

OPERATIONAL EXPECTATIONS MONITORING REPORT

Board's Governance Policy

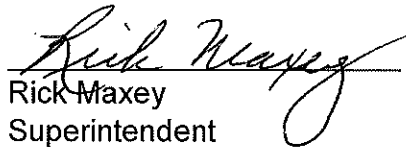
Policy Reference: OE-13 – Facilities

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: 1/22/18
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.

Quarterly Executive Summary
Conway High School Track Renovations and Lighting
Q4 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 February 9th, 2018.

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

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

Schedule: Design: **Completed**

Solicitation: **Completed**

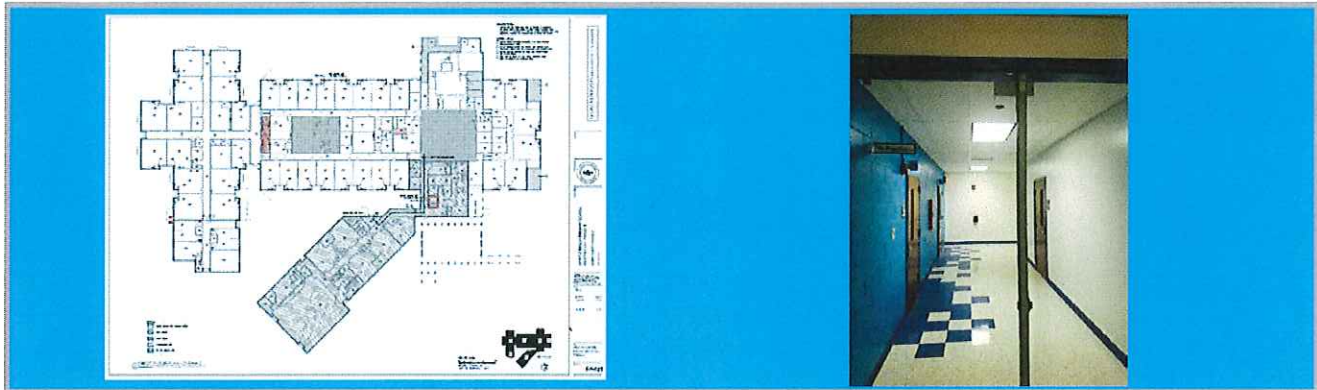
Construction: **Summer 2017**

Substantial Completion: **Completed**

Schedule Issues: The land surveyor discovered concerns with the existing grades of the track prior to construction which required a slight redesign to avoid drainage problems. This, followed by the October 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 was implemented. HCS is also pursuing FEMA reimbursement for 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
2016 Myrtle Beach Primary – Phase 2 Renovations
Q4 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 had to be performed in other areas of the school with the exception of the most recently constructed classroom wing / gymnasium section (2007). The current scope of work includes: expansion of the fire sprinkler system, demolition and replacement of the acoustical ceiling in areas affected by the fire sprinkler system, removal and replacement of the cooler, freezer, and kitchen hood. The administration area, most recently constructed classroom wing, and gymnasium section will receive minimal to no construction.

Current Status: The contractor is completing the punch list and OSF/fire marshal-directed items throughout the school. This will be the final update on this project.

<u>Budget:</u>	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
	Add'l approved funds: \$ 350,000.00	Board Approved Date: Nov.20, 2017

Budget Issues: Additional funding in the amount of \$350,000.00 was presented to the Board at the November 20, 2017 meeting under the Building Modification fund. The budget issues were the result of unforeseen issues in the existing building identified and required to be corrected during the final OSF/fire marshal inspections.

<u>Schedule:</u>	Design: Completed March 2016	Re-Bid Date: January 10, 2017
	Construction: Summer 2017	Substantial Completion: August 2017

Schedule Issues: None at this time.

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

**Quarterly Executive Summary
Additions & Renovations - Midland Elementary School
Q4 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 kitchen and dining room have been completed and are currently in use. The final OSF inspection for the new two-story classroom and administration wing of the school is scheduled for January 16, 2018.

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 budget.

Schedule: We are expecting the new building will be occupied on February 20, 2017.

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

Quarterly Executive Summary
Renovations and Additions – North Myrtle Beach Middle School
Q4 2017



Completed Wing



Parent Loop from Hwy 90 Entrance



Utility Locates Under Soccer Field



Utility Locates Under Soccer Field

Project Manager:
Architect:

Brian Sexton, PE
D3G Architects, LLC

Principal:
Contractor:

James LaPier
Contract Construction, Inc.

Project Scope:

Approximately 22,000 SF addition including 12 new classrooms and support spaces and a new parent traffic loop to alleviate traffic congestion on Hwy. 90. An enhanced soccer field complex was added at this location, extending work into Spring 2018.

Current Status:

The building was operational for the first day of school. Soccer field work to begin in earnest starting January 2018. Irrigation well, drainage, underground electrical, etc. to be completed ahead of growing season work. Fine grading, sod installation, and finish work is scheduled to be complete by May 2018.

Budget:

Original Budget:	\$7,500,000	
Board Approved Increase:	\$2,160,750	Approved June 2016
Board Approved Increase:	\$ 630,000	Approved April 24, 2017
Board Approved Increase:	\$ 330,000	Approved December 11, 2017
Total Revised Budget:	\$10,620,750	

Budget Issues:

None at this time.

Schedule:

Soccer field anticipated to be available in May 2018.

Schedule Issues:

None at this time.

Achievements:

The new building addition was operational for the first day of school.



Quarterly Executive Summary Renovations to NMB High School Q4 2017



HCS Project Manager: Amber Barnhill

Principal: Trevor Strawderman

Architectural Firm: UWPD Architecture, Inc.

General Contractor: H.G. Reynolds Company, Inc.

Superintendent: Henry Mills

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

Current Status: Phases 1-5 are complete, except for Area P (part of Phase 3), which is the auditorium and Area J (partial classrooms which is scheduled for completion in mid-January). The auditorium will be under construction until the end of January. Student parking lot to be completed by January 15.

<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 – February 14, 2018**
(19 months)

Achievements: All phases are complete or nearing completion and OSF recently approved move-in into B and F wing, with the exception of ADA compliance work required in the restrooms.

Phasing: Phase 3 (auditorium only) will be under construction through the end of January. Area J (partial classrooms) will be under construction until mid-January.

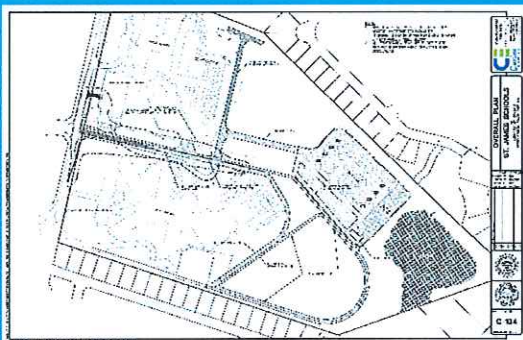
Quarterly Executive Summary
Loop Roads & Bus Lot – St. James Elementary & Middle
Q4 2017



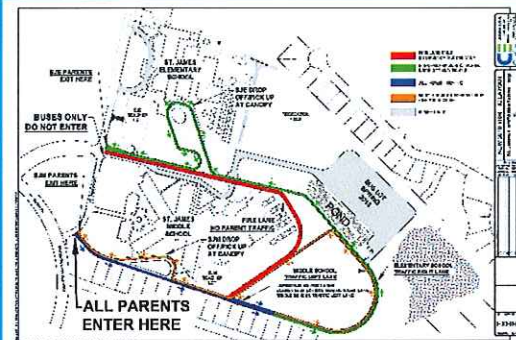
New Parent Loop Entry Location



SJE Parent Loop & Emergency Lane



Final Site/Road Design



Traffic Pattern Sent to School Staff for Implementation

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 bus lot design 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:

Phase 2 construction is 75% Complete. Road between schools is in service. Parent loop roads to be in service in mid-January 2018; Bus lot in Spring 2018.

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: **Phase 1 complete. Phase 2 is 75% complete.**

Schedule Issues:

None at this time, however, the project is weather sensitive due to this being a nearly all-sitework project.

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:

Phase 1 is completed and in service. New parent loop roads should be placed in service by mid-January 2018. Bus lot and office by Spring 2018.



Quarterly Executive Summary
Roofing Projects – Whittemore Park Middle School,
South Conway Elementary and Facilities Building
Q4 2017



Completed Roof WPMS



HVAC Upgrade WPMS



Non Functional Skylight Removal – SCES



SCES before Skylights Removed

Project Manager: Patrick McCord

Principals: Quintina Livingston - WPMS

Architect: N/A

Contractor: Leon Hayes - SCES

Project Scope: Whittemore Park Middle School has had approximately 9,000 SF of roofing replaced over three different areas of the building. Two new HVAC units were also replaced on one roof section. South Conway Elementary will have approximately 24,560 SF of roof replaced. All non-working skylights and curbs will be removed and new roof decking installed. The Facilities building will have the metal roofing replaced in select areas of need, skylights removed in the warehouse areas, and built-up roofing replaced over the carpentry shop.

Current Status: Spann Roofing has completed WPMS with the installation of new HVAC units. SCES is at 80% completion including removal of all skylights. New guttering and down spouts are currently being installed. The Facilities building is undergoing pre-evaluation of the gutters, downspouts and storm water runoff systems in preparation to begin the work.

Budget: Budget: \$1,668,355

Budget Issues: None

Schedule: Final completion anticipated to be February 2018.

Schedule Issues: None at this time.

Achievements: All penetrations and skylights were removed from SCE roof. This creates a roofing system that has less potential for leaks.

Quarterly Executive Summary
New Myrtle Beach Middle School (6-8)
Q4 2017



<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 is scheduled to be occupied starting January 17, 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 Certificate of Occupancy issued 12/5/2017. Technology and Security installation is completed. Contractor working on offsite work and punch list corrections are ongoing.

Quarterly Executive Summary
Replacement School for Socastee Elementary (CD-5)
Q4 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 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	

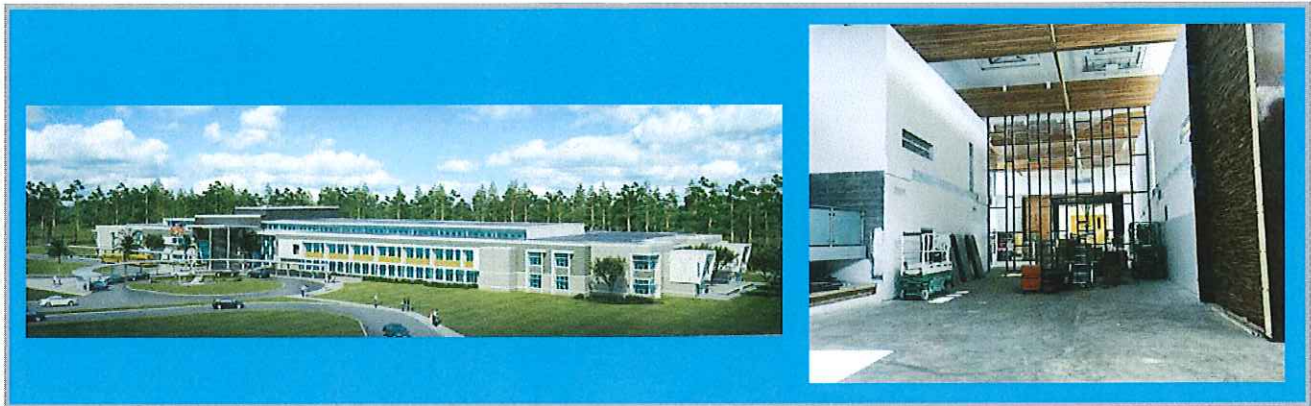
Budget Issues: The Board has increased the budget as stated above.

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 working on startup issues and the punch list. Roofing leak repairs are underway. Building Commissioning to begin soon.



<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 Substantial Completion date as 3/17/2018.

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: Site work is ongoing along with parking lots and underdrainage. Exterior doors, windows and hardware installation is continuing and both roof and ground-mounted solar panel installations are complete. Flooring is being installed along with overhead trim and casework. Interior door and hardware installation is ongoing.

**Quarterly Executive Summary
New St. James Intermediate School (5-6)
Q4 2017**



<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 will begin soon.

**Quarterly Executive Summary
New Ten Oaks Middle School (6-8)
Q4 2017**



<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 exterior window cleaning and ongoing punch list items. Building Commissioning has begun.