

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: 8/3/17
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 student parking to Jordanville Road. The original project included work from the gate to the intersection of Ivy Road with Ninth Avenue.

Current Status:

The project has been awarded to the successful contractor and the work began on June 5th, 2017. Asphalt binder was laid last week.

Budget:

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

Budget Issues:

None at this time.

Schedule:

Design: **Complete**

Solicitation: **Complete**

Construction: **Substantially Complete on August 3, 2017**

Schedule Issues:

None at this time. Road will be open for traffic before first day of school.

Achievements:

Paving operation will be completed on August 3rd, 2017. Finished striping will go down and be ready for traffic before start of school.

Quarterly Executive Summary
Conway High School Track Renovations and Lighting
Q2 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 the end of next week, August 11, 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**

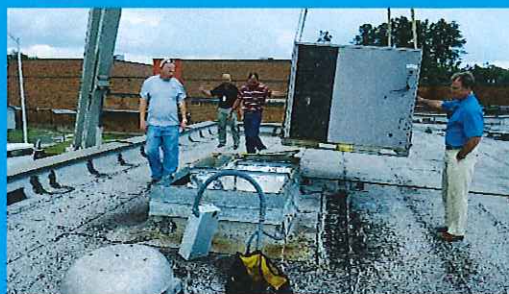
Schedule Issues:

The land surveyor discovered concerns with the existing grades of the track prior to construction which required a slight redesign to avoid future problems. This, followed by the October 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 is also pursuing FEMA reimbursement for damages related to the hurricane.

Achievements:

The school's request for several added improvements was honored and the project is to be 100% by next week.

Quarterly Executive Summary
HVAC Replacements – FBE, SJM, SCE, SJE
Q2 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:

Forestbrook Elementary – Final punch list	(NSM)
St. James Middle – Final punch list	(NSM)
South Conway Elementary - Final punch list	(McCarter)
St. James Elementary - Final punch list	(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:

Design: Complete	Solicitation: Complete.
Construction: Complete.	

Schedule Issues: None at this time. Projects are complete.

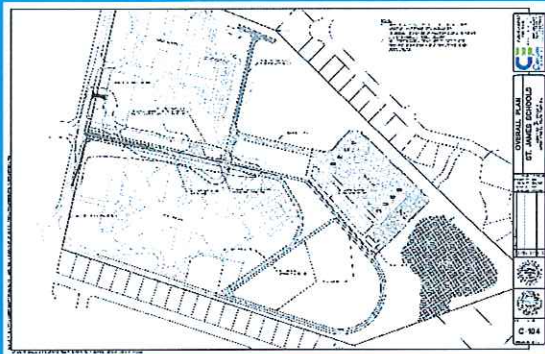
Achievements: New HVAC systems are 30% more efficient than previous. Construction is being completed at all locations with minimal interruption to the schools.



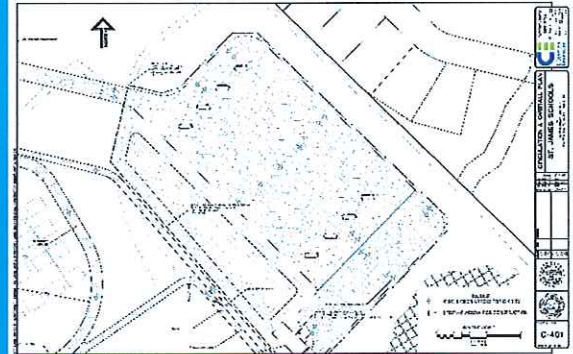
St. James Middle & Elementary – Existing Bus Entry



St. James Middle – Bus Lot Cleared & Grubbed



Final Site/Road Design – Bid Package



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

Project Manager: Brian Sexton, PE **Principals:** SJE: Felisa McDavid; SJM: Olga Toggas
Engineer: Castles Engineering, Inc. **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 to be paved August 8-10th. 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

Budget Issues: No issues at this time.

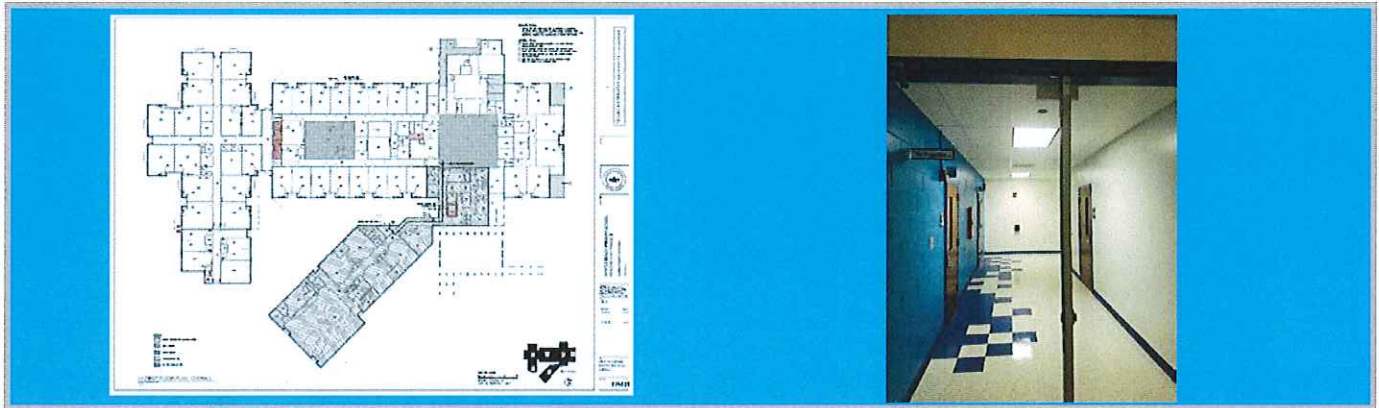
Schedule: Design: **Complete** Solicitation: **Complete**
Design: **Phase 1 completion August 2017**

Schedule Issues: None at this time.

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 considered the road between campuses and will be completed by August 2017. Phase 2 is the remainder of the project with an extension of 60 days to the contract term (October 2017). The Phase 2 alternate was awarded for construction of the bus lot & parent loop roads.

Quarterly Executive Summary
2016 Myrtle Beach Primary – Phase 2 Renovations
Q2 -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 wrapping up the construction of the installation of the new Fire Sprinkler system, Electrical systems, Heating Cooling and Ventilation and Acoustical Ceilings 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.

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

Schedule Issues: The OSF final inspection is scheduled for August 8, 2017.

Achievements: Design work was completed and the project was bid as originally planned.

**Quarterly Executive Summary
Additions & Renovations - Midland Elementary School
Q2 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 renovations on the existing areas of the school and this portion of the work is currently scheduled to be completed in early August. The new kitchen and cafeteria construction is scheduled to be completed in September. The final inspection on the balance of the new school construction is currently on schedule to be completed in late October.

Budget:

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 is in-budget and is well underway.

Schedule: Due to revisions in scope and budget increases, the current contractual completion date for the total project is January 2, 2018. However, the contractor is currently on schedule to achieve an October 2017 completion date.

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:
Architect:

Brian Sexton, PE
D3G Architects, LLC

Principal:
Contractor:

James LaPier
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. New parent traffic loop to alleviate traffic congestion on Hwy. 90 has been paved and striped.

Current Status:

The general contractor started construction on November 7, 2016. Overhead inspection by OSF went well. Final OSF Inspection: August 11, 2017.

Budget:

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

Budget Issues:

None at this time.

Schedule:

Flooring is going down, paint is completed. Delivery and occupancy expected for August 2017.

Schedule Issues:

None at this time.

Achievements:

Sitework on the added soccer field will continue with favorable weather.

**Quarterly Executive Summary
Renovations to NMB High School
Q2 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: Phase 1-3 are complete, except for Area P, which is the auditorium. The auditorium will be under construction until the end of November. Construction is near completion in Areas A1, A2 and A3 (Athletics), Area N (Kitchen), Area M1 and M2 (Commons and Admin). Projected OSF inspection is scheduled for August 14th.

Budget: Original Budget: **\$10,000,000** Board Approved Date: **6/30/2014** ●
Revised Budget: **\$21,086,340** Board Approved Date: **6/29/2015**

Budget Issues: None

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

Achievements: Phase 1-3 are complete.

Phasing: Phase 4 scheduled for completion by the end of August. Phase 3 auditorium will be under construction through the end of November. Phase 5 will start in September.



<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>	Ray Carrino

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.

<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 11/8/17.

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 ongoing. Interior drywall and framing in progress along with MEP rough-in, HVAC and Electrical installation continuing. Landscaping has also begun.

Quarterly Executive Summary
Replacement School for Socastee Elementary (CD-5)
Q2 2017



<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.

<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 delivery of the new facility for the 2017-18 school year. ●

Schedule Issues: Current Substantial Completion: 7/17/17 (Final Inspection: 8/10/17)

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

Current Status: Final Inspection scheduled for August 10, 2017. Final clean up underway with punch list being prepared. Playgrounds are being installed and near completion. Landscaping and site work underway.



<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>	Ed Bruce
		<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.

<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 and due diligence has the current projected Substantial Completion date as 2/5/2018.

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. Drywall and framing continuing, as is MEP rough in. Site work is ongoing. The faculty and students for this school are to be temporarily located in the existing Socastee Elementary building until new construction is complete.



<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>	David Isham

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.

<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: Current Substantial Completion: 7/13/17. (Final Inspection: 8/1/17)

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

Current Status: Final Inspection held August 1, 2017. OSF gave a list of critical items to be corrected in order to obtain a certificate of Occupancy. Target completion 8/4/17. Reinspection to be 8/10/17. Interior punch list ongoing. Playground nearly completed. Furniture installation in progress. Offsite road widening to begin as soon as possible.



<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>	Charlie Rollins

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.

<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: 5/1/17.
Current Substantial Completion: 7/12/17. ●

Schedule Issues: Substantial Completion achieved: 8/1/17.

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

Current Status: Certificate of Occupancy achieved August 1, 2017. Interior punch list ongoing. Furniture installation nearing completion. Building integration progressing. Final landscaping and off site work nearing completion.