

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.



Rick Maxey
Superintendent

Date: October 2, 2020

Disposition of the Board:

- In compliance
 Not in compliance
 Compliance with exception



Ken Richardson
Board Chair

Date: 10/19/20

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.



Quarterly Executive Summary

Loop Road – Aynor Middle School

Q3 2020



Project Manager: Jason Hardee **Principal:** Daniel Plaza

Engineer: DN Engineering **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 currently in the design phase of the project. All work is expected to be completed by August 12, 2021

Budget: \$1,726,000.00

Budget Issues: The project is currently within budget.

Schedule: Design: **In-Progress** Solicitation: **TBD**
Construction: **TBD**

Schedule Issues: None

Achievements: The project is proceeding without issues.



Quarterly Executive Summary Chiller / Ice Storage Replacement - ATA Q3 2020



HCS Project Manager: Ara Heinz/Ross Brazier **Principal:** Jayson Powers
Engineer: N/A **Contractor:** Control Management, Inc.

Project Scope: Repair and upgrade of the existing chilled water system.

Current Status: Replacement of valve on the ice maker and installation of new filter on chiller remaining. **This will be the final update on this project.**

Budget: \$150,000

Budget Issues: The project is currently within budget. ●

Schedule: Work to be completed in October 2020. ●

Achievements: Upgrades and repairs to the equipment will extend the useful life of the equipment and are expected to yield lower utility bills for the school.

Q3 2020



Quarterly Executive Summary HCS Records – Bus Training and Fueling Area Q3 2020



<u>Project Manager:</u>	Jason Hardee	<u>Principal:</u>	N/A
<u>Engineer:</u>	DN Engineering	<u>Contractor:</u>	TBD
<u>Project Scope:</u>	Design and Construction of a new Bus Propane Fueling Station and Bus Training Area at the current HCS Records facilities building.		
<u>Current Status:</u>	The Bus Training Area portion of the project is currently in the design phase and preliminary plans are expected to be submitted in October 2020. All work is expected to be completed by August 2021 (sooner if possible). The Bus Propane Fueling Station portion of the project is operational.		
<u>Budget:</u>	\$725,000.00		●
<u>Budget Issues:</u>	The original design and schedule of the Bus Training Area resulted in HCS obtaining bids that were over budget. We have elected to re-design this project to bring it in-line with our budget and to get the best value for HCS.		
<u>Schedule:</u>	Design: Re-Design In-Progress Construction: N/A	Solicitation: N/A	●
<u>Schedule Issues:</u>	Re-design of the project is being evaluated and overall completion planned for August 2021.		
<u>Achievements:</u>	The Propane Fueling station has been installed and is operational for the 2020-2021 school year.		



**Quarterly Executive Summary
District Track and Tennis Courts Project
Q3 2020**



Loris High School - Track



Conway High School - Tennis

HCS Project Manager: Davida Rohlf
Architect/Engineer: CHA Consulting, Inc.

Schools:

Phase 1:

Contractor: Carolina Sport Surfaces, Inc.
Coastal Structures
GeoSurfaces

Tennis Crack and Seal – AHS, LHS, SJHS, SHS
Tennis Courts – CFHS, CHS, GSFHS
Track and Infield – CFHS, LHS, SJHS,

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 1 (plus the Option 1 for Crack Repair and Sealing of tennis courts at AHS, LHS, SHS and SJHS).

Current Status: The Option 1 Crack Repair and Sealing project is 100% complete.
Phase 1 – Tennis awarded to Coastal Structures. CHS, CFHS and GSFHS currently under construction.
Phase 1 – Track awarded to GeoSurfaces. Loris High under construction with CFHS and SJHS to begin November 2020.

Budget: Phase 1 - Construction Budget: \$4,429,000 Approved Date: Jan.27, 2020
Phase 1 - Consulting Fees (\$297,000) Nov. 19 (Facilities Committee)
Option 1 - Construction & Fees (\$200,000) Sept. 23 (Facilities Committee)

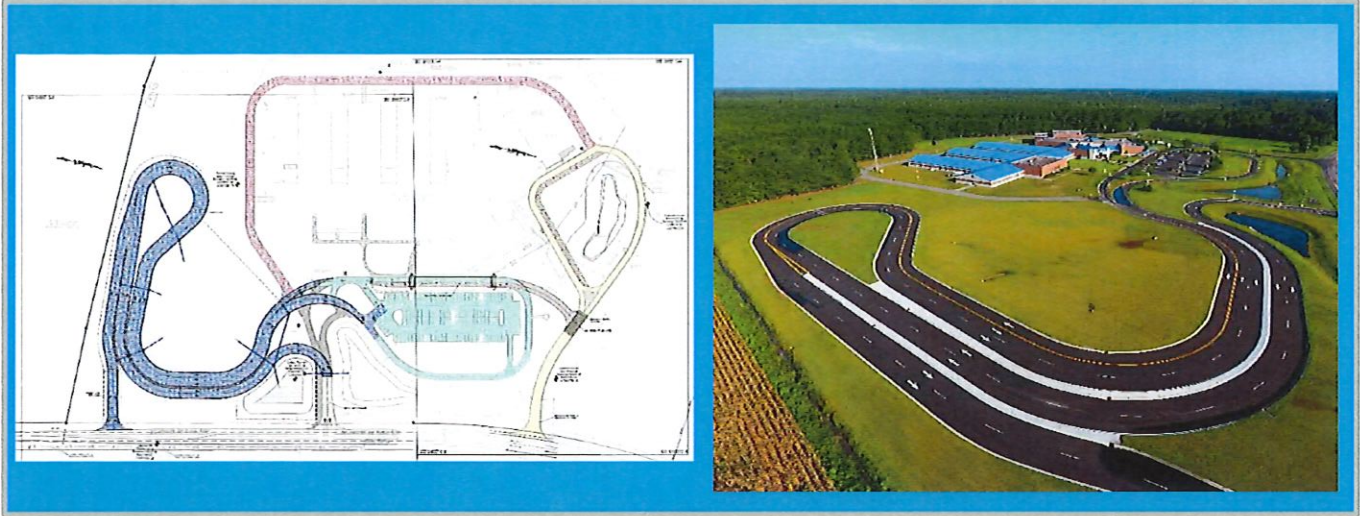
Budget Issues: All pricing received for Phase 1 - Tennis and Track are within budget.

Schedule: Design: Complete.
Solicitation: Phase 1 – Notice of Intent issued 6/10/2020 (Tennis), and 7/14/2020 (Track). See above for status.
Construction - Phase 1:
Crack and Seal: Started Feb. 2020 – 100% completed
Track and Infield: August 2020 – Apr. 2021*
Tennis: July 2020 – November 2020

Schedule Issues: Bid dates were extended due to COVID-19 to allow vendors more time.
*Re-bidding of Track has impacted start date on schedule.



Quarterly Executive Summary Loop Road – Loris Middle School Q3 2020



- Project Manager:** Jason Hardee **Principal:** Shelley Todd
- Engineer:** Wall Engineering **Contractor:** Goodson Construction
- Project Scope:** Design and construction of a new loop road at Loris Middle School for parent drop-off and pick-up traffic to help reduce congestion on Highway 66 in front of the school and improve emergency access.
- Current Status:** All items are completed. **This will be the final update on this project.**
- Budget:** \$1,500,000.00 ●
- Budget Issues:** The project is currently within budget.
- Schedule:** Design: **Completed** Solicitation: **Completed** ●
Construction: **Completed**
- Schedule Issues:** Some initial delays in permitting due to COVID-19, no current issues.
- Achievements:** Construction finished on schedule and finished under budget.

Quarterly Executive Summary
Walkway Canopy – Lakewood Elementary School
Q3 2020



Yellow Areas Indicate the New Canopy Locations

New Canopy Will Match the Existing Canopy

HCS Project Manager: Davida Rohlf

Principal: Katherine Roberts

Architect: N/A

Contractor: East Coast TVM

Project Scope: Lakewood Elementary will be receiving three new walkway canopies. The location of the canopies is shown in the left-hand picture above. The front of the building will receive a 300 linear foot canopy. The canopy in the rear of the building will be extended for car rider students. The car rider section will be approximately 116 linear feet. There is also a canopy that will extend from the gymnasium and tie into the turnaround loop. This section of canopy will be approximately 35 linear feet. The new canopies will all have lighting included. The color of the canopies will be burnt bronze to match the existing.

Current Status: The project started July 15th and is complete. **This will be the final update on this project.**

Budget:

East Coast TVM Contract:	\$189,000	
Terracon	\$ 1,105	●

Budget Issues: The project is currently within budget.

Schedule: None ●

Schedule Issues: None

Achievements: N/A



Quarterly Executive Summary
Bard Unit Replacement – Lakewood Elementary
Q3 2020



HCS Project Manager: **Ara Heinz** **Principal:** **Katherine Roberts**
Engineer: **Owens & Associates, Inc.** **Contractor:** **Unknown**

Project Scope: Perform the removal and replacement of approximately 30 wall hung heat pumps (Bard units) at Lakewood Elementary School.

Current Status: In pre-solicitation phase.

Budget: Original Budget: \$ 450,000.00

Budget Issues: None at this time

Schedule: Design: 99% Complete
 Expected to bid out construction in early October 2020.

Achievements: N/A

Q3 2020



Quarterly Executive Summary Loop Road – Lakewood Elementary School Q3 2020



Project Manager: Jason Hardee **Principal:** Katherine Roberts

Engineer: Mead & Hunt **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 project is currently in the design phase. All work is expected to be completed by August 12, 2021

Budget: \$1,304,000.00



Budget Issues: None at this time.

Schedule: Design: **In-Progress** Solicitation: **TBD**
Construction: **TBD**

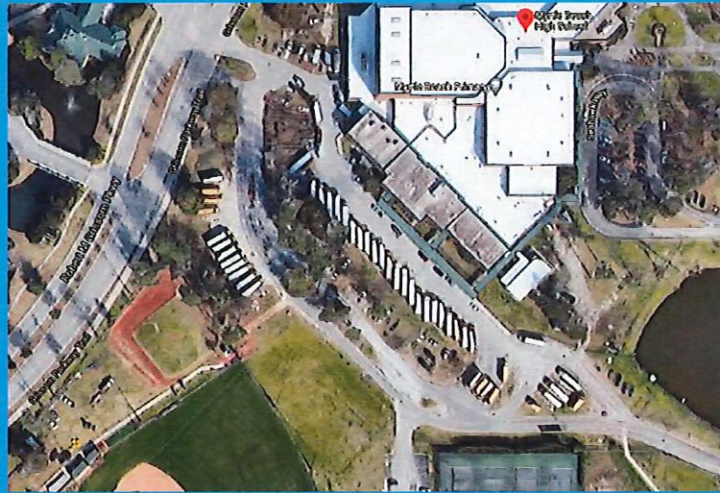


Schedule Issues: None

Achievements: The project is proceeding without issues.



Quarterly Executive Summary Myrtle Beach High School – Bus Lot Q3 2020



Project Manager: Jason Hardee **Principal:** Kristin Altman

Engineer: ECLS Global **Contractor:** S&W Asphalt

Project Scope: Additional paving and re-striping of bus parking area at Myrtle Beach High School.

Current Status: The project design is complete. We are working with the school staff and transportation staff to determine the best time to start the project.

Budget: \$250,000.00



Budget Issues: The project is currently within budget.

Schedule: Design: **Completed** Solicitation: **District Contract**
Construction: **TBD**



Schedule Issues: None

Achievements: The project is proceeding without issues.



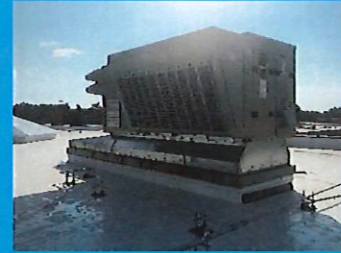
Quarterly Executive Summary
MAU Replacement – Myrtle Beach High School
Q3 2020



Existing Makeup Air Unit (MAU)



New Galvanized Piping



New Makeup Air Unit

HCS Project Manager:

Ara Heinz

Principal:

Kristin Altman

Engineer:

Owens & Associates, Inc.

Contractor:

Triad Mechanical

Project Scope:

Perform demolition work as required to replace twelve (12) rooftop Make-up Air Units (MAU) / Ventilation Air Units (VAU) manufactured by Trane. The existing seismic curbs will remain, but new piping and adapter curbs are provided for the new MAUs/VAUs.

Current Status:

Factory heating start-up of the units scheduled for 9/28/2020. Testing and balancing to be completed after start-up and completed by 10/2/20. **This will be the final update on this project.**

Budget:

\$1,729,000

Budget Issues:

The project is currently within budget. ●

Schedule:

Design: Complete

Substantial Completion of October 4, 2020. ●

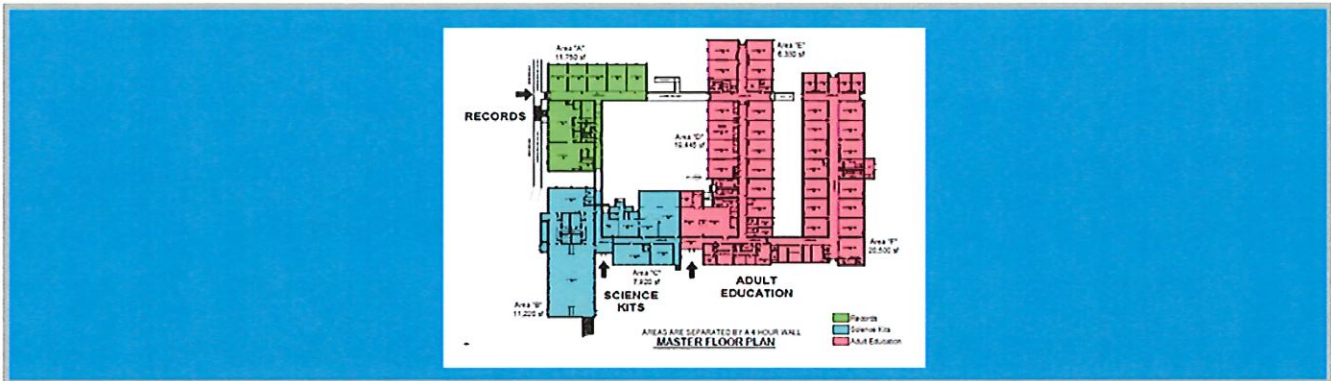
Achievements:

Project to be completed on-time.

Q3 2020



Quarterly Executive Summary MBIS Renovations for Records Retention, Science Kits, and Adult Education Q3 2020



HCS Project Manager: Amber Barnhill

Principal:

Etta Greene Carter

Architectural Firm: D3G Architects, LLC

General Contractor:

Sellers General Construction

Background:

In August, 2019, the fourth and fifth grade students housed in the Myrtle Beach Intermediate School relocated to the newly-renovated Myrtle Beach Elementary School which allowed MBI to be repurposed. Currently, both the HCS Adult Education program and Science Kits program are housed in leased space at Horry-Georgetown Technical College (HGTC). The Horry County Board of Education approved on November 4, 2019, "to Repurpose Two Facilities: Former Myrtle Beach Intermediate School and Records Retention."

Project Scope:

The scope includes minor renovations to an existing 77,150 SF educational-use building. Renovations will allow Adult Education, Records Retention and Science Kits to utilize the facility. The work will include minor interior renovations, new entry canopies, roll-up doors for service, new building hardware, upgrades to exterior openings for a 1-hour fire rating, the addition of several exterior doors and frames, and work necessary to repair required fire walls. Site work is to include new entry hardscapes and a new paved emergency access pathway.

Current Status:

Certificate of Occupancy received on June 30, 2020. Staff from the Horry County Adult Education, Science Kits, and Records Center have moved into the renovated building. The project is in the final closeout phase. **This will be the final report on this project.**

Budget:

\$950,000.00

Budget Issues:

The project is currently within budget.

Schedule:

Design: Complete

Construction: May 11, 2020 – July 10, 2020

*Substantial Completion date changed to COVID-19

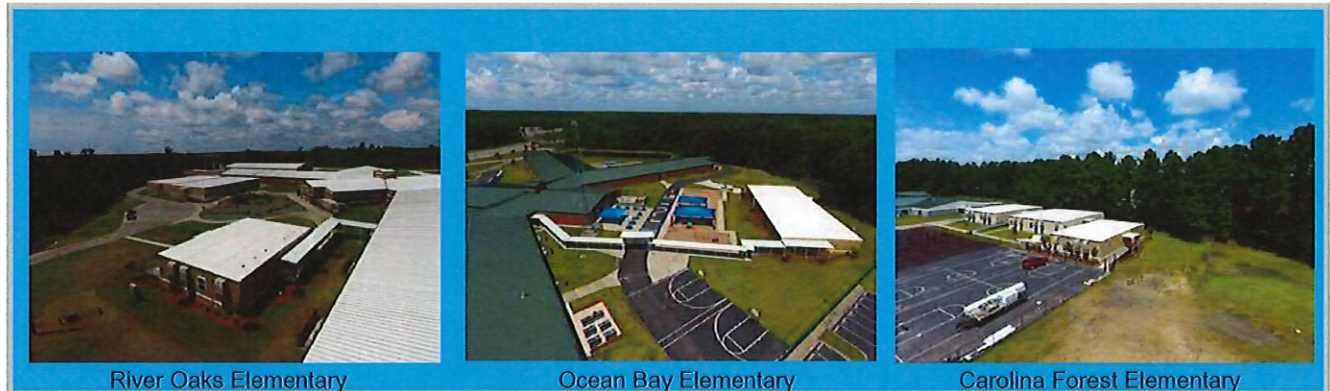
Final Completion: August 9, 2020

Achievements:

The former Myrtle Beach Intermediate was renovated for Horry County Adult Education, Science Kits, and Records Center. The renovation was completed for staff and teachers to move in the building before the start of the new school year.



**Quarterly Executive Summary
2020 Modular Classrooms at Multiple Schools
Q3 2020**



<u>HCS Project Manager:</u>	Jason Hardee	<u>Principals:</u>	Rebecca Schroyer – OBES
<u>Architect/Engineer:</u>	D. N. Engineering		Dennis Devorick - CFES
<u>Contractor:</u>	Mobile Modular Management		Rene Cazier - ROES

Project Scope: The following schools received modular classrooms for the 2020-2021 school year:

Ocean Bay Elementary School – Four (4) classroom modular building
Carolina Forest Elementary – Two (2) classroom modular building with restrooms
River Oaks Elementary – Two (2) classroom modular building with restrooms

Current Status: All items are completed. **This will be the final update on this project.**

Budget: **\$2,049,728.60**

Budget Issues: None at this time

Schedule:

Original solicitation:	June 13, 2016 <i>(for annual modular purchases)</i>
Design completion:	April 27, 2020
Construction start:	June 8, 2020
Substantial Completion:	August 12, 2020

Schedule Issues: Some manufacturing delays occurred early on due to COVID-19 issues, but those were resolved.

Achievements: The modular classroom construction finished ahead of schedule.



Quarterly Executive Summary
RTU Replacement – North Myrtle Beach High School
Q3 2020



Old Roof-Top Units (RTUs)



New RTUs (prior to installation)



New RTUs installed

HCS Project Manager: Ara Heinz **Principal:** Teresa Todd
Engineer: McKnight – Smith – Ward – Griffin Engineers, Inc. (MSWG)
Contractor: Hoyt’s Heating & AC, Inc.

Background: The Board approved a final scope of work for renovations to North Myrtle Beach High School in September 2015. Part of those renovations included new HVAC systems in Areas B, C, H, M, and Part of Area A.

Project Scope: Perform demolition work as required to replace roof-top HVAC units (RTUs) including packaged heat pump and fresh air heat pumps with new units manufactured by Trane. New RTUs will be placed in Areas J and K and the remaining part of Area A.

Current Status: Final 7 units replaced on 9/25/20. Testing and balancing being done 9/28-29/2020. **This will be the final report on this project.**

Budget: Original Budget: \$1,444,500

Budget Issues: The project is currently within budget. ●

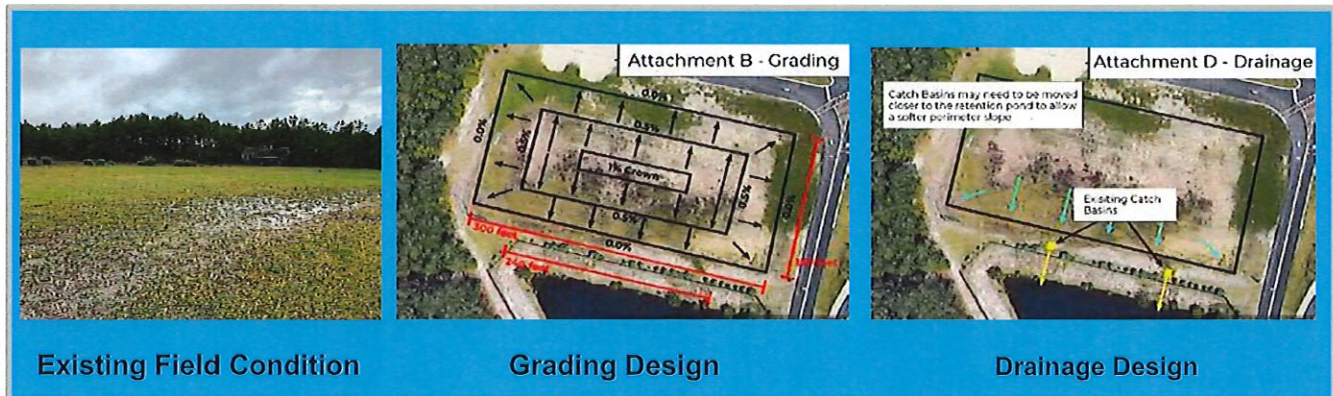
Schedule: Design: Complete ●

All rooftop work expected to be complete 10/2/2020 with the exception of 2 adapter curbs that will be installed at a later date due to a manufacturer issue.

Achievements: Most work that has been performed since the start of school has been able to be completed on Fridays, thereby providing little to no disruption to the learning environment.



Quarterly Executive Summary Practice Field Renovation – Ocean Bay Middle Q3 2020



HCS Project Manager: Trevor Turner/Ara Heinz

Principal: Barbara McGinnis

Engineer: N/A

Contractor: Suncoast Contractors, LLC

Project Scope: Regrade and resurface the Practice Field at Ocean Bay Middle School.

Current Status: Construction started 9/29/2020.

Budget: Original Budget: \$ 250,000.00



Budget Issues: The project is currently within budget.



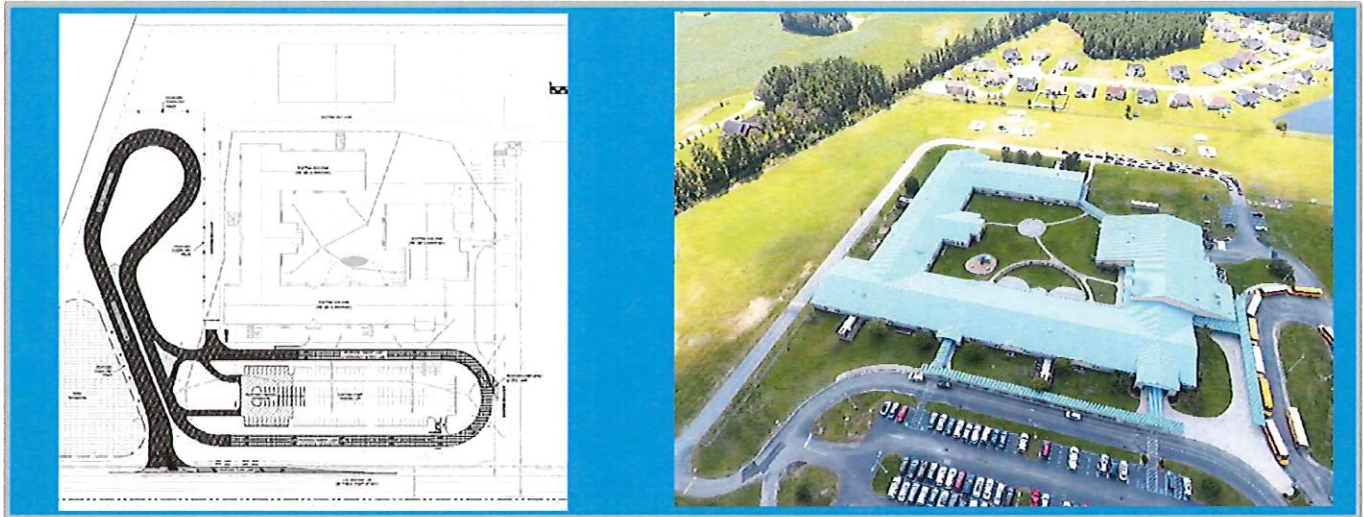
Schedule: Procurement protest period ended 9/10/2020. Contract signed 9/21/2020. Construction expected to be complete 10/31/2020.

Achievements: N/A

Q3 2020



Quarterly Executive Summary Loop Road – Pee Dee Elementary School Q3 2020



Project Manager: Jason Hardee **Principal:** Chris Plowman

Engineer: Wall Engineering **Contractor:** D & L Sitework

Project Scope: Design and construction of a new loop road at Pee Dee 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 and permitting is complete and the contractor is currently ahead of schedule. All work is expected to be completed by December 30, 2020

Budget: Original Budget: **\$1,436,067.00** Board Approved Date: 

Budget Issues: The project is currently within budget.

Schedule: Design: **Completed** Solicitation: **Completed** 
Construction: **In-Progress**

Schedule Issues: Some initial delays in permitting due to COVID-19 but no current issues.

Achievements: Construction is on schedule and is currently expected to finish under budget.



Quarterly Executive Summary
 Replacement Facility for the
 Horry County Education Center/SOAR Academy
 Q3 2020



HCS Project Manager: Amber Barnhill **Principal:** Jimmy McCullough
Architectural Firm: Quackenbush Architects + Planners
General Contractor: H.G. Reynolds Company, Inc. **Superintendent:** Patrick Patton

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 Office 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.

Deleted: s

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 to be included in the project.

Current Status: The foundation is complete except for the kitchen area. Masonry is ongoing. The mason is about 90% complete on the high school wing, 75% complete in the admin area and 25% on middle school wing. Majority of all the interior doors frames are set. Underground utilities are proceeding in the kitchen, the remainder of the building is complete. The water and sewer rough-ins are complete. On-site storm drainage is 90% complete. The GC continues to make progress on the site but is dealing with wet conditions and progress is slow.

Deleted:

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: None at this time

Schedule: Design: Complete
 Construction: Early site package Spring 2020
 Final Completion: August 2021

Achievements: Vertical construction is making significant progress.



Quarterly Executive Summary Loop Road – Riverside Elementary School Q3 2020



Project Manager: Jason Hardee **Principal:** Vicki Underwood

Engineer: Mead & Hunt **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 project is currently in the design phase of the project. All work is expected to be completed by August 12, 2021

Budget: \$1,253,000.00

Budget Issues: None at this time

Schedule: Design: **In-Progress** Solicitation: **TBD**
Construction: **TBD**

Schedule Issues: None

Achievements: The project is proceeding without issues.



Quarterly Executive Summary

Loop Road – Waterway Elementary School

Q3 2020



Project Manager: Jason Hardee **Principal:** Melissa Graham

Engineer: DN Engineering **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 project is currently in the design phase of the project. All work is expected to be completed by August 12, 2021

Budget: \$1,450,000.00



Budget Issues: None at this time.

Schedule: Design: **In-Progress** Solicitation: **TBD**
Construction: **TBD**

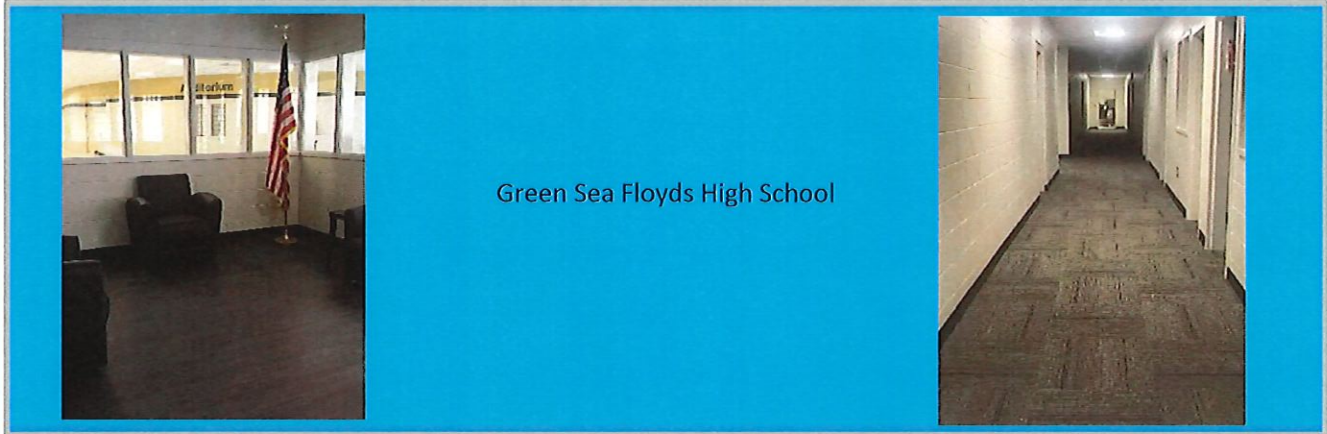


Schedule Issues: None

Achievements: The project is proceeding without issues.



Quarterly Executive Summary
Sustainment Projects - Flooring
Q3 2020



HCS Project Managers: Davida Rohlf, Ara Heinz

Contractors: Various

Project Scope: Replace carpeting in various areas within schools in each of the four regions.

North Region: Green Sea Floyds High, Loris High, Daisy Elementary

South Region: Seaside Elem., St. James Elem., Burgess Elem.,
Forest Brook Elem., Socastee High, St. James Middle.

East Region: Myrtle Beach Primary, Carolina Forest High, Myrtle Beach High

West Region: Whittemore Park Middle, Aynor High, Aynor Elem.

Budget: \$600,000 (Total across Regions) - Sustainment Funds (5656)

Committed to date:

North Region: \$ 119,059

South Region: \$ 136,265

East Region: \$ 154,035

West Region: \$ 155,022

Budget Issues: None at this time.

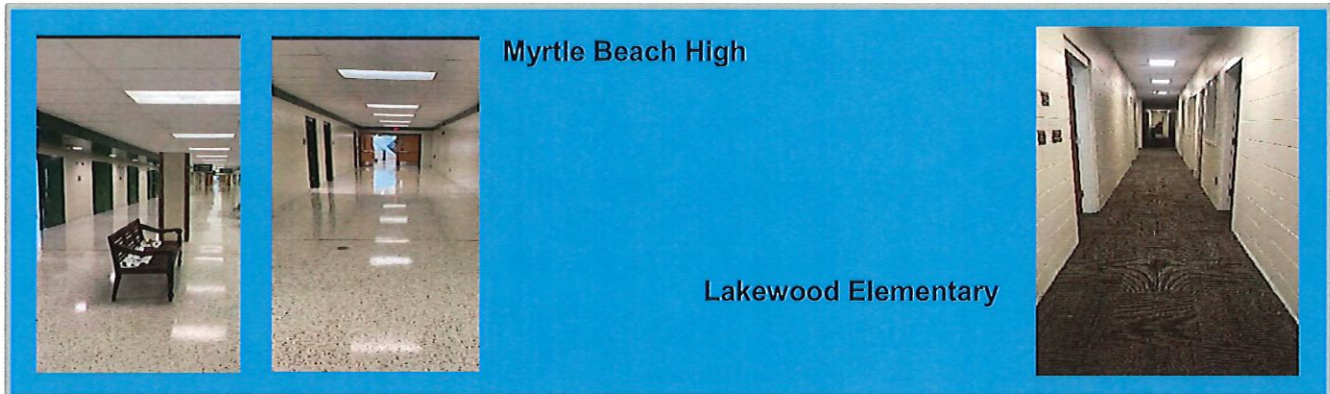
Schedule: Work began in April 2020 and completed by school start. Some issues with shipping of materials due to Covid-19 with work being completed during school breaks.

Schedule Issues: None at this time.

Current Status: All work completed on schedule and this will be the final update on these projects



Quarterly Executive Summary Sustainment Projects - Painting Q3 2020



HCS Project Managers: Davida Rohlf

Contractors: Various

Project Scope: Paint various areas within schools in each of the four regions.

- North Region:** North Myrtle Beach High, Kingston Elem.
- South Region:** Lakewood Elementary
- East Region:** Myrtle Beach High
- West Region:** Homewood Elementary, Conway Middle, Pee Dee Elementary

Budget: \$600,000 (Total across Regions) – Sustainment Funds (5656)

Committed to date:

- North Region:** \$154,301
- South Region:** \$151,000
- East Region:** \$144,392
- West Region:** \$150,100

Budget Issues: None.

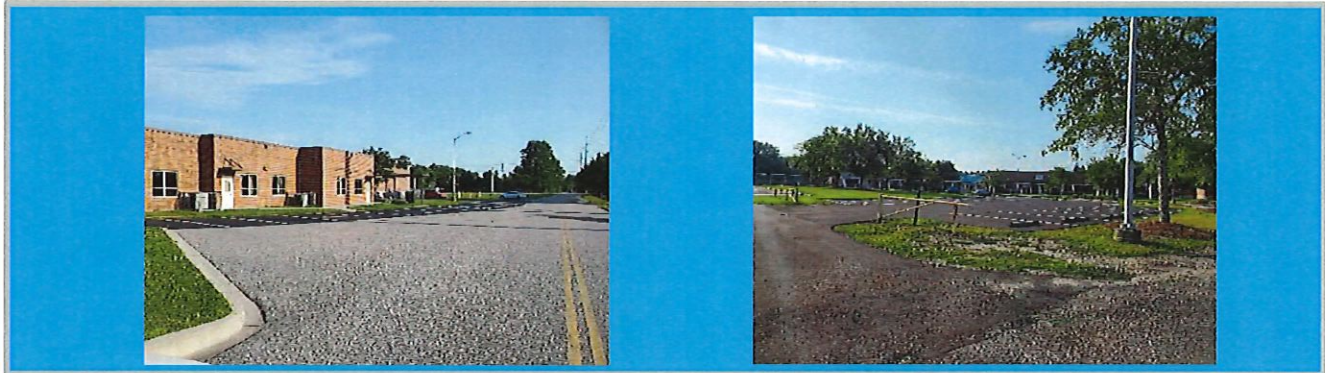
Schedule: Work began in April 2020 and was completed by beginning of school.

Schedule Issues: None.

Current Status: All work completed on schedule and this will be the final update on these projects



Quarterly Executive Summary Sustainment Project - Paving Q3 2020



Project Managers: Jason Hardee

Contractors: S&W Asphalt

Project Scope: Performing preventative maintenance, repairs, and repaving of areas at the schools in each Regional Area

North Region: Daisy Elementary, North Myrtle Beach Middle, Ocean Drive Elementary

South Region: Saint James Middle, Saint James Elementary, Forestbrook Elementary

East Region: Carolina Forest High, Waccamaw Elementary,

West Region: Aynor Elementary, Conway Education Center, Whittemore Park Middle

Current Status: Coordinating with the contractor and the Facilities maintenance staff to perform paving maintenance and repairs on schools throughout all regions.

Budget: \$400,000 (\$100,000 each Region) - Sustainment Funds (5656) ●

Budget Issues: None at this time.

Schedule: Work began on June 1, 2020 ●

Schedule Issues: Due to the adverse weather this past summer, Aynor Elementary and Waccamaw Elementary projects were not completed and were postponed until June 2021.

Current Status: All Projects completed, with the exception of Aynor Elementary and Waccamaw Elementary.

Q3 2020



Quarterly Executive Summary Sustainment Project - Roofing Q3 2020



Project Managers: Jason Hardee

Contractors: Spann Roofing


Project Scope: Maintenance and repairs on roofs at various schools in each Regional Area

North Region: Daisy Elementary, Academy of Tech & Academics, Kingston Elementary, Loris Middle, Green Sea Floyds High, North Myrtle Beach High

South Region: Early College High School, Seaside Elementary, Saint James High, Saint James Middle, Socastee High

East Region: Carolina Forest High, Ocean Bay Middle, Carolina Forest Elementary, Black Water Middle, Waccamaw Elementary, Myrtle Beach Primary, Myrtle Beach Intermediate, Academy Arts Science and Technology

West Region: Pee Dee Elementary, South Conway Elementary, Aynor Elementary, Aynor High, Conway High

Budget: \$200,000 (\$50,000 each Region) - Sustainment Funds (5656) 

Committed to date:

North Region: \$ 50,000.00

South Region: \$ 50,000.00

East Region: \$ 50,000.00

West Region: \$ 50,000.00

Budget Issues: None at this time.

Schedule: Work began June 1, 2020. 

Schedule Issues: None at this time.

Current Status: All work completed on schedule. **This will be the final update on these projects.**

Q3 2020 