

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: 5/11/18
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 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.

Quarterly Executive Summary
Conway High School Track Renovations and Lighting
Q1 2018



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 track and lighting are complete. This will be the final update on this project.

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 included 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**

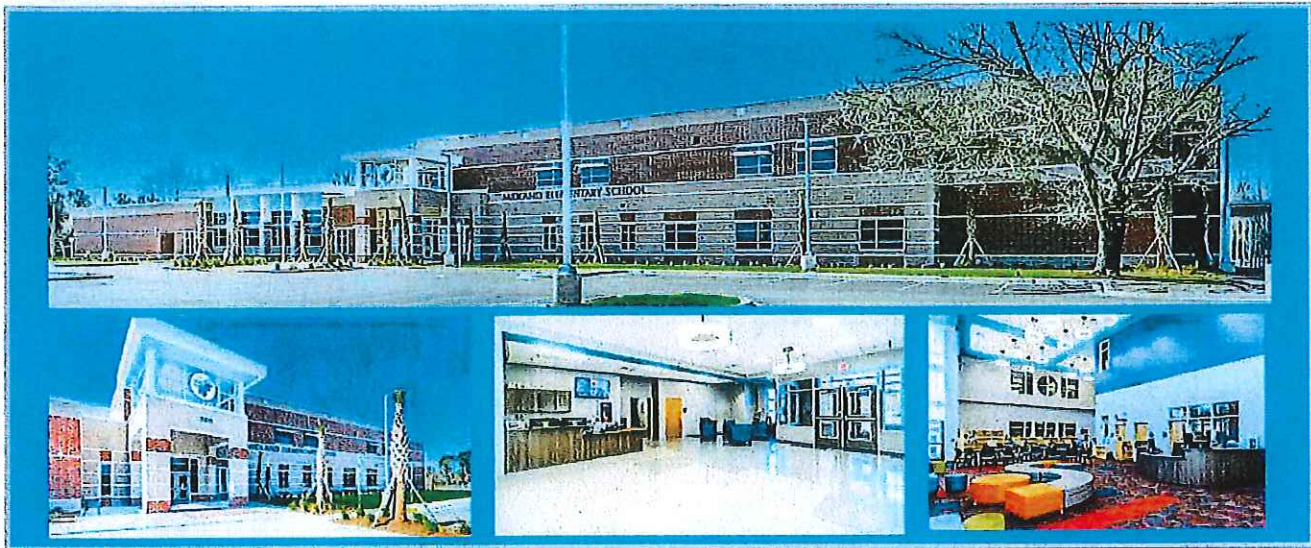
Construction: **Completed**

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 2015 interruption from Hurricane Matthew, contributed to delays in the 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 was implemented. HCS is also pursuing FEMA reimbursement for the damages related to the hurricane. Event markings are the only remaining work which will be completed as soon as weather permits.

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

Quarterly Executive Summary
Additions & Renovations - Midland Elementary School
Q1 2018



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 new two-story classroom and administration wing of the school, kitchen, and dining room have been completed and are currently in use.

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: The final phase of the parent drop-off loop is scheduled to be completed this summer.

Achievements: The new cafeteria and kitchen areas were opened ahead of schedule.

**Quarterly Executive Summary
New Myrtle Beach Middle School (6-8)
Q1 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>	Samantha Locklear
		<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. 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 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: Final inspection was November 28, 2017, and a Certificate of Occupancy was issued 12/5/2017. Students occupied the school on January 16, 2018. Contractor continues to work on punch list corrections.

**Quarterly Executive Summary
Replacement School for Socastee Elementary (CD-5)
Q1 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>	Mark Beach
		<u>Superintendent:</u>	Phil Asslynn

Project Scope: The project includes a new 120,230 SF, 2-story elementary school for a 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 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 continues to work on startup issues and punch list. Building Commissioning pending.



<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 an 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, Owner's due diligence, and weather delays has the contractor's current projected Final Inspection and Substantial Completion date for 4/27/2018.

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: Final Inspection is scheduled for 4/27/2018. Contractor is working on site work, and the punch list is ongoing. Elevator passed Final Inspection 4/6/18.

Quarterly Executive Summary
New St. James Intermediate School (5-6)
Q1 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>	Bobby Richter
		<u>Superintendent:</u>	Derrick Nobles

Project Scope: The project includes a new 170,918 SF, 2-story intermediate school for a 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.

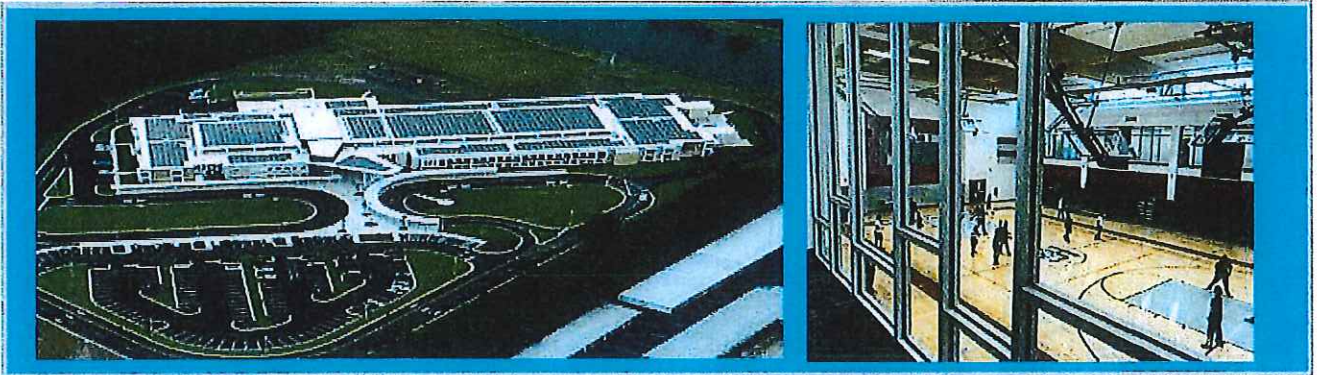
Schedule: The Board approved Substantial Completion to be accomplished by 5/1/17.

Schedule Issues: 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. Contractor is working on completing punch list items. Building Commissioning pending.

**Quarterly Executive Summary
New Ten Oaks Middle School (6-8)
Q1 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>	Ryan Parker
		<u>Superintendent:</u>	Randall Doubty

Project Scope: The project includes a new 170,918 SF, 2-story middle school for a 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 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 Carolina Forest Boulevard.

Current Status: Certificate of Occupancy achieved 8/1/2017. Contractor working on ongoing punch list items. Building Commissioning has begun and is ongoing.



Quarterly Executive Summary Renovations to NMB High School Q1 2018



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: All phases are complete. The final OSF inspection was completed on Monday, April 2, 2018. H.G. Reynolds Company, Inc., and subcontractors continue to work on the punch list. All punch list items will be completed by the end of Spring 2018.

<u>Budget:</u>	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	
	<i>(Funds approved to compensate for the FEMA funds not realized)</i>			
	Revised Budget: \$22,036,340	Board Approved Date:	11/20/2017	
	<i>(Funds approved to compensate for Code-required changes)</i>			

Budget Issues: None

Schedule: Design: Complete Construction: July 15, 2016 – March 23, 2018
Complete (20 months) ●

Achievements: All phases are complete. Received auditorium certificate of occupancy on the April 2, 2018 OSF inspection. Thirty-two percent of the punch list items have already been completed.

Phasing: Complete

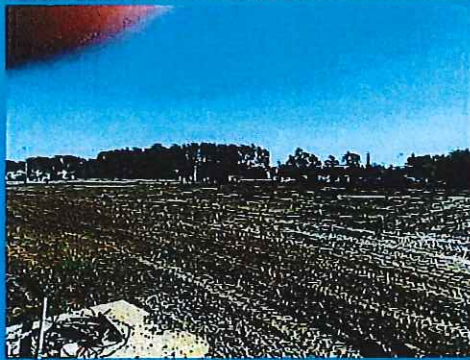
Quarterly Executive Summary
North Myrtle Beach Middle School – New Soccer Field
Q1 2018



Entire Field – 1' Material Cut Out & Replace



All Drainage Materials on Site



Field Footprint is Currently Dry and Work Ongoing



Well Driller is On Site & Working

Project Manager:
Architect:

Brian Sexton, PE
D3G Architects, LLC

Principal:
Contractor:

James LaPier
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:

New irrigation well is underway, additional drainage pipe is on site and being installed. All underground electrical, etc. has been completed. Import fill material will continue to be hauled to this site after the sub-surface drainage has been installed. Fine grading, sod installation, and finish work is scheduled to be completed by late May or early June 2018, weather dependent.

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:

Soccer field anticipated to be available in late May 2018 if weather permits.

Schedule Issues:

Additional drainage added approximately 3-4 weeks to installation. This is over 5,000 feet of additional sub-surface drainage pipe.

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 storm.



Quarterly Executive Summary
Renovations to Old MBMS / New MBES
Q1 2018



HCS Project Manager: Amber Barnhill

Principal: Kristie Hamilton (current MBIS)

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 elementary program requirements. The site work is to include additions to the parent drop-off lane, the staff parking lot, extended fire emergency lane, a 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: Demolition is well underway, the new HVAC installation has started in the A wing. New fire sprinkler system in A wing and main corridor has also started. Electrician started raceways for new fire alarm system. Five portables have been disconnected and are currently for sale on GovDeals. Two portables will remain onsite for potential future use.

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

Budget Issues: None

Schedule: Design: Complete Construction: February 26, 2018 – November 20, 2018
(9 months)
Final Completion: January 2, 2019

Achievements: The general contractor was awarded a contract. Most overhead demolition has been completed. All plumbing underground in W wing is complete. All FF&E has been transferred to another HCS facility, sold on GovDeals, or recycled.

Quarterly Executive Summary
Loop Roads & Bus Lot – St. James Elementary & Middle
Q1 2018



Bus Office Modular Installed



Bus Driver Lot Paved & Striped



Road to back of SJE Completed



Bus Parking Lot Paved & Striped w/ Training Pad

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, and a bus lot designed for capacity of 60 buses / 60 drivers. Combined traffic storage for up to 200 vehicles at each drop off / pick up period at SJE/SJM.

Current Status:

Construction is 99% Complete. Final inspections for the bus office are expected in April 2018. OSF to issue CO after approved inspections.

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 from the County Transportation Committee (CTC). Project is currently within budget.

Schedule:

Design: **Complete**

Solicitation: **Complete**

Construction: **99% complete.**

Schedule Issues:

None at this time.

Achievements:

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

Phasing:

Bus lot and office modular to be inspected and CO by Spring 2018.

**Quarterly Executive Summary
Fire Alarm System – St. James High School
Q1 2018**



Enunciator Panel



Main Control Panel Installed



Booster Panel



Voice Evacuation and Strobe Module

Project Manager:
Architect:

Patrick McCord
N/A

Principal:
Contractor:

Vann Pennell
SimplexGrinnell

Project Scope:

Install 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 conduit, wiring, and devices are installed. The main panel, enunciator, and booster panels are all installed. The elevator, auditorium lights, and speaker system will also be connected into the new system.

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:

Final completion will be July 28, 2018.

Schedule Issues:

None at this time.

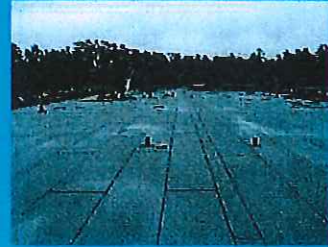
Achievements:

Partial testing of new fire alarm system began during Spring Break 2018.

Quarterly Executive Summary
Roofing Projects – South Conway Elementary and
Facilities Building
Q1 2018



SCE Roof Flashings



Roof Where Skylights Were Removed



New Gutters and Down Spouts



Site Work, Sidewalk Repair and Hydroseed

Project Manager: Patrick McCord

Principals: Quintina Livingston – WPMS
Leon Hayes - SCES

Architect: N/A

Contractor: Spann Roofing and Sheet Metal

Project Scope: Whittemore Park Middle will have approximately 9,000 SF of new roofing, and South Conway Elementary will have approximately 24,560 SF. All non-working skylights and curbs were removed and new deck installed. The Facilities building will have the metal roofing replaced in areas of greatest need, old skylights removed in all warehouse areas, new steel roofing for the lawn maintenance building, and a built-up roof replacement on the carpentry shop.

Current Status: Whittemore Park Middle School and South Conway Elementary School are now complete. The Facilities buildings will receive new sheet metal roofing and will be completed in several phases over a 12 week period.

Budget: Budget: \$1,668,355

Budget Issues: None

Schedule: Final completion of the Facilities Building is June 15th.

Schedule Issues: None at this time.

Achievements: SCE also received site work, hydro-seeding, new downspouts, sidewalk repair, and walkway pressure washing.