

Facilities

Under Operational Expectations OE-13, the superintendent shall assure that physical facilities support the accomplishment of the board's **Results** policies, are safe, and properly maintained.

The superintendent shall:

1. Develop a short- and long-term facilities plan based upon an ongoing annual needs assessment establishing priorities for new facilities, additions, renovations, and sustainment projects that:
 - a. Assigns highest priority to the correction of unsafe conditions;
 - b. Proposes projects to increase the educational facility capacity at locations exceeding 100% utilization now and in the future;
 - c. Includes annual capital projects as necessary to enable facilities to reach their intended life cycles including fixed and non-fixed assets;
 - d. Plans for and schedules facility replacements based upon the facility condition assessment and potential use;
 - e. Develops project management methodology including staffing, project delivery, contracting, and procurement processes;
 - f. Discloses assumptions on which the plan is based, including growth patterns and the financial and human impact individual projects will have on other parts of the organization.
 - g. Establishes expectations for maintenance and custodial services for all District facilities.

Building Modifications/Renovations Projects

The building modifications include the following based upon the Board-Approved Short-term Capital Plan (\$45,500,000 over 7-years = \$6,500,000 annually):

- Modify any and all schools not meeting the minimum requirements for support space as identified in educational specifications.
- Provide additions to schools for support space if modifications reduce school capacity compared to enrollment forecast.
- Modify and update security for all schools including security check-in buildings.
- Update science labs at all high schools.
- Renovate older facilities that need to be modernized – e.g., North Myrtle Beach High School.
- Review and re-analyze annually based upon funding and evaluation.

The current building modifications were prioritized based upon program changes and correcting unsafe conditions as they relate to indoor air quality and security needs. The following priority assumptions are based upon coordinating major renovation needs, potential future additions, and adding humidity control including HVAC equipment replacement. All current sustainment and upkeep projects for the facilities listed below have been deferred to align with the current or future addition, renovation, or replacement. However, any sustainment project related to the exterior enclosure (shell or roof) will occur in the planned sustainment year. Here are the assumed additions, renovations, and replacements:

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Additions (New Proposed Capacity Relief Projects)

- Midland Elementary School
- Seaside Elementary School
- Burgess Elementary School

Renovations (New K-5 Configuration)

- North Myrtle Beach Elementary School
- North Myrtle Beach Intermediate School
- North Myrtle Beach Primary School

Renovations (Based upon Schools < 50% HVAC Dehumidification & HVAC Replacement)

- Green Sea Floyds Elementary School
- Myrtle Beach Primary School
- Waccamaw Elementary School
- North Myrtle Beach High School
- Conway Middle School
- Forestbrook Elementary School
- Whittemore Park Middle School
- Conway High School
- Loris High School
- Green Sea Floyds High School

Replacements (Based upon current Short-term Capital Plan)

- Horry County Education Center (Alternative School)
- Myrtle Beach Family Learning Center
- Myrtle Beach Intermediate School
- Socastee Elementary School

The figures provided are estimated costs based on recent project experience and industry standards. The figures provided are purely estimates and may vary by project. The sustainment and upkeep projects are provided for Board information.

The modification/renovation projects planned for 2014 include the three North Myrtle Beach elementary schools K-5 conversions, security check-in buildings at the high schools, and planning for future modification projects. The modifications include the following at each school:

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North Myrtle Beach Elementary – K-5 Conversion: \$934,608

- Painting
- Carpet in Classrooms
- Gym Flooring
- Playground Equipment & Site Improvements (Primary Grades)
- Security Vestibule
- Removal of TV Brackets
- Adjust Heights of Cubbies & Smartboards
- Relocation of Furniture and Staff Logistics
- New Student Furniture
- 10% Project Contingency

North Myrtle Beach Primary – K-5 Conversion: \$3,121,257

- Painting
- Corridor Flooring
- Carpet in Classrooms
- HVAC Replacements
- Roof Replacement
- Playground Equipment & Site Improvements (Intermediate Grades)
- Security Vestibule
- ADA Review
- Removal of TV Brackets
- Adjust Heights of Cubbies & Smartboards
- Improvements to Cabinets & New Countertops
- Relocation of Furniture and Staff Logistics
- Remove Portables
- New Student Furniture & Media Center Furniture Improvements
- 10% Project Contingency

North Myrtle Beach Intermediate – K-5 Conversion: \$1,540,356

- Painting
- Corridor & Restroom Flooring
- Carpet in Classrooms
- HVAC Replacements
- Replace Drinking Fountains
- Roof Replacement
- Playground Equipment & Site Improvements (Primary Grades)
- Security Vestibule
- ADA Review
- New Fire Alarm System

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- Removal of TV Brackets
- Adjust Heights of Cubbies & Smartboards
- Improvements to Cabinets & New Countertops
- Relocation of Furniture and Staff Logistics
- New Student Furniture & Media Center Furniture Improvements
- 10% Project Contingency

Security Check-in Buildings & Entries at High Schools: \$400,000

- Carolina Forest High School
- Myrtle Beach High School
- Socastee High School
- St. James High School
- Evaluate all other high schools for future years.

Planning and Design Fees for Future Projects: \$500,000

- Green Sea Floyds Elementary School
- North Myrtle Beach High School
- Myrtle Beach Primary School
- Waccamaw Elementary School

Total Building Modifications/Renovations Projects 2014: \$6,496,221

Sustainment and Upkeep Projects

The sustainment and upkeep projects include the following based upon the Board-Approved Short-term Capital Plan (\$57,000,000 over 7-years = \$8,142,857 annually):

- Sustainment projects to be reviewed and planned based upon further evaluation of degradation and failure rates of equipment.
- Further evaluate and develop replacement cycles specific to the District.
- District staff will create a priority list based upon evaluations. Original Long-term Plan included approximately \$227,000,000 for sustainment projects.
- Review and re-analyze annually based upon funding and evaluation.
- Deferment of sustainment projects will occur annually due to the lack of funding. All projects will be proposed by staff and presented to the Board for approval.

The planned list of Sustainment and Upkeep Projects is based on the facility condition assessments from the Long-term Facilities Plan. The capital investment indicated in the Long-term Facilities Plan consisted of \$227,000,000 over a ten-year timeframe (+/- \$22,700,000 annually).

In addition to the information provided in the Long-term Facilities Plan, there are national standards and recommendations regarding sustainment and upkeep of public facilities. According to the National

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Research Council, the **Asset Protection Index (API)** provides a guideline that the annual maintenance expenditures for a facilities inventory (maintenance and sustainment combined) should be in the range of two to four percent of the replacement value of the assessed building assets [Reference link: [Committing to the Cost of Ownership: Maintenance and Repair of Public Buildings](http://www.nap.edu/openbook.php?record_id=9807) of the Building Research Board of the National Research Council (http://www.nap.edu/openbook.php?record_id=9807)].

The current assessed value of Horry County Schools capital assets is \$628,447,474. The range of annual maintenance and sustainment expenditures recommended by the National Research Council for Horry County Schools would be \$12,568,949 to \$25,137,899.

The overriding goal is to provide a safe and healthy environment for student learning. For the major facility modification/renovation projects planned within the next one to three years, a particular sustainment need may be deferred when possible to be accomplished within an overall major project. Projects relating to exterior enclosure (shell and roof) regardless of future projects, are given priority.

As identified in the Long-term Facilities Plan and in the current Board Approved Short-term Capital Plan, sustainment needs are greater than the approved annual budget of \$8,151,000. In order to create the planned project list, the primary focus was to provide a healthy environment for students, staff, and community members – Indoor air quality including mold/mildew prevention:

1. Exterior building envelope: Includes roof, windows, caulking, and sealant
2. Heating, cooling, and ventilation systems

Following these criteria, the list was compiled until the budgeted funding amount was reached. A reasonable contingency has been included as renovation and sustainment work always requires.

The figures provided are estimated costs based on cost estimating from a third-party consultant, Service Management Assist, which is part of the Evergreen Solutions contracted services. The consultant used "The Architects Contractors Engineers Guide to Construction Cost - 2013 Vol. XLIV" published by Design & Construction Resources (Reference link: <http://www.allcostdata.info/>) and costs identified in recently completed Horry County School capital projects for generating the estimated costs identified. The cost estimates were adjusted for regional construction costs. The figures provided are purely estimates and may vary by project. The sustainment and upkeep projects are provided for Board information.

The sustainment and upkeep projects for 2014 include the following at each facility:

<u>FACILITY:</u>	<u>BUILDING ENVELOPE:</u>	<u>COST ESTIMATE:</u>
ATA - 0098	Exterior Caulking	\$ 65,883.86
AH - 0001	Exterior Caulking	\$ 73,120.00
AM - 0057	Exterior Caulking	\$ 58,810.42
CFH - 0052	Exterior Caulking	\$ 84,545.00
CFH - 0052	Replace Doors at Misc. Athletic Structures	\$ 18,000.00
CFH - 0052	Exterior Paint – Misc. Athletic Structures	\$ 2,500.00

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CH - 0004	Exterior Caulking	\$111,992.42
CH - 0004	Exterior Paint – Misc. Athletic Structures	\$ 9,500.00
CH - 0004	Replace Roofing	\$200,313.72
CM - 0017	Exterior Caulking	\$ 59,732.19
CM - 0017	Replace windows	\$137,300.00
DE - 0021	Exterior Caulking	\$ 44,507.30
FBE - 0046	Exterior Caulking	\$ 69,222.70
FBE - 0046	Replace Roofing – Shingled Roof	\$178,561.50
FBM - 0051	Exterior Caulking	\$ 67,822.40
GSFE - 0023	Exterior Caulking	\$ 19,952.46
GSFH - 0006	Exterior Paint – Misc. Athletic Structures	\$ 4,000.00
GSFH - 0006	Exterior Caulking	\$ 46,672.29
GSFH - 0006	Replace Courtyard Curtainwall	\$ 25,000.00
HE - 0025	Repair Exterior Leak and Moisture	\$ 5,250.00
KE - 0028	Exterior Caulking	\$ 43,191.24
LWE - 0029	Gutters & Downspouts	\$ 2,337.00
LWE - 0029	Roof Coverings	\$204,850.00
LH - 0008	Exterior Paint – Misc. Athletic Structures	\$ 32,119.29
LH - 0008	Exterior Caulking	\$ 92,009.66
MBH - 0010	Exterior Caulking	\$117,008.82
MBI - 0053	Exterior Caulking	\$ 35,778.53
MBP - 0035	Exterior Caulking	\$ 51,938.05
NMBH - 0002	Exterior Caulking	\$ 97,104.62
NMBM - 0037	Replace Single Ply Roofing	\$270,000.00
OBE - 0060	Exterior Caulking	\$ 46,157.00
OBM - 0061	Exterior Caulking	\$ 65,754.70
PBE - 0056	Exterior Caulking	\$ 43,543.60
SH - 0011	Repair Cracked Exterior Brick	\$ 5,000.00
SH - 0011	Exterior Caulking	\$128,938.00
SCE - 0045	Exterior Caulking	\$ 25,000.00
SJE - 0030	Replace Windows	\$159,000.00
SJH - 0058	Exterior Caulking	\$105,305.50
SJM - 0047	Replace Windows	\$205,500.00
SJM - 0047	Exterior Caulking	\$ 62,614.28
WPM - 0013	Exterior Caulking	\$ 66,809.94

(Total Shell / B20 Exterior Enclosure and B30 Roofing Items: \$3,142,646.49)

FACILITY:	HVAC SERVICES:	COST ESTIMATE:
AE - 0014	Heat Pump, Split Systems	\$317,029.00
AE - 0014	Packaged Heat Recovery System	\$742,760.00
AH - 0001	Heat Pumps	\$242,480.00
CFE - 0049	Heat Pump, Split System	\$280,480.00
CFE - 0049	Packaged Heat Recovery System	\$557,070.00

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CFH - 0052	Heat Pump, Split System	\$745,848.00
CFH - 0052	Package Heating & Cooling	\$ 68,009.00
CFH - 0052	Packaged Heat Recovery System	\$185,690.00
CEC - 0172	Heat Pump, Package Unit	\$ 44,124.00
CEC - 0172	Direct Expansion Systems	\$ 14,748.00
CEC - 0172	Exhaust Systems	\$ 7,149.00
CM - 0017	Heat Pump, Package Unit	\$ 50,597.00
DE - 0021	Replace Cooler Roof Top Unit	\$ 9,500.00
FBE - 0046	Heat Pump, Water Source	\$234,649.00
LWE - 0029	Heat Pump, Split System	\$ 37,627.00
LH - 0008	Relocate science lab fume hood	\$ 10,036.00
MBH - 0010	Condenser Coils Replacement	\$ 36,000.00
MBH - 0010	Replace Roof Exhaust Fans	\$ 9,000.00
MBI - 0053	Add Exhaust Fans	\$ 5,000.00
MBM - 0016	Condenser coils replacement	\$ 36,000.00
SH - 0011	Variable Air Volume Units	\$101,584.00
SH - 0011	Variable Air Volume Units	\$ 11,063.00
SH - 0011	Variable Air Volume Units	\$ 14,989.00
SH - 0011	Variable Air Volume Units	\$ 20,280.00
SH - 0011	Variable Air Volume Units	\$ 23,382.00
SCE - 0045	Heat Pumps, Water Source	\$ 83,318.00
SJE - 0030	Heat Pump, Split systems	\$ 9,876.00
SJE - 0030	Heat Pump, Water	\$ 94,764.00
SJE - 0030	Add Exhaust Fans	\$ 3,004.00
SJM - 0047	Heat Pump, Package Unit	\$314,433.00
SJM - 0047	Package Heating & Cooling	\$ 57,518.00

(Total Services/D30 HVAC Items: \$4,368,007.00)

TOTAL PLANNED SUSTAINMENT PROJECTS:	\$7,510,653.49
Sustainment Contingency (10% Project Budget):	<u>\$ 751,065.35</u>
TOTAL PLANNED SUSTAINMENT WITH CONTINGENCY:	\$8,261,718.844

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The sustainment and upkeep projects that have been deferred to 2015 include the following at each facility:

FACILITY:	CLASSIFICATION:		Estimate
Myrtle Beach Intermediate - 0053	C10 Interior Construct.	Specialties	\$ 154,980.00
Myrtle Beach Intermediate - 0053	C10 Interior Construct.	Specialties	\$ 90,000.00
North Myrtle Beach Middle - 0037	C10 Interior Construct.	Specialties	\$ 26,628.00
Aynor Elementary - 0014	C30 Interior Finishes	Floor Finishes	\$ 26,495.30
Conway Education Center - 0172	C30 Interior Finishes	Floor Finishes	\$ 167,449.50
Daisy Elementary - 0021	C30 Interior Finishes	Floor Finishes	\$ 28,484.45
Forestbrook Elementary - 0046	C30 Interior Finishes	Floor Finishes	\$ 44,593.45
Kingston Elementary - 0028	C30 Interior Finishes	Floor Finishes	\$ 27,643.40
Myrtle Beach Primary - 0035	C30 Interior Finishes	Floor Finishes	\$ 33,459.55
North Myrtle Beach High - 0002	C30 Interior Finishes	Floor Finishes	\$ 475,191.00
St. James Middle - 0047	C30 Interior Finishes	Floor Finishes	\$ 202,412.70
Whitemore Park Middle - 0013	C30 Interior Finishes	Floor Finishes	\$ 23,998.85
Aynor Elementary - 0014	D20 Plumbing	Special Plumbing Systems	\$ 16,740.00
Carolina Forest Elementary - 0049	D20 Plumbing	Special Plumbing Systems	\$ 22,878.00
Conway Education Center - 0172	D20 Plumbing	Sanitary Waste	\$ 3,867.48
Lakewood Elementary - 0029	D20 Plumbing	Sanitary Waste	\$ 6,660.66
Loris Middle - 0027	D20 Plumbing	Domestic Water Distribution	\$ 10,425.00
Myrtle Beach Intermediate - 0053	D20 Plumbing	Plumbing Fixtures	\$ 4,153.94
Myrtle Beach Intermediate - 0053	D20 Plumbing	Domestic Water Distribution	\$ 3,475.00
Myrtle Beach Primary - 0035	D20 Plumbing	Plumbing Fixtures	\$ 20,114.69
Seaside Elementary - 0050	D20 Plumbing	Domestic Water Distribution	\$ 20,100.00
Socastee Elementary - 0054	D20 Plumbing	Sanitary Waste	\$ 4,297.20
Socastee Elementary - 0054	D20 Plumbing	Domestic Water Distribution	\$ 24,325.00
Socastee High - 0011	D20 Plumbing	Domestic Water Distribution	\$ 17,050.00
South Conway Elementary - 0045	D20 Plumbing	Sanitary Waste	\$ 4,726.92
St. James Elementary - 0030	D20 Plumbing	Sanitary Waste	\$ 3,652.62
District Office Four Mile Road - 0401	D30 HVAC	HVAC Systems & Equipment	\$ 7,035.00
Forestbrook Elementary - 0046	D30 HVAC	Direct Expansion Systems	\$ 234,649.00
Green Sea Floyds Elementary - 0023	D30 HVAC	HVAC Systems & Equipment	\$ 16,161.00
Green Sea Floyds Elementary - 0023	D30 HVAC	Direct Expansion Systems	\$ 4,099.00
Green Sea Floyds Elementary - 0023	D30 HVAC	Direct Expansion Systems	\$ 290,163.00
Green Sea Floyds Elementary - 0023	D30 HVAC	HVAC Systems & Equipment	\$ 6,043.00
Green Sea Floyds High - 0006	D30 HVAC	Furnaces	\$ 4,676.00
Green Sea Floyds High - 0006	D30 HVAC	Direct Expansion Systems	\$ 12,268.00
Loris High - 0008	D30 HVAC	Direct Expansion Systems	\$ 22,280.00
Myrtle Beach Primary - 0035	D30 HVAC	Direct Expansion Systems	\$ 4,800.00
Myrtle Beach Primary - 0035	D30 HVAC	Direct Expansion Systems	\$ 151,124.00
Myrtle Beach Primary - 0035	D30 HVAC	Direct Expansion Systems	\$ 111,001.00
North Myrtle Beach Middle - 0037	D30 HVAC	Direct Expansion Systems	\$ 3,524.00
North Myrtle Beach Middle - 0037	D30 HVAC	Direct Expansion Systems	\$ 484,548.00

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Seaside Elementary - 0050	D30 HVAC	Direct Expansion Systems	\$ 312,550.00
Seaside Elementary - 0050	D30 HVAC	Direct Expansion Systems	\$ 9,520.00
Socastee Elementary - 0054	D30 HVAC	Direct Expansion Systems	\$ 138,856.00
Socastee Elementary - 0054	D30 HVAC	Direct Expansion Systems	\$ 5,376.90
Socastee Elementary - 0054	D30 HVAC	HVAC Systems & Equipment	\$ 47,287.00
Socastee Elementary - 0054	D30 HVAC	HVAC Systems & Equipment	\$ 17,024.00
South Conway Elementary - 0045	D30 HVAC	Direct Expansion Systems	\$ 83,318.00
Waccamaw Elementary - 0042	D30 HVAC	Direct Expansion Systems	\$ 129,351.00
Whittemore Park Middle - 0013	D30 HVAC	Direct Expansion Systems	\$ 191,064.00
Aynor High - 0001	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Conway High - 0004	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Conway Middle - 0017	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Daisy Elementary - 0021	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Lakewood Elementary - 0029	D50 Electrical	Electrical Service & Distribution	\$ 30,000.00
Midland Elementary - 0033	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Socastee Elementary - 0054	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Socastee High - 0011	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
St. James Elementary - 0030	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Waccamaw Elementary - 0042	D50 Electrical	Electrical Service & Distribution	\$ 15,000.00
Loris High - 0008	E10 Equipment	Institutional Equipment	\$ 20,000.00
Myrtle Beach Intermediate - 0053	E10 Equipment	Food Service Equipment	\$ 5,500.00
Pee Dee Elementary - 0039	E10 Equipment	Food Service Equipment	\$ 3,790.00
Seaside Elementary - 0050	E10 Equipment	Food Service Equipment	\$ 5,500.00
Academy for Tech & Academics - 0098	G20 Site	Parking Lots	\$ 45,448.00
Aynor High - 0001	G20 Site	Parking Lots	\$ 162,310.20
Aynor Middle - 0057	G20 Site	Parking Lots	\$ 41,989.75
Black Water Middle - 0062	G20 Site	Parking Lots	\$ 24,974.00
Conway Middle - 0017	G20 Site	Parking Lots	\$ 80,180.00
Forestbrook Elementary - 0046	G20 Site	Parking Lots	\$ 31,885.80
Loris High - 0008	G20 Site	Pedestrian Paving	\$ 20,000.00
Myrtle Beach Primary - 0035	G20 Site	Parking Lots	\$ 53,055.70
Socastee Elementary - 0054	G20 Site	Parking Lots	\$ 12,411.75
St. James Elementary - 0030	G20 Site	Parking Lots	\$ 32,490.00
St. James High - 0058	G20 Site	Parking Lots	\$ 246,168.75
St. James Middle - 0047	G20 Site	Parking Lots	\$ 36,927.50
Whittemore Park Middle - 0013	G20 Site	Parking Lots	\$ 32,170.00

TOTAL SUSTAINMENT PROJECTS DEFERRED TO 2015:

\$4,770,322.06

(Projects will be evaluated in next year's planning effort)

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Misc. Equipment Expenditures

The misc. equipment expenditures included in the Board Approved Short-term Capital Plan (\$5,600,000 over 7-years = \$800,000 annually):

The following capital costs will be purchased from the misc. equipment expenditures:

• Replacement of Maintenance Fleet Vehicles	\$175,000
• Replacement of Maintenance Equipment	\$50,000
• Replacement of Custodial Equipment	\$225,000
• Replenishment of Furniture Inventory	\$150,000
• Replacement of Playground Equipment/Mulch	<u>\$200,000</u>
Total	\$800,000

Summary

The information provided is for Board information on the planned use of the budgets in the Board Approved Short-term Capital Plan. The planned projects are based upon staff recommendations, industry standards, and best practices. The cost estimates are shown to give an understanding of the scope and scale of the identified projects. The annual target capital budget identified in the Board Approved Short-term Capital Plan is set as a district-wide fund, and movement between projects will occur in order to complete the projects identified as a result of actual/realized costs.

Facility sustainment needs are not fully funded, and the Board should reconsider capital funding in the future as Horry County Schools existing facilities continue to age/deteriorate, and deferred capital costs compound over time.

Please contact Matt Dean with any questions or concerns related to the Facilities Building Modifications/Renovations, Sustainment and Upkeep Projects, and Misc. Equipment Expenditures.