

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.

 _____ Date: 07-29-2020
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 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
 Replacement Facility for the
 Horry County Education Center/SOAR Academy
 Q2 2020



HCS Project Manager: Amber Barnhill

Principal:

Jimmy McCullough

Architectural Firm: Quackenbush Architects + Planners

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

Background: On March 4, 2019, the Board approved a prioritized 5-Year Capital Plan 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. On February 17, 2020, the Board approved additional funding for a total project budget of \$17,900,000.00.

Project Scope: To use the IPD method to design and construct a new facility of approximately 49,500 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: The early sitework package has started. A pre-construction meeting was held with all the major sub-contractors to begin construction on the building.

Budget: Original Budget: **\$13,000,000.00** Board Approved Date: **06/03/2019**
 Revised Budget: **\$17,900,000.00** Board Approved Date: **02/17/2020**

Budget Issues: None

Schedule: Design: Underway
 Construction: Early site package Spring 2020
 Final Completion: August 2021

Achievements: Sitework has begun. Building contract was issued to the H.G. Reynolds Company, Inc.



Quarterly Executive Summary
District Track and Tennis Courts Project
Q2 2020



HCS Project Manager: Davida Rohlf

Schools:

Architect/Engineer: CHA Consulting, Inc.

Phase 1:

Contractor: Carolina Sport Surfaces, Inc.
Coastal Structures
GeoSurfaces

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

Project Scope: To evaluate and make recommendations for the athletic needs at all nine high schools, with a primary emphasis on tennis courts and running tracks. The Board approved CHA Consulting, Inc., to provide a phased, prioritized list of needs for Board review. The Board approved to proceed with Phase 1 (plus Option 1 for Crack Repair and Sealing of tennis courts at AHS, LHS, SHS and SJHS).

Current Status: The Option 1 Crack Repair and Sealing project is 100% complete. Phase 1 – Tennis project was awarded to Coastal Structures and the purchase order issued 7/13/20. Phase 1 – Track project was awarded to GeoSurfaces and the contract signed 7/20/20 by both parties. Purchase Order to follow.

Budget: Phase 1 - Construction Budget: \$4,429,000 Approved Date: Jan.27, 2020
Phase 1 - Consulting Fees (\$297,000) Nov. 19 (Facilities Committee)
Option 1 - Construction & Fees (\$200,000) Sept. 23 (Facilities Committee)

Budget Issues: All pricing received for Phase 1 - Tennis and Track are within budget.

Schedule: Design: Complete.
Solicitation: Phase 1 – Notice of Intent issued 6/10/2020 (Tennis), and 7/14/2020 (Track). See above for status.
Construction - Phase 1:
Crack and Seal: Started Feb. 2020 – 100% complete
Track and Infield: August 2020 – Apr. 2021*
Tennis: July 2020 – November 2020

Schedule Issues: Bid dates were extended due to COVID-19 to allow vendors more time.
*Re-bidding of Track has impacted scheduled start date.
Waiting for final decision on HCS athletic schedules due to COVID-19.



Quarterly Executive Summary MBIS Renovations for Records Retention, Science Kits, and Adult Education Q2 2020



HCS Project Manager: Amber Barnhill

Principal:

Etta Greene Carter

Architectural Firm: D3G Architects, LLC

General Contractor:

Sellers General Construction

Background:

In August, 2019, the fourth and fifth grade students housed in the Myrtle Beach Intermediate School relocated to the newly-renovated Myrtle Beach Elementary School which allowed MBI to be repurposed. Currently, both the HCS Adult Education program and Science Kits program are housed in leased space at Horry-Georgetown Technical College (HGTC). The Horry County Board of Education approved on November 4, 2019, “to Repurpose Two Facilities: Former Myrtle Beach Intermediate School and Records Retention.”

Project Scope:

The scope includes minor renovations to an existing 77,150 SF educational use building. Renovations will allow Adult Education, Records Retention and Science Kits to utilize the facility. The work will include minor interior renovations, new entry canopies, roll up doors for service, new building hardware, upgrades to exterior openings for a 1-hour fire rating, the addition of several exterior doors and frames, and work necessary to repair required fire walls. Site work is to include new entry hardscapes and a new paved emergency access pathway.

Current Status:

A final OSF (Office of School Facilities) inspection was conducted on Thursday, July 16th. During the inspection, a few minor deficiencies were noted. One of those items was hardware. Due to the COVID-19, the contractor had a delay in getting hardware material on time for the original OSF inspection date. Seller General Construction are working on getting the material and install as soon as possible so CC&I Services, LLC can re-inspect for OSF.

Budget:

Original Budget: **\$950,000.00**

Board Approved Date: **11/04/2019**



Budget Issues:

None

Schedule:

Design: Complete

Construction: May 11, 2020 – July 10, 2020

**Substantial Completion date changed to COVID-19*

Final Completion: August 9, 2020

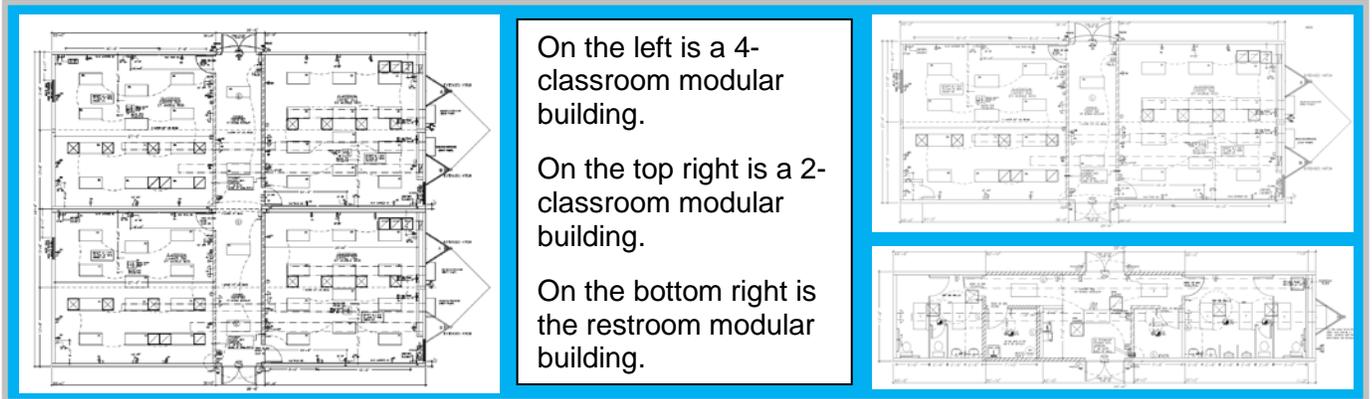


Achievements:

The District received permission from OSF to start moving Adult Education, Science Kits and Records material into the building while minor adjustments are completed.



Quarterly Executive Summary 2020 Modular Classrooms at Multiple Schools Q2 2020



On the left is a 4-classroom modular building.

On the top right is a 2-classroom modular building.

On the bottom right is the restroom modular building.

<u>HCS Project Manager:</u>	Jason Hardee	<u>Principals:</u>	Rebecca Schroyer – OBES
<u>Architect/Engineer:</u>	D. N. Engineering		Dennis Devorick - CFES
<u>Contractor:</u>	Mobile Modular Management		Rene Cazier - ROES

Project Scope: The following schools are receiving modular classrooms for the 2020-2021 school year:

- Ocean Bay Elementary School** – Four (4) classroom modular building
- Carolina Forest Elementary** – Two (2) classroom modular building with restrooms
- River Oaks Elementary** – Two (2) classroom modular building with restrooms

Current Status: The modular classrooms have been ordered.

Budget: Original Budget: **\$2,049,728.60** Board Approved Date: **February 17, 2020** ●

Budget Issues: None at this time

Schedule:

Original solicitation:	June 13, 2016 (for annual modular purchases)	●
Design completion:	April 27, 2020	
Construction start:	June 8, 2020	
Substantial Completion:	August 12, 2020	

Schedule Issues: Some manufacturing delays occurred early on due to COVID-19 issues, but those have been resolved and classrooms are underway. We are working with SC OSF to schedule the final OSF inspection of all modular facilities on (or around) August 12, 2020.

Achievements: The modular classrooms construction is on schedule and should be approved for occupancy by August 17, 2020.*

Please note this data is as of the end of quarter 2 and since that time the modular classrooms have been delivered and set-up.

Quarterly Executive Summary Loop Road – Loris Middle School Q2 2020



Project Manager:

Jason Hardee

Principal:

Shelley Todd

Engineer:

Wall Engineering

Contractor:

Goodson Construction

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 complete and the contractor is currently ahead of schedule. All work is expected to be completed by August 10, 2020.

Budget:

Original Budget: **\$1,500,000.00** Board Approved Date: **1/29/2019**
The project is currently within budget.



Budget Issues:

None at this time.

Schedule:

Design: **Completed**
Construction: **In-Progress**

Solicitation: **Completed**



Schedule Issues:

Some initial delays in permitting due to COVID-19, no current issues.

Achievements:

Construction is on schedule and is currently expected to finish under budget.



Quarterly Executive Summary Green Sea Floyds High – Phase II (A) Painting Q2 2020



HCS Project Manager: Ara Heinz **Principal:** Dr. Andrea Pridgen
Architect: N/A **Contractor:** Reed’s Construction & Painting, Inc.

Project Scope: Strip and paint walls in administrative area and classrooms along the front of the building.

Current Status: All painting has been completed.

Budget: Original Budget: **\$700,000** Board Approved Date: **4/24/2018**
Current Budget: **\$503,819.53** (\$403,819.53 from Ph. I + \$100,000 approved by Facilities Cmte. on 5/19/20)
Current Contract Amount: **\$172,615.00**

Budget Issues: None

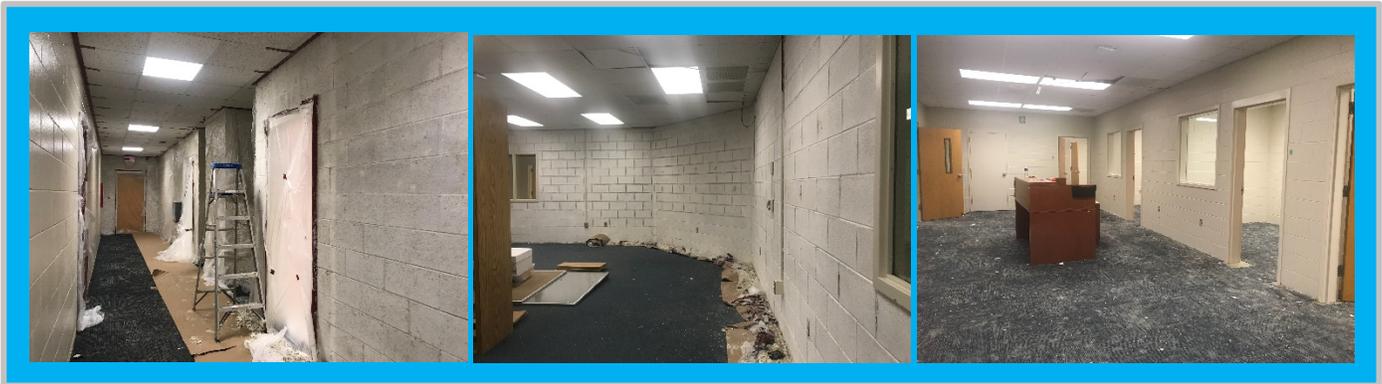
Schedule: Work began June 2020. All painting completed week of July 13, 2020.

Schedule Issues: None at this time.

Achievements: Painting completed on schedule.



Quarterly Executive Summary Loris High – Phase II Painting Q2 2020



- Project Manager:** Ara Heinz **Principal:** Richard Crumley
- Architect:** N/A **Contractor:** Reed’s Construction & Painting, Inc.
- Project Scope:** Strip and paint administrative areas and classrooms along the front of the building.
- Current Status:** All work has been completed.
- Budget:** Original Budget: **\$700,000** Board Approved Date: **4/24/2018**
Current Budget: **\$468,914.76** (\$358,914.76 from Ph. I + \$110,000 approved by Facilities Cmte. on 5/19/20)
Current Contract Amount: **\$182,200.66**
- Budget Issues:** None
- Schedule:** Work began June 2020. All painting completed week of July 13, 2020.
- Schedule Issues:** None at this time.
- Achievements:** Painting completed on schedule.



Yellow Areas Indicate the New Canopy Locations

New Canopy Will Match the Existing Canopy

HCS Project Manager: Davida Rohlf
Architect: N/A

Principal: Katherine Roberts
Contractor: East Coast TVM

Project Scope: Lakewood Elementary will be receiving three new walkway canopies. The location of the canopies is shown in the left-hand picture above. The front of the building will receive a 300 linear foot canopy. The canopy in the rear of the building will be extended for car rider students. The car rider section will be approximately 116 linear feet. There is also a canopy that will extend from the gymnasium and tie into the turnaround loop. This section of canopy will be approximately 35 linear feet. The new canopies will all include lighting. The color of the canopies will be burnt bronze to match the existing canopies.

Current Status: The project started July 15th and is expected to be completed by Mid-August.

Budget:

East Coast TVM Contract:	\$189,000	
Terracon	\$ 1,105	●

Budget Issues: None

Schedule: Completion anticipated in Mid-August

Schedule Issues: None

Achievements: N/A



**Quarterly Executive Summary
MAU Replacement – Myrtle Beach High School
Q2 2020**



Existing Makeup Air Units (MAUs)

New Galvanized Piping

HCS Project Manager: Ara Heinz

Principal: Kristin Altman

Engineer: Owens & Associates, Inc

Contractor: Triad Mechanical

Project Scope: Perform demolition work as required to replace twelve (12) rooftop Make-up Air Units (MAU) / Ventilation Air Units (VAU) manufactured by Trane. The existing seismic curbs will remain, new piping and adapter curbs will be provided for the new MAUs/VAUs.

Current Status: Ongoing. Work started on July 13th. Curb adapters and MAUs are on order. Pipe installation should be complete week of July 27th.

Budget: Original Contract: \$1,365,422.00



Schedule: Design: Complete

Substantial Completion is scheduled for October 4, 2020.



Achievements: Project started on-time.



**Quarterly Executive Summary
Roof Replacement – Myrtle Beach High School
Q2 2020**



Completed TPO Membrane



Metal Wall Panels Around Auditorium

HCS Project Manager: Jason Hardee

Principal: Kristin Altman

Architect: N/A

Contractor: Spann Roofing and Sheet Metal

Project Scope: The single layer of the existing Thermoplastic Polyolefin (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 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 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 completed. **This will be the final update on this project.**

Budget: Original Contract: \$1,087,685.00

Final Contract Amount* = \$1,297,907.27

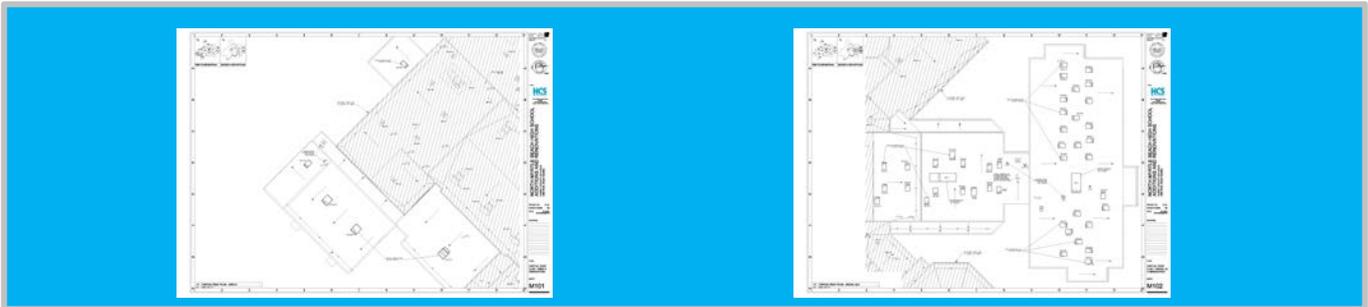
*Cost overrun due to unforeseen through-wall flashing and a significant area of metal roof decking deterioration, both requiring replacement.

Schedule: Project was completed on time in accordance with the schedule

Achievements: The TPO roofing is completed. All the built-up roofs have had maintenance performed.



Quarterly Executive Summary
RTU Replacement – North Myrtle Beach High School
Q2 2020



HCS Project Manager: Ara Heinz **Principal:** Teresa Todd
Engineer: McKnight – Smith – Ward – Griffin Engineers, Inc. (MSWG)
Contractor: Hoyt’s Heating & AC, Inc.

Background: The Board approved a final scope of work for renovations to North Myrtle Beach High School in September 2015. Part of those renovations included new HVAC systems in Areas B, C, H, M, and Part of Area A.

Project Scope: Perform demolition work as required to replace roof-top HVAC units (RTUs) including packaged heat pump and fresh air heat pumps with new units manufactured by Trane. New RTUs will be placed in Areas J and K and the remaining part of Area A.

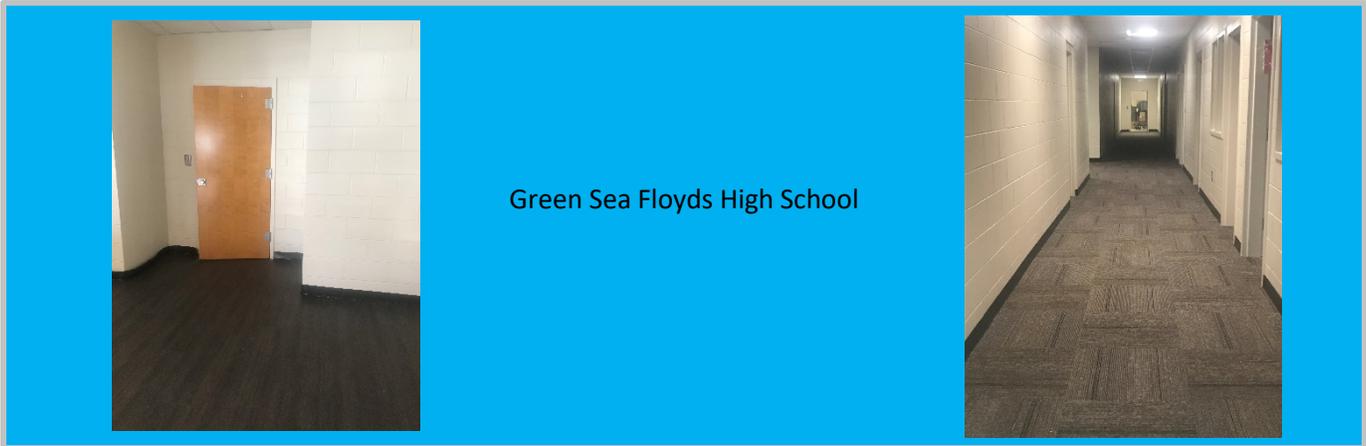
Current Status: Some material has been delivered to the site. Work is expected to start the week of July 27th.

Budget: Original Contract: \$ 981,400.00 ●

Schedule: Design: Complete Substantial Completion is scheduled for October 4, 2020. ●



Quarterly Executive Summary Sustainment Projects - Carpeting Q2 2020



Green Sea Floyds High School

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: Green Sea Floyds High, Loris High, Daisy Elementary

South Region: Seaside Elem., St. James Elem., Burgess Elem.,
Forestbrook Elem., Socastee High, St. James Middle

East Region: Myrtle Beach Primary, Carolina Forest High, Myrtle Beach High

West Region: Whittemore Park Middle, Aynor High, Aynor Elem.

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

Committed to date:

North Region: \$ 119,059

South Region: \$ 129,812

East Region: \$ 128,062

West Region: \$ 155,022

Budget Issues: None at this time.

Schedule: Work began April 2020. On target to complete by school start. ●

Schedule Issues: None at this time.

Current Status: All projects in progress or completed.



Quarterly Executive Summary
Sustainment Projects - Painting
Q2 2020



Myrtle Beach High



North Myrtle Beach High

HCS Project Manager: Davida Rohlf

Contractors: Various

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

- North Region:** North Myrtle Beach High, Kingston Elem.
- South Region:** Lakewood Elementary.
- East Region:** Myrtle Beach High
- West Region:** Homewood Elementary, Conway Middle, Pee Dee Elementary,

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

Committed to date:

- North Region:** \$154,301
- South Region:** \$151,000
- East Region:** \$144,392
- West Region:** \$ 99,514



Budget Issues: None at this time.

Schedule: Work began April 2020 and should be completed by beginning of school.



Schedule Issues: Coordination with summer activities and annual maintenance within schools.

Current Status: All projects in progress or completed.



Quarterly Executive Summary Sustainment Project - Paving Q2 2020



Project Managers: Jason Hardee

Contractors: S&W Asphalt

Project Scope: Performing preventative maintenance, repairs and repaving of areas at the schools in each Regional Area

North Region: Daisy Elementary, North Myrtle Beach Middle, Ocean Drive Elementary

South Region: Saint James Middle, Saint James Elementary, Forestbrook Elementary

East Region: Carolina Forest High, Waccamaw Elementary

West Region: Aynor Elementary, Conway Education Center, Whittemore Park Middle

Current Status: Coordinating with the contractor and the facilities maintenance staff to perform paving maintenance and repairs on schools throughout all regions.

Budget: \$400,000 (\$100,000 each Region) - Sustainment Funds (5656) 

Budget Issues: None at this time.

Schedule: Work began on June 1, 2020. 

Schedule Issues: None at this time.

Q2 2020



Quarterly Executive Summary Sustainment Project - Roofing Q2 2020



Project Managers: Jason Hardee

Contractors: Spann Roofing

Project Scope: Maintenance and repairs on roofs at various schools in each Regional Area

North Region: Daisy Elementary, Academy of Tech & Academics, Kingston Elementary, Loris Middle, Green Sea Floyds High, North Myrtle Beach High

South Region: Early College High School, Seaside Elementary, Saint James High, Saint James Middle, Socastee High

East Region: Carolina Forest High, Ocean Bay Middle, Carolina Forest Elementary, Black Water Middle, Waccamaw Elementary, Myrtle Beach Primary, Myrtle Beach Intermediate, Academy of Arts, Science, and Technology

West Region: Pee Dee Elementary, South Conway Elementary, Aynor Elementary, Aynor High, Conway High

Budget: \$200,000 (\$50,000 each Region) - Sustainment Funds (5656) 

Committed to date:

North Region: \$ 50,000.00

South Region: \$ 50,000.00

East Region: \$ 50,000.00

West Region: \$ 50,000.00

Budget Issues: None at this time.

Schedule: Work began on June 1, 2020. 

Schedule Issues: None at this time.

Current Status: Coordinating with the contractor to perform preventative maintenance and repairs on roofs at various schools in each Regional Area