

## OPERATIONAL EXPECTATIONS MONITORING REPORT

### Board's Governance Policy

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: 1/9/19  
Rick Maxey  
Superintendent

Disposition of the Board:

☐ In compliance  
☐ Not in compliance  
☐ Compliance with exception

\_\_\_\_\_  
Ken Richardson  
Board Chair

Date: \_\_\_\_\_

**Monitoring Report:**

See following report documents.

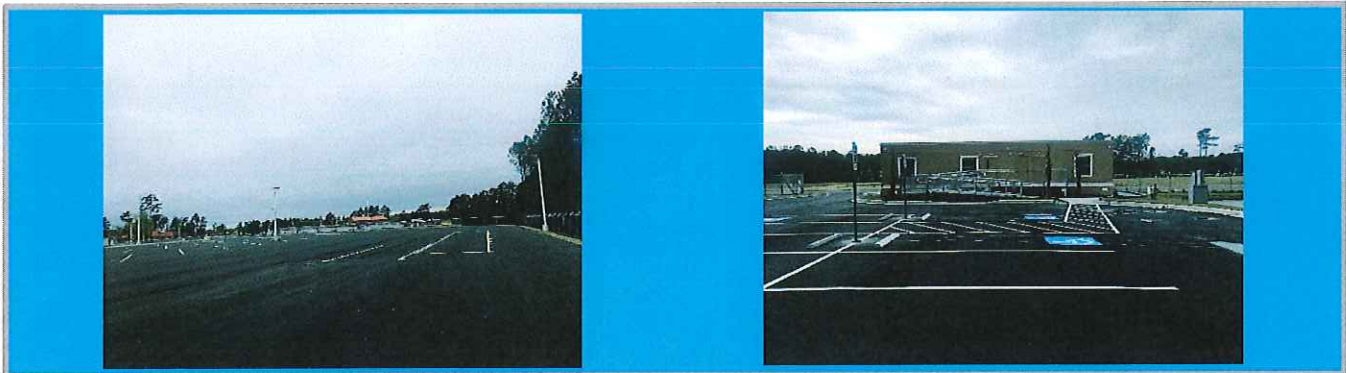
**For Additional Information:**

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

**Recommended Action:**

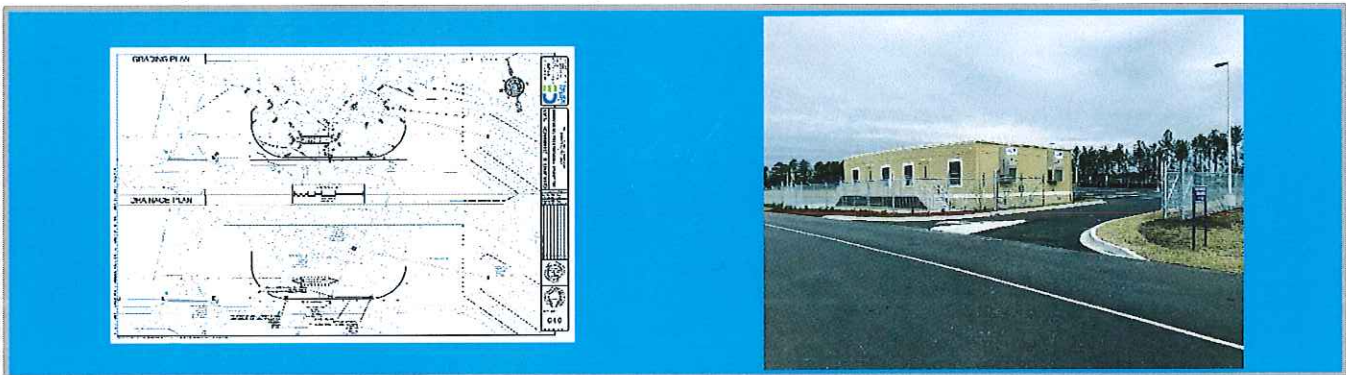
Move to accept the Superintendent's monitoring report on OE-13 which he has presented as evidence of the status of his compliance with the provisions of the policy.

**Quarterly Executive Summary  
Bus Propane Fueling Station @ St. James Bus Lot  
Q4 2018**



**Bus Parking Lot Paved & Striped w/ CDL Training Pad**

**Bus Office from Parking Lot**



**Layout of Propane Tank Fueling Station**

**Bus Office @ Driver Entry**

**Project Manager:** Brian Sexton, PE      **Principals:** SJE: Felisa McDavid; SJM: Olga Toggas  
**Engineer:** Castles Engineering, Inc. **Contractor:** Hardwicks Landscaping

**Project Scope:** New bus propane fueling station to be located at the new St. James bus lot.

**Current Status:** Design & Bid Complete. Construction to begin week of January 7<sup>th</sup>, 2019

**Budget:** Approved Budget: **\$194,000** Board Approved Date: December 2018  
Final Bid Amount: \$194,000

**Budget Issues:** None at this time.

**Schedule:** Design: **Complete** Solicitation: **November 2018**  
Construction: **Approximately 60 days, complete in early spring 2019.**

**Schedule Issues:** None at this time.

**Achievements:** Coordination with AmeriGas to provide design details for tank items provided by the State.

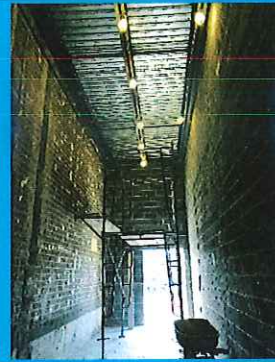
**Phasing:** Anticipate construction to be continuous with slab ready for AmeriGas to install tank and connect to power source in a turn-key operation.



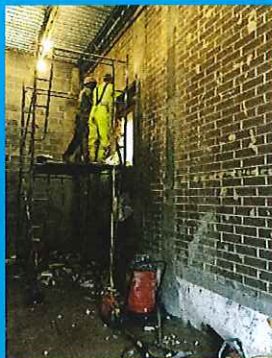
Quarterly Executive Summary  
HVAC Replacements - D.O. Server Room  
Q4 2018



**New Addition to DO C-Building**



**Inside New DO Server Room -  
HVAC Air Handler Room**



**Supply Air - Wall Penetration**



**Return Air - Wall Penetration**

**Project Managers:** Brian Sexton, PE; Dennis McCrary, PE  
**Engineer:** D3G Architects & MSWG  
**Contractors:** North Strand Mechanical

**Project Scope:** District Office: New I.T. Server Room HVAC

**Current Status:** **DO Server Room:** Liebert HVAC units (3) have been installed, awaiting interior completion of the new structure before setting the new air handlers. Final project completion by February/March 2019.

**Budget:** \$475,000.00

**Budget Issues:** None at this time.

**Schedule:** **Design:** Complete  
**Construction:** 85% complete.

**Solicitation:** Complete

**Schedule Issues:** None at this time.

**Achievements:** New HVAC system will replace aging rooftop units and provide 30 tons of cooling to the DO Server Room.



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

**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 was later chosen by the Board, which is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued and responses 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.

**Budget:**

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

**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 29<sup>th</sup> Ave. N. and Oak Street.

**Current Status:** MetCon Construction continues to work on completing test and balance on the HVAC systems, lighting controls and building door hardware/security items.



**Quarterly Executive Summary  
Replacement School for Socastee Elementary (CD-5)  
Q4 2018**



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

**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 September 8, 2014. The Design-Build delivery method was later chosen by the Board, which is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued and responses 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.

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

**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 building door hardware/security items.





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

**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 September 8, 2014. The Design-Build delivery method was later chosen by the Board, which is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued and responses 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.

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

**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 building door hardware/security items.



**Quarterly Executive Summary  
New St. James Intermediate School (5-6)  
Q4 2018**



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

**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 September 8, 2014. The Design-Build delivery method was later chosen by the Board, which is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued and responses 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.

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

**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. ●

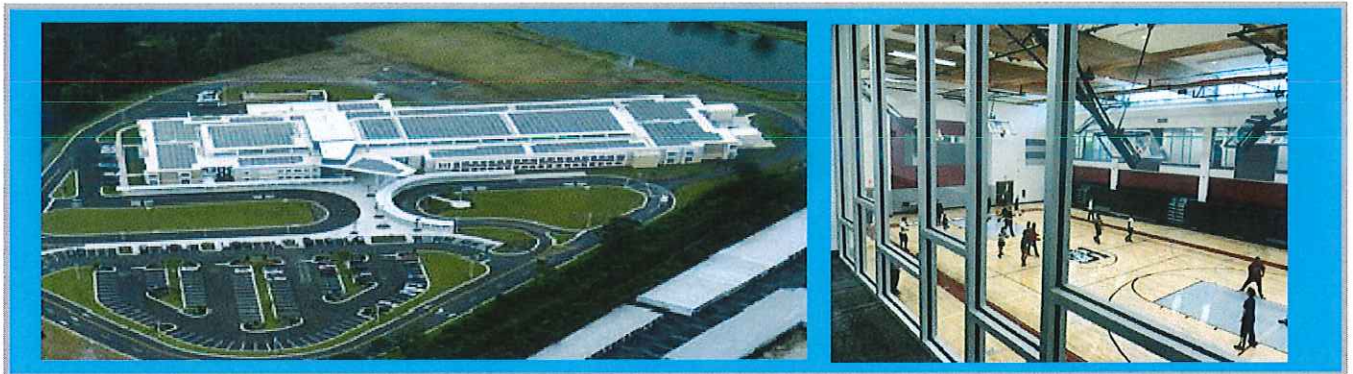
**Schedule Issues:** Certificate of Occupancy issued 8/15/2017 and the building was operational for the first day of school 2017.

**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 building door hardware/security items.



**Quarterly Executive Summary  
New Ten Oaks Middle School (6-8)  
Q4 2018**



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

**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 September 8, 2014. The Design-Build delivery method was later chosen by the Board, which is comprised of a two-part selection. The Superintendent appointed an Evaluation Committee and Part 1, Request for Qualifications, was issued and responses 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.

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

**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 building door hardware/security items.



**Quarterly Executive Summary  
Roof Replacement – Forestbrook Middle School  
Q4 2018 (Final Update)**



**Completed Roof**



**Educational Wing with Roof Vents**



**Flashing Detail – Kitchen Vent**



**New Parapet Sheet Metal Cap**

**Project Manager:** Patrick McCord  
**Architect:** N/A

**Principal:** Melissa Rutenberg  
**Contractor:** Spann Roofing and Sheet Metal

**Project Scope:** The two layers 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 and metal gutters installed. The new roof will have a twenty (20) year warranty.

**Current Status:** The roof is completed and we are currently completing all punch list items.

**Budget:**

Original Contract:	\$506,325	●
<b>Final Contract Amount =</b>	<b>\$506,325</b>	

**Budget Issues:** None

**Schedule:** The new roof was completed in the fall of 2018. ●

**Schedule Issues:** None. This will be the final report on this project.

**Achievements:** The areas of greatest concern were completed first.



Quarterly Executive Summary  
Renovations to Old MBMS (New MBES)  
Q4 2018



**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 to be upgraded to include carpeting in classroom areas, new rubber base, painted walls, new ACT ceilings and associated lights, electrical, and low voltage systems.

**Current Status:**

The new HVAC units are completely installed. Insulation about 95% complete. Ceiling grid installed and dropping tile in all areas except for J/K/H. Interior and exterior doors are installed. New hardware is being installed. Fire alarm is being tested. Continue to paint throughout the building. New kitchen hood installed. Areas J/K/H are ready for an OSF overhead inspection. Site work has begun around the school. Demolition of the existing landscaping underway. The site work and bus loop is delayed due to ground saturation from recent continued rainfall.

**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: **February 14, 2019**

**Achievements:**

The first overhead OSF inspection was completed and passed for A, B, C, D & G wings. OSF inspection for areas J, K & H is scheduled for January 9, 2019.