

Consideration of the Myrtle Beach Middle School Renovation / Addition Project as an Integrated Project Delivery (IPD) Method

Policy Reference: OE-13: The superintendent shall assure that physical facilities support the accomplishment of the board's **Results** policies, are safe and properly maintained.

Background Information: In November 2015, construction of a *new* Myrtle Beach Middle School (MBMS) was approved as part of the Short Term Capital Plan. Upon completion, this will leave the current MBMS vacant. To evaluate the reuse of this building, on December 12, 2016, staff was authorized to select an architectural firm from a pool of approved architects (RFQ #1415-22) and to analyze the reconfiguration of the CD-5 grade levels in the Myrtle Beach campus. Pike McFarland Hall Associates, Inc. (PMH) was selected as the architect. Following a staff presentation on February 20, 2017, the board approved a reconfiguration of schools, in which grades 3, 4, and 5 are being combined to form a new "Myrtle Beach Elementary School" facility, to be housed within the *current* MBMS building. This necessitates various renovations and related code upgrades to the building and site to accommodate a different grade structure but also provides a unique opportunity to renovate an unoccupied building. PMH has provided preliminary scopes of work and cost estimates to the Board, with an original intent of utilizing the Design-Bid-Build delivery method. As analysis of scope and funding options has progressed, the window for construction has diminished. Authorization to use the Integrated Project Delivery (IPD) method is requested to allow the Owner to begin the construction earlier, maintain control of the design, and better control costs and schedule requirements.

Purpose: Staff recommends utilizing the Integrated Project Delivery method in lieu of Design-Bid-Build due to the benefits of contractor advice on the time and cost consequences of design and construction decisions, scheduling / phasing of construction, cost control, coordination of construction contract negotiations and awards, timely purchasing of critical materials and long-lead-time items, and coordination of construction activities.

For additional information: Contact Mark Wolfe 843-488-6967 or Daryl Brown 843-488-6774

Recommended Action:

Allow staff to utilize the Integrated Project Delivery (IPD) method for the existing Myrtle Beach Middle School Renovation project. Selection of a contractor will be procured through a Request for Qualifications selection process.

Estimated Cost: TBD in conjunction with board approval of the funding to renovate the existing Myrtle Beach Middle School for reuse as a 3, 4, 5 grade structure facility renamed to "Myrtle Beach Elementary School".

Recurring ☐ Non-recurring ☒
Funding Sources: Not Applicable