the work due to unforeseen circumstances.

Achievements: Approvals have been received from the State Fire Marshal and SCDOT.

Quarterly Executive Summary
Loop Road – Loris Middle School
Q4 2019



Project Manager: **Jason Hardee** ***Principal:*** **Shelley Todd**
Engineer: **Wall Engineering** ***Contractor:*** **TBD**

Project Scope: Design and construction of a new loop road at Loris Middle School for parent drop-off and pick-up traffic to help reduce congestion on Highway 66 in front of the school and improve emergency access.

Current Status: The design and permitting is currently 90% complete and a contract with the apparent low bidder is pending.

Budget: Original Budget: **$1,500,000.00** Board Approved Date: **1/29/2019**
Final Contract Amount: Currently within budget.

Budget Issues: None at this time.

Schedule: Design: **In Progress** Solicitation: **November 2019**
Construction: **2020**

Schedule Issues: The procurement and construction phases have been delayed due to slow permitting and agency approvals at both the local and state levels.

Achievements: The SCDOT, Land Disturbance, and DHEC permits have been issued.

Quarterly Executive Summary
District Track and Tennis Courts Project
Q4 2019



HCS Project Manager: **Davida Rohlf**

Architect/Engineer: **CHA Consulting, Inc.**

Contractor: **TBD**

Schools: **Phase 1:**

Track and Infield – CFHS, LHS, SJHS,
Tennis Courts – CFHS, CHS, GSFHS
Tennis Crack and Seal – AHS, LHS, SJHS, SHS

Project Scope: To review, evaluate and make recommendations for the athletic needs for all nine high schools, with a primary emphasis to be for tennis courts and running tracks. The Board approved CHA Consulting, Inc. as the design consultant. CHA provided a phased, prioritized list of the needs for Board review. Board approved proceeding with Phase 1 (plus the Option 1 for Crack and Sealing of Tennis courts at Aynor High, Loris High, St. James High and Socastee High).

Current Status: The track and tennis courts inspections and evaluations are complete. CHA made recommendations and provided a three-phase construction plan to the Facilities Committee on August 19, 2019. A funding plan was presented to the Committee for Phase 1 at the September 23, 2019, and was approved.

Budget: Total Phase 1 Construction Budget: **$4,742,000** Approved Date: **TBD**

Phase 1- Consulting Fees ($296,150) Nov. 19 (Facilities Committee)
Option 1- Construction & Fees ($191,600) Sept. 23 (Facilities Committee)

Budget Issues: None at this time; awaiting board approval for construction.

Schedule: Design: Purchase Orders for design of Phase 1 (includes Tennis Crack and Seal review) issued and construction documents in progress.
Solicitation: Phase 1 - Anticipated for early 2020
Crack and Seal – Solicitation posted Dec. 9, 2019

Construction - Phase 1:
Crack and Seal: Feb. 2020 – Apr. 2020
Track and Infield: Dec. 2020 – Apr. 2021
Tennis: Apr. 2020 – Aug. 2020

Schedule Issues: None at this time

Quarterly Executive Summary
Roof Replacement – Myrtle Beach High School
Q4 2019



Completed TPO Membrane



Metal Wall Panels Around Auditorium

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. All-new parapet caps will be installed. The new TPO roof will have a (20) twenty-year warranty. The three Kalwall skylight panels will also 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-wall flashing installed. The same flashing will also be replaced in the fly loft. Hunter green, three-rib metal panels are also being installed on the north facade of the auditorium exterior wall. All built-up style roof areas will receive new drain pans and all vertical flashings will be coated.

Current Status: All items are complete except site work cleanup. This will be the last report on the project.

Budget:

Original Budget: **$1,250,000.00**
Original Contract: **$1,087,685.00**
Current Contract Amount: **$1,274,490.43**

Budget Issues: Unforeseen deterioration of roof decking and wall materials required resulted in an increase in the project cost.

Schedule: Site work cleanup is expected to be completed by January 15, 2020.

Schedule Issues: None.

Achievements: The TPO roofing is complete. All work and maintenance for the built-up roof areas have been performed.

Q4 2019

Quarterly Executive Summary
Replacement Facility for the
Horry County Education Center (HCEC)
Q4 2019



Architect's Schematic Rendering

HCS Project Manager: **Amber Barnhill** ***Principal:*** **Jimmy McCullough**

Architectural Firm: **Quackenbush Architects + Planners**

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

Background: On March 4, 2019, the Board approved a prioritized 5-Year Capital Plan project list which included a new Horry County Education Center (HCEC) facility. On April 29, 2019, approval was given to locate the facility on a portion of the wooded property adjacent to the existing District Offices on Four Mile Road. On May 6, 2019, the Board approved the use of the Integrated Project Delivery (IPD) method for this project. On June 3, 2019, the Board approved $13.0M funding for the construction. The architectural firm of Quackenbush Architects+Planners was approved by the Board on June 3, 2019, and on August 19, 2019, H.G. Reynolds Co. was approved as the general contractor.

Project Scope: To use the IPD method to design and construct a new facility of approximately 45,000 SF with a capacity of approximately 300 students, plus faculty and staff. Full site development is also to be included in the project.

Current Status: General Contractor is working with the Owner and the Architect on pricing the Schematic Design Package. Early site package design and land disturbance permitting is also underway. Anticipated construction of an early site package is anticipated in early Spring 2020.

Budget: Original Budget: **$13,000,000.00** Board Approved Date: **06/03/2019**

Budget Issues: Value engineering work is being conducted by the IPD team.

Schedule: Design: Underway Construction: Early site package Spring 2020

Final Completion: August 2021

Achievements: The site design and related agency approvals are in progress.

Quarterly Executive Summary
Roof Replacement – St. James Elementary School
Q4 2019



New TPO and Flashings



Flashings around HVAC Unit

HCS Project Manager: **Patrick McCord** ***Principal***: **Felisa McDavid**

Architect: **N/A** ***Contractor:*** **Spann Roofing and Sheet Metal**

Project Scope: The existing roof will have all the aggregate removed and a new ISO cover board will be installed. The entire roof will be thermally scanned to identify any potential deficiencies in the existing insulation. The new 1.5" ISO cover board will be mechanically-fastened over the metal deck areas, and fully-adhered over the tectum deck areas. There will be a new 60 mil TPO roofing membrane mechanically-fastened to the metal deck and fully-adhered over the tectum area. All parapet caps will be replaced and the new TPO roof will have a (20) twenty-year warranty. All low areas will be modified to ensure the roof has proper drainage and metal wall panels will be installed around the gymnasium where the roof comes in contact with the vertical brick wall.

Current Status: All roofing and flashings are complete. Site cleanup is the only remaining work. This will be the last report on this project.

Budget: **$450,000.00** Project Contract: **$450,248.00**

Budget Issues: None.

Schedule: Complete.

Schedule Issues: None.

Achievements: All work has been accomplished while the school was in use without any major disruptions.