

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: 10/5/18
Rick Maxey
Superintendent

Disposition of the Board:

☐ In compliance
☐ Not in compliance
☐ Compliance with exception

Neil James
Interim Board Chair

Date: _____

Monitoring Report:

See following report documents.

For Additional Information:

Contact Dennis McCrary 843-488-6959 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
Restroom Renovation– Daisy Elementary School
Q3 2018 (Final Update)



New Epoxy Floor Covering



Plumbing Rough-In For Lavatories



Modified Fixture Layout



New LED Drop-In Troffers

Project Manager: Patrick McCord

Principal: Michelle Dunsford

Architect: N/A

Contractor: Hanco of SC

Project Scope: Renovation of four restrooms at DES. The project included new floor coverings, ceiling and wall painting, exhaust fan, and lighting upgrades. Modification of the plumbing and stalls to create ADA compliant restrooms was a priority.

Current Status: This project was completed prior to the start of school in August. ●

Budget: Budget: \$117,916.00

Budget Issues: None

Schedule: Completed in August 2018.

Schedule Issues: None at this time. ●

Achievements: The schools colors have been intergrated into the restroom renovation.



Quarterly Executive Summary
Roof Replacement – Forestbrook Middle School
Q3 2018



Temporary Transition



Completed Education Wing



Reused Insulation



Front Entry Flashing Detail

Project Manager:
Architect:

Patrick McCord
N/A

Principal:
Contractor:

Melissa Rutenberg
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 project is currently 70 percent complete. All the educational wings are completed. The cafeteria, kitchen, exploratory wing, and gymnasium are currently under construction.

Budget:

Original Contract: \$ 506,325

Total Revised Contract = \$506,325

Budget Issues:

None

Schedule:

The new roof will be complete in the fall of 2018.

Schedule Issues:

None at this time.

Achievements:

The areas of greatest concern are completed.



New Addition to DO Right Structure



Inside DO Server Room -
Far Wall to Penetrate for Ductwork



SSE Interior Ductwork Complete



SSE New Units Connected

Project Managers: Brian Sexton, PE;
Dennis McCrary, PE
Engineer: RMF & MSWG

SSE Interim Principal: Barbara Ammons

Contractors: North Strand Mechanical (DO);
Cayce (SSE)

Project Scope: DO: New Server Room HVAC; SSE: Three (3) new makeup/fresh air units

Current Status: **DO Server Room:** Liebert HVAC units (3) have been received; all components are in hand. Due to unexpected high groundwater levels and hurricane Florence, building completion has been pushed back to mid-November. Final project completion projected for February 2019 (cooler weather for system switch over).

Seaside Elementary: Three (3) new makeup/fresh air units have been installed and are in service. Final completion and start up was August 20, 2018, prior to the first day of school.

Budget: DO: \$475,000.00 SSE: \$425,000.00

Budget Issues: No issues at this time.

Schedule: **Design:** Complete **Solicitation:** Complete.
Construction: DO Server Room @ 25%. SSE is complete.

Schedule Issues: None at this time.

Achievements: New HVAC systems are 30% more efficient than previous.

**Quarterly Executive Summary
Loris High – Corridor Stripping & Painting
Q3 2018 (Final Update)**



Corridors Prior to Stripping



Corridors During Stripping Process



Walls/Door Frames After Stripper Applied



Corridors After Stripping & Painting

<u>Project Manager:</u>	Ara Heinz	<u>Principal:</u>	Richard Crumley
<u>Engineer:</u>	N/A	<u>Contractor:</u>	Reed's Construction & Painting, Inc.

Project Scope: Strip and paint corridors, doors, and door frames at Loris High School

Current Status: Project is complete.

Budget: Original Budget: **\$350,000.00** Board Approved Date: **4/24/2018**
Current Contract Amount: **\$303,680.90**

Budget Issues: Project was completed within budget.

Schedule: Design: **N/A** Solicitation: **Complete**
Construction: **Completed**

Schedule Issues: None at this time.

Achievements: Removal of several layers of old paint to the bare block and painting of approximately 55,000 SF of corridor space in approximately 10 weeks. Painting was completed prior to the start of school.

Phasing: Worked with custodial staff to ensure summer cleaning throughout school was completed.

**Quarterly Executive Summary
Additions & Renovations - Midland Elementary School
Q3 2018 (Final Update)**



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 project is complete.

This will be the final update on this project.

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 price escalation and scope needs. The IPD general contractor provided an updated cost proposal to HCS in early September 2016. The project is currently under the revised budget.

Schedule: All phases on this project have been completed.

Achievements: The new cafeteria and kitchen areas were opened ahead of schedule. School has new emergency lane access.

Quarterly Executive Summary
New Myrtle Beach Middle School (6-8)
Q3 2018




<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>	Meg Pridemore
		<u>Superintendent:</u>	David Isham

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 concepts were approved by the Board on September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, was 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 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 29th 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)
Q3 2018



<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>	Meg Pridemore
		<u>Superintendent:</u>	Phil Asslynn

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 concepts were approved by the Board September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, was 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 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.

**Quarterly Executive Summary
New Socastee Middle School (6-8)
Q3 2018**



<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>	David Isham

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 concepts were approved by the Board September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, was 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: 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)
Q3 2018



<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>	Meg Pridemore
		<u>Superintendent:</u>	David Isham

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 concepts were approved by the Board September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, was 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.

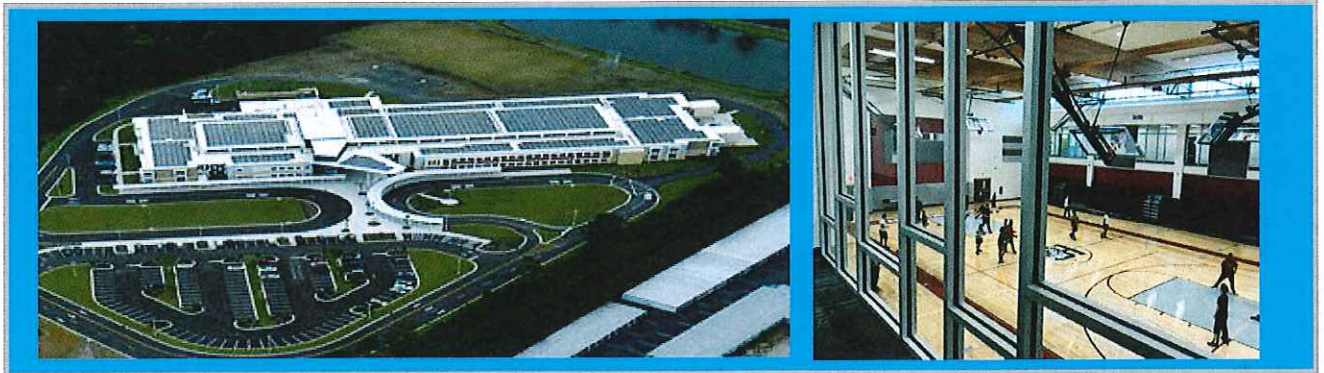
Schedule: The Board approved Substantial Completion to be accomplished by 5/1/17. ●

Schedule Issues: 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)
Q3 2018



<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>	Meg Pridemore
		<u>Superintendent:</u>	David Isham

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 concepts were approved by the Board on September 8, 2014. The Design-Build delivery method, which was later chosen by the Board, was 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 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
North Myrtle Beach Middle School – New Soccer Field
Q3 2018 (Final Update)



HCS has taken over Maintenance of the Field



All Bleachers Installed



Field Goals and Soccer Goals are in Use



Scoreboard Operational

Project Manager:
Architect:

Brian Sexton, PE
D3G Architects, LLC

Principal: **James LaPier**
Contractor: **Contract Construction, Inc.**

Project Scope:

A new soccer field to meet high school athletic requirements for regulation soccer, lacrosse, and football. To be utilized by NMBH athletics department as well as NMBM.

Current Status:

All work is completed, and HCS has accepted the field and its care.

Budget:

Original Soccer Field Budget:	\$ 630,000	Approved April 24, 2017
Board Approved Increase:	\$ 330,000	Approved December 11, 2017
Total Revised Budget:	\$ 960,000	

Budget Issues:

None.

Schedule:

Athletic field complete and in use.

Schedule Issues:

None.

Achievements:

Sub-surface drainage design was coordinated with HCS Athletics & Field Maintenance to set the goal of next-day playable field conditions after normal rain.



Quarterly Executive Summary
Emergency Access Lane – Ocean Drive Elementary
Q3 2018 (Final Update)



11th Avenue Turn Lane @ Morning Drop Off



Existing Parking Lot Re-Striped



Parents Stack Along Entrance Road at Drop Off



Ramp to New Modular Classroom Relocated

Project Manager:
Engineer:

Brian Sexton, PE
DN Engineering, Inc.

Principal: Renea Fowler
Contractor: Hardwicks Landscaping

Project Scope:

New emergency access lane to the rear parent loop at location of modular classroom. Modification to the bus entry location through staff parking lot. New pavement and striping for dedicated emergency access lane along property boundary.

Current Status:

Construction is complete.

Budget:

Original Budget: **\$300,000**
 Final Award Amount: **\$189,500**

Budget Issues:

None at this time.

Schedule:

Design: **Complete**
 Construction: **Complete.**

Solicitation: **Complete**

Schedule Issues:

None at this time.

Achievements:

The proposed layout will provide improved parent queueing and emergency access to this campus as coordinated with the City of NMB Public Safety Department.

Phasing:

New pavement was ready for the start of the 2018-19 school year.



Quarterly Executive Summary
Renovations to Old MBMS / New MBES
Q3 2018



HCS Project Manager: Amber Barnhill

Principal: Kristie Hamilton

Architectural Firm: Pike – McFarland - Hall Associates, Inc.

General Contractor: H.G. Reynolds Company, Inc. **Superintendent:** Henry Mills

Project Scope: The renovation 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 fire emergency lane, reconfigured bus drop-off loop, as well as 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, new rubber base, painted walls, new ACT ceilings and associated lights, electrical, and low voltage systems.

Current Status: The new HVAC units are being installed in the G, K, and H wings. Ceiling grid has been installed in approximately 75% of the building. Electrician is following ceiling grid installer, wiring up new units, and installing new cover plates throughout. The fire alarm wiring continues through wings G, K, and H, and the devices that have been installed have been tested. Painting continues in the G, K, and H wings. At the energy plant, the new cooling tower has been installed. Plumber is installing fixtures throughout. Casework has begun throughout the school. Some schedule impact from hurricane Florence anticipated.

Budget: Original Budget: **\$21,128,943.00** Board Approved Date: **12/11/2017**

Budget Issues: None

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 wings. OSF inspection for areas C, D, E & F will be scheduled soon.

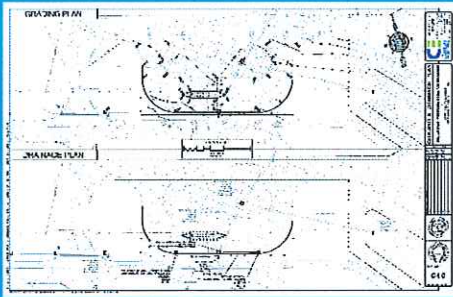
**Quarterly Executive Summary
Bus Propane Fueling Station @ St. James Bus Lot
Q3 2018**



Bus Parking Lot Paved & Striped w/ CDL Training Pad



Bus Office from Parking Lot



90% Layout of Propane Tank Fueling Station



Bus Office @ Driver Entry

Project Manager:
Engineer:

Brian Sexton, PE
Castles Engineering, Inc.

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

Project Scope:

New bus propane fueling station located at the existing St. James bus lot.

Current Status:

Design is 90% Complete. Advertisement for bids expected in October 2018.

Budget:

Original Budget: \$150,000 Board Approved Date: September 2018
Final Bid Amount: tbd

Budget Issues:

None at this time.

Schedule:

Design: **90% Complete** Solicitation: **October 2018**
Construction: **Approximately 60 days, to be completed 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
Fire Alarm System – St. James High School
Q3 2018 (Final Update)**



Enunciator Panel



Main Control Panel Installed



Booster Panel



Voice Evacuation and Strobe Module

Project Manager:
Architect:

Patrick McCord
David Deitz

Principal:
Contractor:

Vann Pennell
Johnson Controls/SimplexGrinnell

Project Scope:

Installation of a new voice evacuation fire alarm system at SJHS. All existing smoke/fire dampers and alarm systems will be connected to the new fire alarm. The family consumer science room will receive new commercial kitchen hoods above the stoves as required by OSF.

Current Status:

All systems are installed and tested. These systems included new commercial range hoods in several classrooms, new duct smoke damper actuators, and an elevator fireman's safety recall device.

Budget:

Original Budget: \$ 750,000

Board Approved Increase for OSF Requirements: \$ 550,000 January 22, 2018

Total Revised Budget = \$1,300,000

Budget Issues:

None

Schedule:

Passed OSF and State Fire Marshal inspection on August 2, 2018.

Schedule Issues:

None at this time.

Achievements:

New fire alarm system passed inspection and was operational prior to the start of school 2018. All fire alarm and low voltage cabling in the building is now up to code.