

Facilities: Quarterly Project Updates

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: October 8, 2021

Rick Maxey
Superintendent

Disposition of the Board:

- In compliance
 Not in compliance
 Compliance with exception



Date: 10/25/21

Ken Richardson
Board Chair

Monitoring Report:

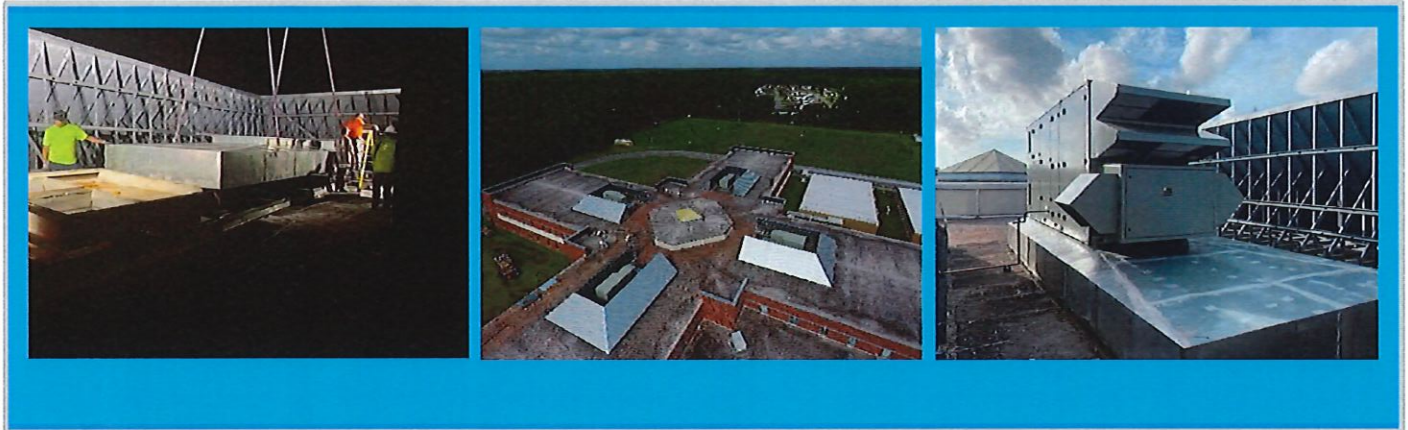
See following report documents.

For Additional Information:

Contact Daryl Brown 843-488-6774 or Joe Burch 843-488-6712.

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.



Project Manager: Ara Heinz

Principal: Vann Pennell

Engineer: MSWG Engineers, Inc.

Contractor: Triad Mechanical

Project Scope: Perform demolition work as required to remove and replace 8 roof-mounted makeup air units (MAUs) / water source heat pump recovery units and 3 heat pumps.

Current Status: Installation and start-up of 7 MAUs is complete. Controls for these 7 units are complete.

Budget: Original Budget: **\$1,950,000.00** (includes design, construction & controls)

Budget Issues: None currently.

Schedule: Heat pumps were damaged in transit from the manufacturer. One of these units is significantly delayed due to having to be rebuilt. The current estimated ship date for this unit is mid-November. To avoid multiple crane setups and lifts, installation of the 4 remaining units is currently scheduled for the December break. Controls and test and balance will follow. Substantial completion is now 12/31/2021.

Achievements: Successfully lifted and placed 7 MAUs over 3.5 days (working Thursday night, Friday night, Saturday, and Sunday). The first 4 units were set at night. The crane had to be set up twice to reach the various locations on the roof. Each crane set-up and breakdown took approximately 8 – 10 hours to complete.



HCS Project Manager: Amber Barnhill

Principal: Jeremy Rich

Architect: N/A

Contractor: Mastercraft

Project Scope: Provide total gymnasium bleacher replacement at Socastee High School in 2021. This is a turnkey project which includes removal and disposal of existing gym bleachers, protection of existing gymnasium floor, the manufacture, delivery, and installation of a new electrically operated telescopic seating system. Bleachers are comprised of seating, deck components, and understructure that permits closing into a nested configuration for storing or for moving purposes.

Current Status: The project is complete.

Budget: Original Budget: \$275,000

Budget Issues: None. ●

Schedule: None.

Schedule Issues: There were some material delays initially.

Achievements: Old bleachers have been removed and new bleachers are installed. ●
This will be the final report.

Quarterly Executive Summary Loop Road – Riverside Elementary School Q3 2021



Project Manager: Amber Barnhill **Principal:** Vicki Underwood

Engineer: Mead & Hunt, Inc. **Contractor:** TBD

Project Scope: Design and construction of a new loop road at Riverside Elementary School for parent drop-off and pick-up traffic to help reduce congestion on the highway in front of the school and improve emergency access.

Current Status: The design is complete and currently being advertised for bid. The project has received permitting from OSF. All work is expected to start fall of 2021.

Budget: Original Budget: **\$1,253,000.00** Board Approved Date: May 18, 2020

Budget Issues: None currently.

Schedule: Design: **Complete** Solicitation: **In-Progress**

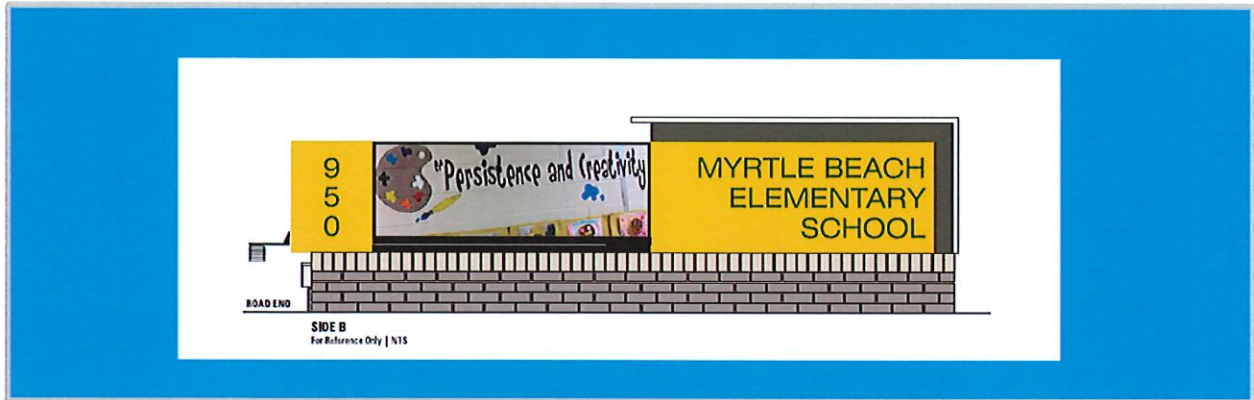
Construction: **TBD**

Schedule Issues: None

Achievements: Design complete and approved for bidding by OSF. Bid opening October 13th.



Quarterly Executive Summary
Provide, Deliver & Install LED Signs at 8 Elementary Schools
Q3 2021



HCS Project Manager: Amber Barnhill

Principals: Reggie Gasque
 Jennifer Parker
 Josh Todd
 Dawn Brooks
 Marshall Hursey
 Catherine Hampton
 Felisa McDavid
 Katherine Roberts

Engineer: N/A

Contractor: TBD

Background: Provide all schools a workable or up-to-date electronic board that do not have workable or up-to-date electronic board. Phase 2 of this project will be addressing 8 elementary schools. Remaining elementary schools to be addressed with future funding.

Project Scope: Provide Watchfire colored LED display, plus modifications of existing signs or new signs at 8 elementary schools.

Current Status: Currently out for bid. Bid opening on October 21, 2021.

Budget: Original Budget: \$300,000.00

Budget Issues: None currently.

Schedule: Project is out for bid.

Achievements: Bid documents and project scope completed.





Quarterly Executive Summary
Provide, Deliver & Install LED Signs at 5 Middle Schools
Q3 2021



HCS Project Manager: Amber Barnhill

Principals: Daniel Plaza
Dr. Andrea Pridgen
Shelley Todd
James LaPier
Melissa Rutenberg

Engineer: N/A

Contractor: Signs Limited of Lake City

Background: Provide all schools a workable or up-to-date electronic board that do not have workable or up-to-date electronic board. Phase 1 of this project addresses middle schools. Phase 2 of this project will be addressing elementary schools in the future.

Project Scope: Provide Watchfire colored LED display, plus modifications of existing signs or new signs at 5 Middle Schools.

Current Status: The sign company received the purchase order to begin the ordering process.

Budget: Original Budget: \$304,700.00



Budget Issues: None currently.



Schedule: Project is substantially complete; punch list is being finished.

Achievements: Schools will receive an up-to-date electronic message board.
This will be the final report on the middle school project.



Quarterly Executive Summary
 New Modular Classroom Installations
 CFE / OBE/ ROE
 Q3 2021



HCS Project Manager: Frank Smith

Principal (s): Dennis Devorick (CFE)
 Rebecca Schroyer (OBE)
 Rene Cazier (ROE)

A/E Firm: David Norris PE, DN Engineering Inc. (Site-Civil)

General Contractor: Mobile Modular Management Corp.

Project Scope: Additional modular classroom units installed at three locations as listed.
 2 classrooms (CFE), 6 classrooms + bathroom unit (OBE) and 6 classrooms (ROE).

Current Status: All units installed, Certificates of Occupancy issued, and units occupied.

Budget: Original Budget: \$3,154,106.00 Board Approved Date: March 8, 2021

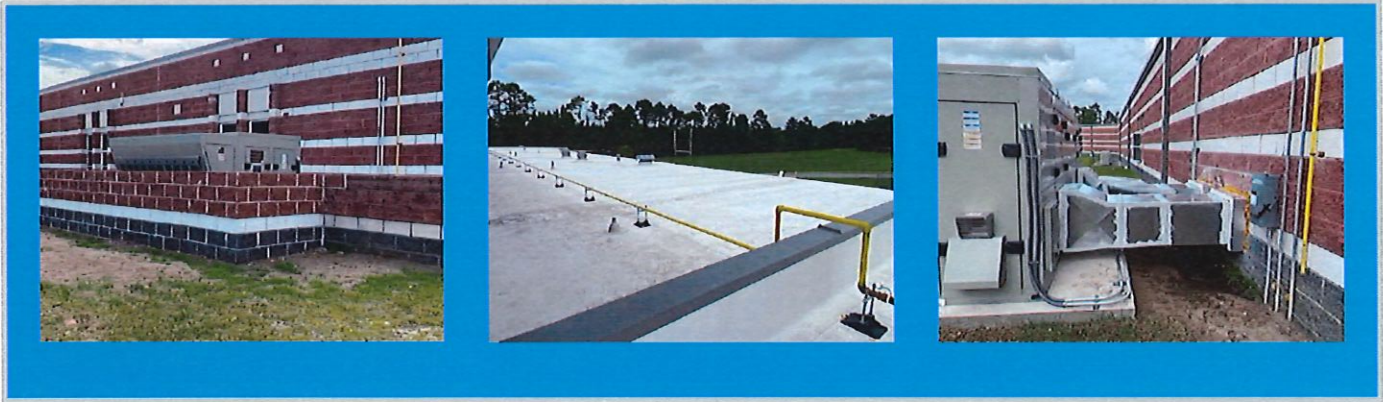
Budget Issues: None currently. ●

Schedule: Construction complete.
 (Minor canopy installation being completed the weekend of October 9th). ●

Achievements: Tight cooperation between contractors, design professionals, OSF, Facilities and the pertinent school principals, resulted in a timely Certificate of Occupancy issuance. This will be the final update.



Quarterly Executive Summary
HVAC & Gas Piping Replacement – Forestbrook Middle
Q3 2021



HCS Project Manager: Ara Heinz

Principal: Melissa Rutenberg

Engineer: MSWG Engineers, Inc.

Contractor: North Strand Mechanical

Project Scope: Remove existing split system makeup air units, duct furnaces, and condensing units and the installation of new packaged makeup air units with gas heat. Additionally, install a new propane piping system.

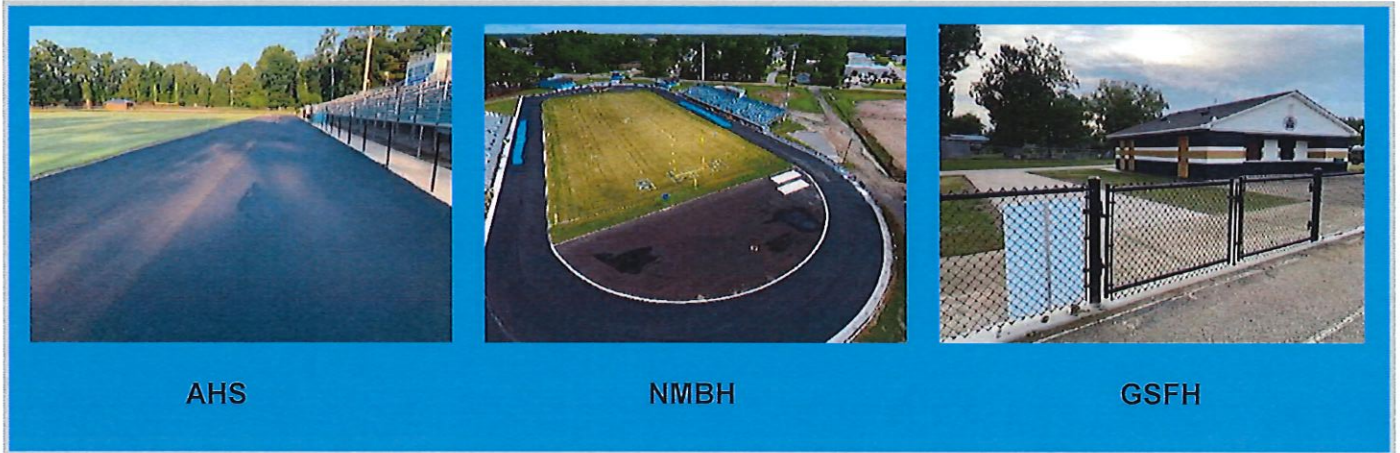
Current Status: All units have been installed. Start-up is expected to take place mid-October.

Budget: Original Budget: \$1,200,000.00 (includes design, construction, and controls) ●

Budget Issues: None currently.

Schedule: Supply chain delays related to COVID caused a delay in receiving the makeup air units. ●

Achievements: Installation of ductwork above ceiling was completed during a shortened summer break. Installation of units and corresponding ancillary work has continued through the fall without any disruption to the learning environment.
This will be the final report.



HCS Project Manager: Ara Heinz

Schools:

Architect/Engineer: CHA Consulting, Inc.

Phase 2: Track and Infield – AHS, GSFH, NMBH

Contractor: GeoSurfaces Southeast, Inc.

Project Scope: To evaluate and make recommendations for the athletic needs at all nine high schools, with a primary emphasis on tennis courts and running tracks. The Board approved CHA Consulting, Inc., to provide a phased, prioritized list of needs for Board review. The Board approved to proceed with Phase 2 on September 28, 2020.

Current Status: Construction has stopped until the end of football season. It is anticipated that work will resume in November (depending on each team’s playoff schedule).

Budget: Phase 2 Construction Budget: **\$3,309,280** Approved Date: Sept. 28, 2020

Budget Issues: None currently.

Schedule:
 Design: Complete.
 Construction: Two schedules to allow for football season.
 Track asphalt paving and drainage:
 May 2021 – August 15, 2021
 (AHS & NMBHS; GSFH after football season)
 Track synthetic surfacing:
 December 1, 2021 – April 15, 2022

Schedule Issues: None currently.



Quarterly Executive Summary

HCS Transportation – Bus Training and Fueling Area

Q3 2021



<u>Project Manager:</u>	Amber Barnhill	<u>Principal:</u>	N/A
<u>Engineer:</u>	DN Engineering, Inc.	<u>Contractor:</u>	TBD
<u>Project Scope:</u>	Design and Construction of a new Bus Propane Fueling Station, Bus Training area, and Nutrition Services maintenance building at the current HCS Transportation site.		
<u>Current Status:</u>	The project is completely designed. All work is expected to be started in the fall of 2021.		
<u>Budget:</u>	Original Budget: \$725,000.00	Board Approved Date: 9/30/2019	●
<u>Budget Issues:</u>	The original design and schedule resulted in HCS obtaining bids that were over budget. We have elected to re-design this project to try to bring it in-line with our remaining budget and to get the best value for HCS.		
<u>Schedule:</u>	Design: Complete Construction: TBD	Solicitation: TBD	●
<u>Schedule Issues:</u>	Finalizing all permits and required site design through City of Conway.		
<u>Achievements:</u>	The Propane Fueling station was installed and operational for the 2020-2021 school year. The Nutrition Services maintenance shed was also installed and in use.		

**Quarterly Executive Summary
Loop Road – Aynor Middle School
Q3 2021**



Project Manager: Amber Barnhill **Principal:** Daniel Plaza

Engineer: DN Engineering, Inc. **Contractor:** TBD

Project Scope: Design and construction of a new loop road at Aynor Middle School for parent drop-off and pick-up traffic to help reduce congestion on the highway in front of the school and improve emergency access.

Current Status: The project is completely designed and ready to be advertised. All work is expected to be started in the fall of 2021.

Budget: Original Budget: \$1,726,000.00 Board Approved Date: May 18, 2020

Budget Issues: None currently.

Schedule: Design: Complete Solicitation: TBD
Construction: TBD

Schedule Issues: Waiting on approval/permit from the Office of School Facilities (OSF).

Achievements: Design complete and submitted to OSF. Now addressing comments and changes.



Quarterly Executive Summary
New Whittemore Park Middle School
Q3 2021



HCS Project Manager: Frank Smith

Principal: Quintina Livingston

A/E Firm: Pike McFarland Hall Associates, Inc.

General Contractor: TBD

Project Scope: The scope of work is for the replacement of the existing Whittemore Park Middle School, with a new 145,000SF facility. The location is a 39-acre site on El Bethel Rd in Conway. Site work is to include parent drop-off, staff/visitor parking lot along with a bus drop-off loop, physical education areas, landscaping and storm water retention. It will be designed using the Blackwater Middle School as a Prototype. The project will be done under the IPD method, bringing all parties into the design process early, and having the District, Design Professional and Contractor all working together with the best interests of the project in mind.

Current Status: Plans and specifications are underway, with the first design committee meeting on October 8, 2021.

Budget: Original Budget: \$58,000,000.00 Board Approved Date: June 21, 2021



Budget Issues: None currently.



Schedule:
Design: In process
Construction: Commence September 2022
Final Completion: July 2024

Achievements: Site under District ownership, rezoning and annexation in process with the City of Conway.



Quarterly Executive Summary Loop Road – Lakewood Elementary School Q3 2021



Project Manager: Amber Barnhill **Principal:** Katherine Roberts

Engineer: Mead & Hunt, Inc. **Contractor:** TBD

Project Scope: Design and construction of a new loop road at Lakewood Elementary School for parent drop-off and pick-up traffic to help reduce congestion on the highway in front of the school and improve emergency access.

Current Status: The design is complete and waiting on approval for permitting. Project to start in fall of 2021.

Budget: Original Budget: **\$1,304,000.00** Board Approved Date: May 18, 2020 ●

Budget Issues: None currently. ●

Schedule: Design: **Complete** Solicitation: **TBD**
Construction: **TBD**

Schedule Issues: Waiting on approval/permit from the Office of School Facilities (OSF).

Achievements: Design complete and submitted to OSF. Now addressing comments and changes.



Quarterly Executive Summary
Masonry Repairs
Socastee High School
Q3 2021



HCS Project Manager: Frank Smith

Principal: Jeremy Rich

A/E Firm: Martinez & Associates Structural Engineers, PA

General Contractor: ProCon

Project Scope: Masonry repairs to existing Brick veneer in multiple locations.

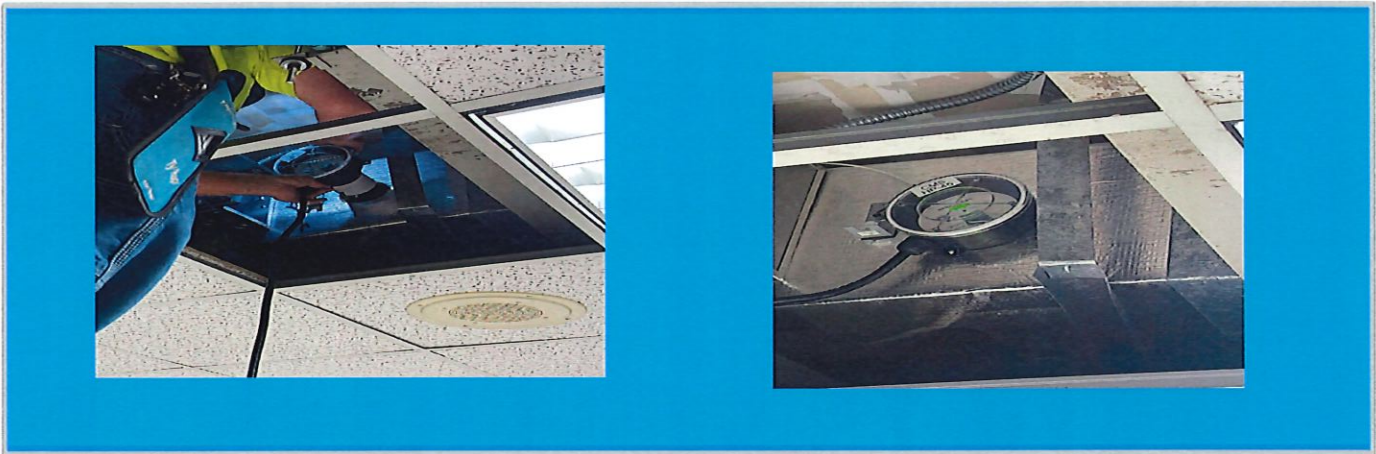
Current Status: Phase One: exterior masonry repairs completed on schedule.

Budget: Original Budget: **\$350,000.00** Board Approved Date: February 23, 2021

Budget Issues: Minor change order to account for field conditions found during demolition. ●

Schedule: Design: Completed
Construction: Phase One completed September 2021
Final Completion: September 2022 ●

Achievements: Cost effective design completed and bid. Phase Two of project to install helical piles in NW corner of building postponed until next summer to allow classroom in that area to be occupied for this school year. A crack-monitoring program has been initiated.



HCS Project Managers: Tricia Lemeur

Contractors: Control Management, Inc

Project Scope: Installation of Bi-Polar Ionization devices and tying into BAS system for monitoring.

Phase II Facilities:

Elementary Schools: Aynor, Burgess, Forestbrook, Green Sea Floyds, Homewood, Kingston, Loris, Midland, Myrtle Beach Early Childhood, Myrtle Beach Elementary, Myrtle Beach Primary, Ocean Bay, Ocean Drive, Pee Dee, Riverside, South Conway, Waterway.

Middle Schools: Aynor, Black Water, Loris, North Myrtle Beach, Ocean Bay

High Schools: Green Sea Floyds, Socastee.

Other: Academy of Arts and Science, Early College, Scholars Academy, HC Adult Ed, Old Horry County Education Center, Transportation, Facilities.

Overall Budget: Phase I & Phase II: \$7,100,000.00 ●

Budget Issues: None currently.

Schedule: Work began in September of 2021. Anticipated completion in May 2022. ●

Schedule Issues: None currently.

Current Status: All work is on schedule.

Quarterly Executive Summary Loop Road – Waterway Elementary School Q3 2021



Project Manager: Amber Barnhill **Principal:** Melissa Graham

Engineer: DN Engineering, Inc. **Contractor:** TBD

Project Scope: Design and construction of a new loop road at Waterway Elementary School for parent drop-off and pick-up traffic to help reduce congestion on the highway in front of the school and improve emergency access.

Current Status: The design is complete and waiting on approval for permitting. Project to start in fall of 2021.

Budget: Original Budget: \$1,450,000.00 Board Approved Date: May 18, 2020 ●

Budget Issues: None currently. ●

Schedule: Design: **Complete** Solicitation: TBD

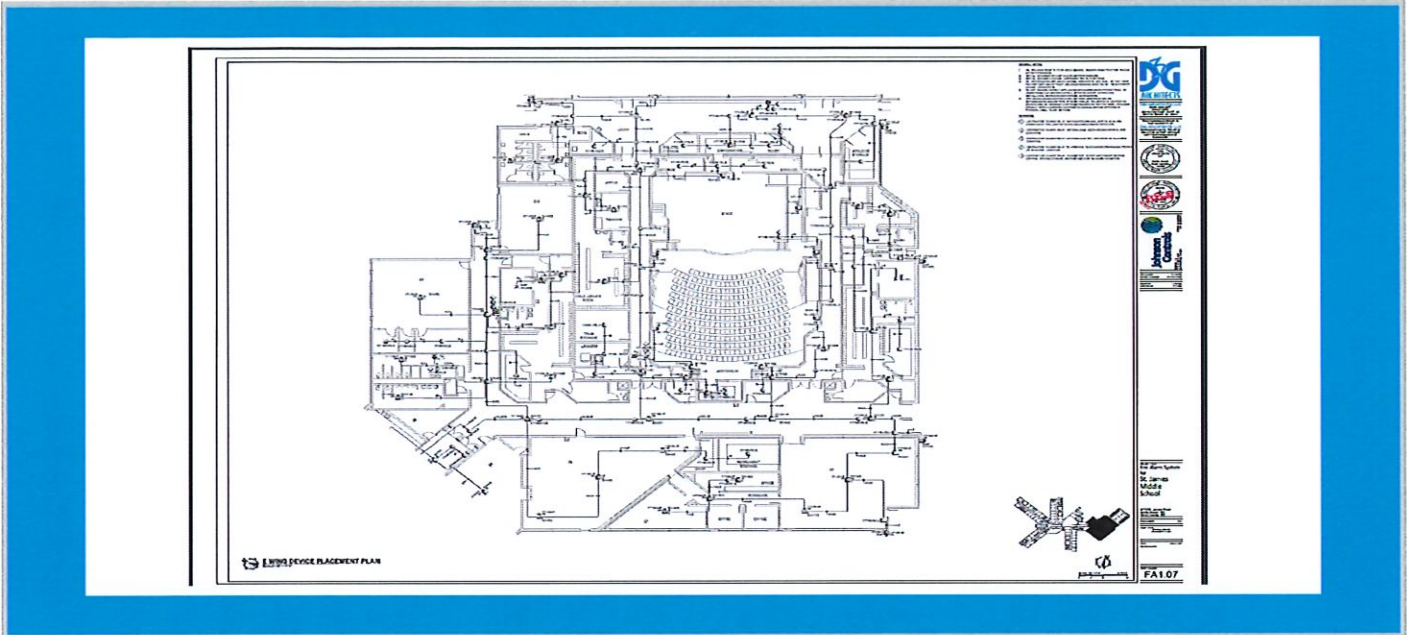
Construction: TBD

Schedule Issues: Waiting on approval/permitting from Office of School Facilities (OSF).

Achievements: Design complete and submitted to OSF. Now addressing comments and changes.



Quarterly Executive Summary
Fire Alarm upgrade
St James Middle School
Q3 2021



HCS Project Manager: Frank Smith

Principal: Olga Toggas

A/E Firm: D3G Architects

General Contractor: JCI

Project Scope: New Fire Alarm throughout school and associated code upgrades

Current Status: Installation 95% complete, with associated code upgrades to be completed mid-October

Budget: Original Budget: \$620,000.00 Board Approved Date: April, 2021
(two phases combined)



Budget Issues: None at this time



Schedule: Design: Completed
Construction: Summer 2021
Final Completion: October 2021

Achievements: Fire alarm installation complete. Only minor devices need installation once code upgrades (magnetic door holds are completed). Old system remaining in place and active until new system is fully operational and signed off, so that building can remain occupied.



Quarterly Executive Summary Replacement Facility for the Horry County Education Center/SOAR Academy Q3 2021



HCS Project Manager: Amber Barnhill

Principal:

Gina Sabol

Architectural Firm: Quackenbush Architects + Planners

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

Background: On March 4, 2019, the Board approved a prioritized 5-Year Capital Plan list which included a new Horry County Education Center (HCEC) facility. On April 29, 2019, approval was given to locate the facility on a portion of the wooded property adjacent to the existing District Offices on Four Mile Road. On May 6, 2019, the Board approved the use of the Integrated Project Delivery (IPD) method for this project. On June 3, 2019, the Board approved \$13.0M funding for the construction. The architectural firm of Quackenbush Architects + Planners was approved by the Board on June 3, 2019, and on August 19, 2019, H.G. Reynolds Co. was approved as the general contractor. On February 17, 2020, the Board approved additional funding for a total project budget of \$17,900,000.00.

Project Scope: To use the IPD method to design and construct a new facility of approximately 49,500 SF with a capacity of approximately 300 students, plus faculty and staff. Full site development is also included in the project.

Current Status: The project is complete, and the facility is open.

Budget:
Original Budget: \$13,000,000.00 Board Approved Date: 06/03/2019
Revised Budget: \$17,900,000.00 Board Approved Date: 02/17/2020

Budget Issues: In budget

Schedule: Facility opened on time in August 2021

Achievements: The new SOAR Academy opened on time and in budget. A dedication ceremony was held on Monday, August 9th. This will be the final report.