

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: 10/9/17
Rick Maxey
Superintendent

Disposition of the Board:

☐ In compliance
☐ Not in compliance
☐ Compliance with exception

Joe DeFeo
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.



HCS Project Manager: Brian Sexton **Principal:** Michael McCracken

Architect/Engineer: Wall Engineering

Contractor: Hardwick's Landscaping

Project Scope: The work at Aynor High School was re-designed to only include drainage, asphalt paving, sidewalks and minimal landscaping on Ivy Road (aka Blue Jacket Drive) between the gate at the student parking area to Jordanville Road. The original project included work from the gate to the intersection of Ivy Road with Ninth Avenue. HCS Maintenance Department contracted to complete the paving to Ninth Avenue.

Current Status: The project has been completed. This will be the last update on this project.

Budget: Original Budget: **\$408,100.00** Board Approved Date: **Feb. 8, 2016**

Budget Issues: None at this time.

Schedule: Design: **Complete**
Solicitation: **Complete**
Construction: **Final Completion was on August 17, 2017**

Schedule Issues: None at this time. Project is completed.

Achievements: Paving operation was ready for traffic before start of school.

Quarterly Executive Summary
Conway High School Track Renovations and Lighting
Q3 2017



HCS Project Manager:

Jason Hardee

Principal: Lee James

Architect/Engineer:

DN Engineering

Contractor:

Wade Lott

Project Scope:

The work at Conway High School includes complete repaving and striping of the existing athletic running track, relocation of jump events, adding a pole vault event, installation of track drainage, and the addition of track lighting.

Current Status:

The paving has been completed and the striping is scheduled to be completed by October 13, 2017.

Budget:

Original Budget: **\$500,000.00** Board Approved Date: **12/15/2014**
Current Budget: **\$700,000.00**

Budget Issues:

All bids received exceeded the original budget. Additional overage includes items that were later requested by the school as well as pricing escalation. Additional funds needed were obtained from the Sustainment / Upkeep funds.

Schedule:

Design: **Completed**

Solicitation: **Completed**

Construction: **Summer 2017**

Substantial Completion: **Completed**

Schedule Issues:

The land surveyor discovered concerns with the existing grades of the track prior to construction which required a slight redesign to avoid drainage problems. This, followed by the October 2016 interruption from Hurricane Matthew, contributed to delays in construction efforts. A required proof roll test of the subgrade prior to paving subsequently failed due to excessive saturation of subsoils as the entire track was completely under water during the hurricane. The engineer, special inspectors and the contractor worked together to develop a viable solution to this issue which is currently being implemented. HCS continues pursuing FEMA reimbursement for damages related to the hurricane.

Achievements:

The school's request for several added improvements have been honored.

Quarterly Executive Summary
HVAC Replacements – FBE, SJM, SCE, SJE
Q3 2017



New Outside Air Unit @ Aynor Elem.

Rooftop Unit Replace @ St. James Middle

Project Managers: Brian Sexton, PE; Dennis McCrary, PE

Engineer: RMF and BES **Contractors:** North Strand Mech.; Triad; McCarter; CMI

Project Scope: Scope includes removing and replacing water source heat pumps, split system heat pumps, rooftop units, dedicated outside air units, and wall hung heat pumps at varying schools per HCS bid packages.

Current Status:

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|-------------------------------------|------------|
| Forestbrook Elementary – Completed | (NSM) |
| St. James Middle – Completed | (NSM) |
| South Conway Elementary - Completed | (McCarter) |
| St. James Elementary – Completed | (Triad) |

Budget: Varies by school. Board Approved Date: **07/28/2015**

Budget Issues: No issues at this time. Base bids with alternates awarded within the budget for this fiscal year.

Schedule:

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| Design: Complete | Solicitation: Complete. |
| Construction: Complete. | |

Schedule Issues: None at this time. Projects are complete. This will be the last update on these projects.

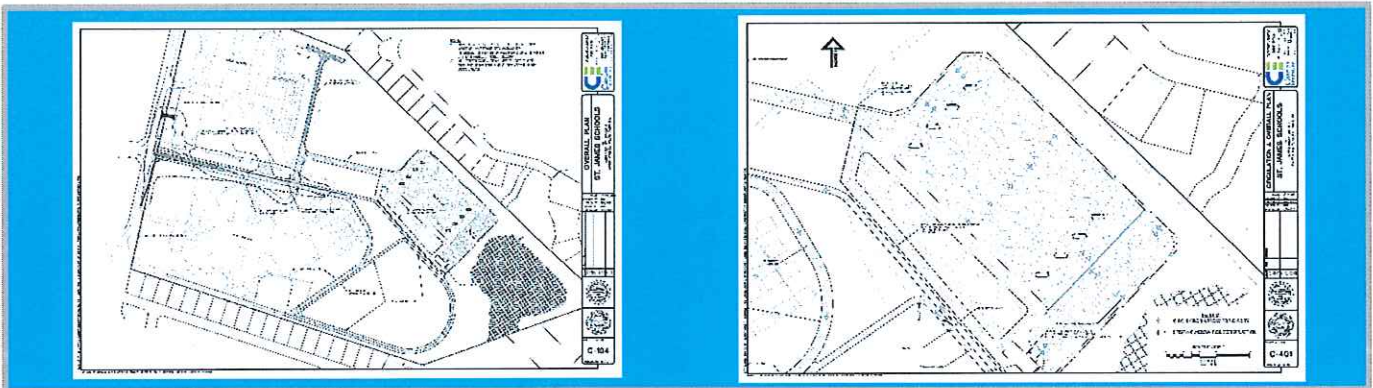
Achievements: New HVAC systems are 30% more efficient than previous. Construction was completed at all locations with minimal interruption to the schools.

Quarterly Executive Summary
Loop Roads & Bus Lot – St. James Elementary & Middle
Q3 2017



St. James Middle & Elementary – Current Entry Location

St. James Middle – Parent Loops Cleared & Grubbed



Final Site/Road Design – Bid Package

Bus Lot – 60 Bus Spaces + 60 Cars & Bus Office

Project Manager:
Engineer:

Brian Sexton, PE
Castles Engineering, Inc.

Principals: SJE: Felisa McDavid; SJM: Olga Toggas
Contractor: Hardwicks Landscaping

Project Scope:

New bus lot and parent loop road for SJE and SJM campus, bus office/modular, bus lot design for capacity of 60 buses; 60 drivers. Combined traffic storage for up to 200 vehicles each drop off / pick up period at SJE/SJM.

Current Status:

Construction is underway. Road between schools is in service. Bus lot and parent loops to be in service by October / November 2017.

Budget:

Original Budget: **\$1,750,000** Board Approved Date: **12/15/2015**
Final Award Amount: **\$3,100,000** Board Approved Date: **5/22/2017**

Budget Issues:

Additional funding was approved from the Building Modification Fund and funds from the County Transportation Committee (CTC). Project is currently within budget.

Schedule:

Design: **Complete** Solicitation: **Complete**
Construction: **Phase 1 complete. Phase 2 ~ 50%**

Schedule Issues:

None at this time. The large amount of site work is weather sensitive.

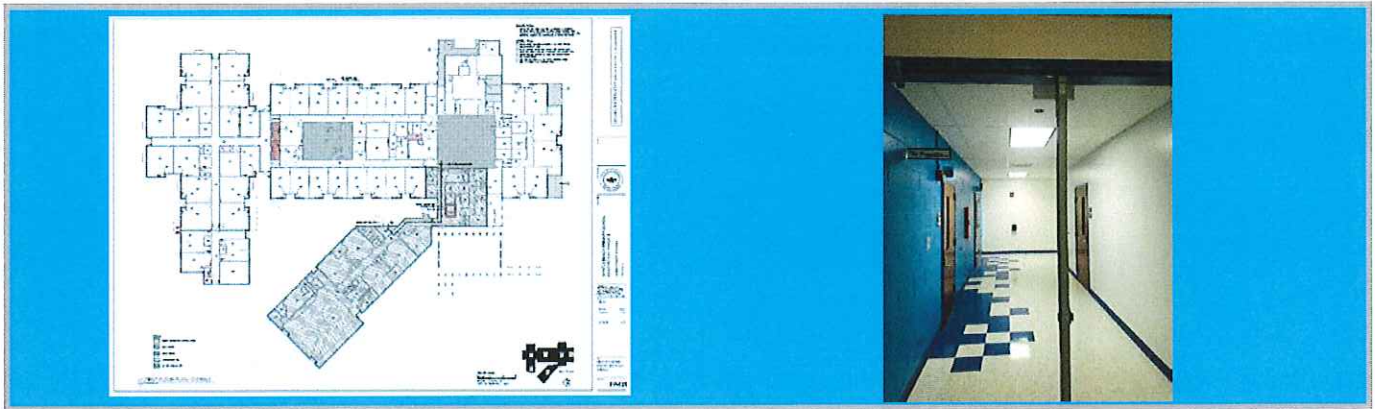
Achievements:

The proposed layout should greatly improve area traffic flow by removing parent traffic from McDowell Shortcut and Hwy. 707 onto school property.

Phasing:

Phase 1 is completed and in service. Completion of the remaining bus lot, bus office, and parent loop roads is expected by Thanksgiving break, weather permitting.

**Quarterly Executive Summary
2016 Myrtle Beach Primary – Phase 2 Renovations
Q3 -2017**



HCS Project Manager: Jason Hardee

Principal: Christel Arnette

Architect/Engineer: Quackenbush Architects

Contractor: Welch Construction Company

Project Scope: While the renovation project was in-progress in 2015, the Office of School Facilities informed HCS that additional items would need to be addressed in summer 2016. Therefore, to conform to their requirements, additional work must be performed in other areas of the school except for the most recently constructed classroom wing / gymnasium section (2007). The current scope of work includes: expansion of the fire sprinkler system, demolition and replacement of the acoustical ceiling in areas affected by the fire sprinkler system, removal and replacement of the cooler, freezer, and kitchen hood. The administration area, most recently constructed classroom wing, and gymnasium section will receive minimal to no construction.

Current Status: The contractor is completing the punch list and OSF directed items throughout the school.

Budget: Project Budget: **\$2,250,000.00** Board Approved Date: Dec.14, 2015
Add'l approved funds: \$ **700,000.00** Board Approved Date: Dec.12, 2016

Budget Issues: Additional funding in the amount of \$700,000.00 was presented to the Board at the December 12, 2016 meeting under the Building Modification fund. Potential budget issues related to unforeseen OSF / Fire Marshal Final Inspection requirements. The total impact is currently being quantified.

Schedule: Design: **Completed March 2016** Re-Bid Date: **January 10, 2017**
Construction: **Summer 2017** Substantial Completion: **August 2017**

Schedule Issues: None at this time.

Achievements: Design work was completed and the project was bid as originally planned. Substantial Completion and the OSF Certificate of Occupancy was given on August 18, 2017

**Quarterly Executive Summary
Additions & Renovations - Midland Elementary School
Q3 2017**



HCS Project Manager:

Jason Hardee

Principal:

Jennifer Parker

Architectural Firm:

Pike-McFarland-Hall Associates, Inc.

Design Architect:

David Hall

General Contractor:

FBI Construction

Superintendent:

Sidney Baxley

Project Scope:

The project includes demolition of the 1950's era administration / cafeteria areas, replaced by a new 2-story addition of approximately 43,794 SF, and improvements to the site.

Background:

The conceptual designs were created based upon input from a steering committee that included Board members, district administration, and principals. The individuals that served on the committee included Joe DeFeo, Harvey Eisner, Jeffrey Garland, Neil James, Janice Morreale, Cynthia Elsberry, Dottie Brown, Cindy Ambrose, Traci Hogan, H.T. Lee, Barbara Schlidt, Janice Christy and James LaPier.

Current Status:

The General Contractor is currently completing the final items in the Dining Room and Kitchen area for the Final OSF Inspection scheduled for October 17th. The final completion date for the balance of the new school construction is currently on schedule.

Budget:

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|----------------------------|---------------------|---|
| Original Budget: | \$11,000,000 | Short Term Capital Plan |
| Board Approved Increase: + | \$ 5,191,887 | Board Approved Date: 06/06/2016* |
| Total Revised Budget: | \$16,191,887 | |

Budget Issues:

*The budget was increased by the Board due to escalation and scope needs. The IPD general contractor provided an updated cost proposal to HCS in early September 2016. Project currently remains in-budget.

Schedule:

Due to revisions in scope and budget increases, the current contractual completion date for the total project is January 2, 2018.

Achievements:

Anticipated opening of the new cafeteria and kitchen areas shortly after school begins and currently operating ahead of schedule to the contractual completion date.



Sod & Landscaping



New Parent Loop from Hwy 90 Entrance



Roof and Exterior Metalwork



Interior Courtyards

Project Manager: Brian Sexton, PE
Architect: D3G Architects, LLC

Principal: James LaPier
Contractor: Contract Construction, Inc.

Project Scope: Approx. 22,745 sq. ft. including 9 classrooms, 3 labs, new bathrooms, and support spaces. A new bus loop was in service the past academic year and has performed well for the bus traffic at both schools. The scope also includes a new parent traffic loop to alleviate traffic congestion on Hwy. 90.

Current Status: The general contractor started construction on November 7, 2016. Final OSF & State Fire Marshal passed. The building was operational for the first day of school.

Budget:

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| Original Budget: | \$7,500,000 |
| Board Approved Increase: | \$2,160,750 Approved June 2016 |
| Total Revised Budget = | \$9,660,750 |

Budget Issues: Soccer Field package has been fully designed. Current pricing exceeds funding.

Schedule: Soccer field anticipated to be available in Spring 2018.

Schedule Issues: None at this time.

Achievements: The new building wing was operational for the first day of school.



Quarterly Executive Summary Renovations to NMB High School Q3 2017



HCS Project Manager: Amber Barnhill **Principal:** Trevor Strawderman
Architectural Firm: UWPD Architecture, Inc.
General Contractor: H.G. Reynolds Company, Inc. **Superintendent:** Henry Mills

Project Scope: Final scope of work approved by the Board on 9/19/2015 with no change in program budget. Scope includes significant renovations to the school and a small addition to the main entry area and auditorium expansion for back-of-house. Renovations include new HVAC systems, new fire alarm system, a fire sprinkler, new roofing, lighting, and various interior finishes. Comprehensive renovations are planned for the auditorium including new seating, lighting, and sound system. Construction is divided into six phases.

Current Status: Phases 1-4 are complete, except for Area P (part of Phase 3), which is the auditorium. The auditorium will be under construction until the end of December. Construction is under way in Areas B and F.

Budget:

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| Original Budget: \$10,000,000 | Board Approved Date: 6/30/2014 |
| Revised Budget: \$21,086,340 | Board Approved Date: 6/29/2015 |
| Revised Budget: \$21,586,340 | Board Approved Date: 5/22/2017 |

(Funds approved to compensate for the FEMA funds not realized)

Budget Issues: Potential budget issues related to unforeseen OSF / Fire Marshal Final Inspection requirements. This is being reviewed in conjunction with the remaining work.

Schedule: Design: Complete Construction: July 15, 2016 – February 14, 2018
(19 months)

Achievements: Renovated the admin, commons, and serving line areas in 81 days. Staff in school with a day and half to prepare room before students returned, plus kitchen staff to fully set up and stock kitchen. Band, chorus, bus office and special needs classroom relocated with little disruption to daily activities for bus routes and classroom instruction for teachers.

Phasing: Phase 3 (auditorium only) will be under construction through the end of December. Phase 5 has started and is scheduled to be finished in December with the exception of Area J (partial classrooms which is scheduled for the end of January 2018).



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| <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> | Samantha Locklear |
| | | <u>Superintendent:</u> | David Isham |

Project Scope: The project includes a new 170,918 SF, 2-story middle school for 1,200 student capacity. Approved designs are located on the HCS web site under [New Construction Conceptual Designs](#).

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 concepts were approved by the Board 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.

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| <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: 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 process of permitting, demolition and abatement has moved the current Substantial Completion date to 11/16/17.

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

Current Status: The building exterior veneer is nearly completed and the solar panel installation is complete with final connections being made. Interior finishes being installed along with the kitchen equipment. Exterior landscaping, final grading of site, installation of curb and sidewalks are underway.

Quarterly Executive Summary
Replacement School for Socastee Elementary (CD-5)
Q3 2017



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| <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> | Mark Beach |
| | | <u>Superintendent:</u> | Phil Asslynn |

Project Scope: The project includes a new 120,230 SF, 2-story elementary school for 916 student capacity. Approved designs are located on the HCS web site under [New Construction Conceptual Designs](#).

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 concepts were approved by the Board 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.

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| <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: 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.

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

Current Status: Final Inspection was August 10, 2017 and Certificate of Occupancy issued 8/15/17. Contractor working on some start up issues and punch list items. Building Commissioning will begin soon.



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| <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 |
| | | <u>Superintendent:</u> | Robert Goyco |

Project Scope: The project includes a new 152,920 SF, 2-story middle school for 800 student capacity. Approved designs are located on the HCS web site under [New Construction Conceptual Designs](#). 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 concepts were approved by the Board 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.

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| <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: 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 process of site acquisition, Owner's due diligence, and weather delays has the current projected Substantial Completion date as 1/18/2018.

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

Current Status: Roofing membrane nearing completion along with masonry. Interior drywall near completion. Site work is ongoing along with roof and ground Solar Panels. Acoustical Ceiling grid has begun along with suspended classroom light fixtures. Parking lots and underdrainage is being installed.

Quarterly Executive Summary
New St. James Intermediate School (5-6)
Q3 2017



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| <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> | Bobby Richter |
| | | <u>Superintendent:</u> | Derek |

Project Scope: The project includes a new 170,918 SF, 2-story intermediate school for 1200 student capacity. Approved designs are located on the HCS web site under [New Construction Conceptual Designs](#).

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 concepts were approved by the Board 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.

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| <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: 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 8/11/2017 and the building was operational for the first day of school.

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

Current Status: Certificate of Occupancy issued August 15, 2017. Offsite road widening also completed prior to school opening. Contractor is working on start-up issues and punch list items. Building commissioning will begin soon.



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| <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> | Ryan Parker |
| | | <u>Superintendent:</u> | Randall Doubty |

Project Scope: The project includes a new 170,918 SF, 2-story middle school for 1,200 student capacity. Approved designs are located on the HCS web site under [New Construction Conceptual Designs](#).

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 concepts were approved by the Board 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.

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|-----------------------|------------------|---------------------|----------------------|-------------------|---|
| <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: 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.

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

Current Status: Certificate of Occupancy achieved 8/1/2017. Contractor working on start up issues and punch list items. Building Commissioning will begin soon.