

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: 04-24-2020

Rick Maxey
Superintendent

Disposition of the Board:

- In compliance
 Not in compliance
 Compliance with exception



Date: 5-18-20

Ken Richardson
Board Chair

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.
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Quarterly Executive Summary
Loop Road – Aynor Elementary
Q1 2020



Project Manager: Jason Hardee **Principal:** W. Reggie Gasque
Engineer: D. N. Engineering Inc. **Contractor:** Goodson Construction

Project Scope: Design and construction of a new parent drop-off loop road at Aynor Elementary School for parent drop-off and pick-up traffic to reduce congestion on Jordanville Road.

Current Status: Construction is complete.
This will be the final update on this project.

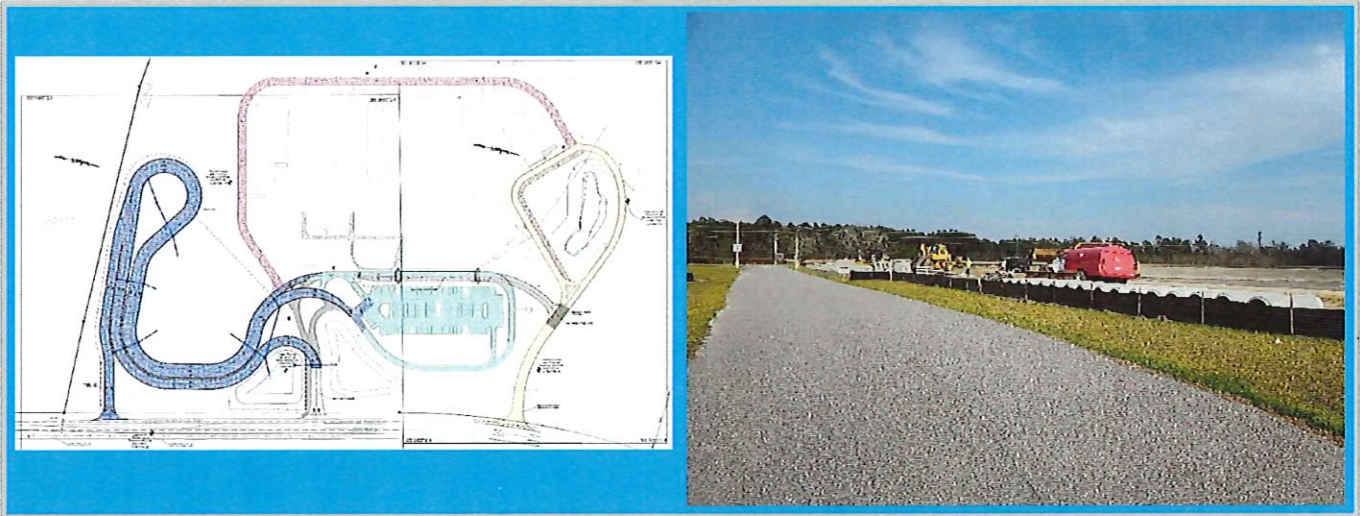
Budget: Original Budget: \$850,000.00 Board Approved Date: 1/29/2019

Budget Issues: None at this time.

Schedule: Design: Complete Solicitation: Complete
Construction: Complete

Schedule Issues: The local and state permitting agencies delayed the start of the project due to extended permitting time.

Achievements: Construction has been completed and the project finished below the original budget.



Project Manager:
Engineer:

Jason Hardee
Wall Engineering

Principal:
Contractor:

Shelley Todd
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:

The design and permitting is currently complete and the contractor is currently ahead of schedule.

Budget:

Original Budget: **\$1,500,000.00** Board Approved Date: **1/29/2019**
 The project is currently within budget.



Budget Issues:

None at this time.

Schedule:

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



Schedule Issues:

The procurement and construction phases have been delayed due to slow permitting and agency approvals at both the local and state levels.

Achievements:

Construction is on schedule and is currently expected to finish below the original budget.

Quarterly Executive Summary
Walkway Canopy – Lakewood Elementary School
Q1 2020



Yellow Areas Indicate The New Canopy Locations

The New Canopy Will Match The Existing

HCS Project Manager: Patrick McCord

Principal: Katherine Roberts

Architect: N/A

Contractor: N/A

Project Scope: Lakewood Elementary will be receiving three new walkway canopies. The location of the canopies are 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 will be also a canopy that will extend off the gymnasium and ties 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 is currently in the bid phase.

Budget: Original Contract:

Final Contract Amount: TBD

Budget Issues: None

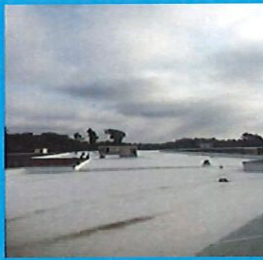
Schedule: TBD

Schedule Issues: N/A

Achievements: N/A



**Quarterly Executive Summary
Roof Replacement – Myrtle Beach High School
Q1 2020**



Completed TPO Membrane

Metal Wall Panels Around Auditorium

HCS Project Manager: Patrick McCord

Principal: Zack McQuigg

Architect: N/A

Contractor: Spann Roofing and Sheet Metal

Project Scope: The single layer of the existing TPO roofing membrane will be removed, and a new half-inch cover board will be installed. The cover board is mechanically fastened to the deck, and a new 60-mil TPO membrane will be installed. All-new parapet caps will be installed. The new TPO roof will have a (20) twenty-year warranty. The three Kalwall skylight panels are going to be replaced during this project. The existing frames will remain, and new impact-rated panels will be installed. The perimeter around the auditorium will have new through-the-wall flashing installed. The same flashing will also be replaced in the fly loft. Hunter green, three-rib metal panels are also being installed on the north facade of the auditorium exterior wall. All built-up style roof areas will receive new drain pans and all vertical flashings will be coated.

Current Status: All items are completed except: the new through-wall flashing repair around the kitchen and custodial storage area.

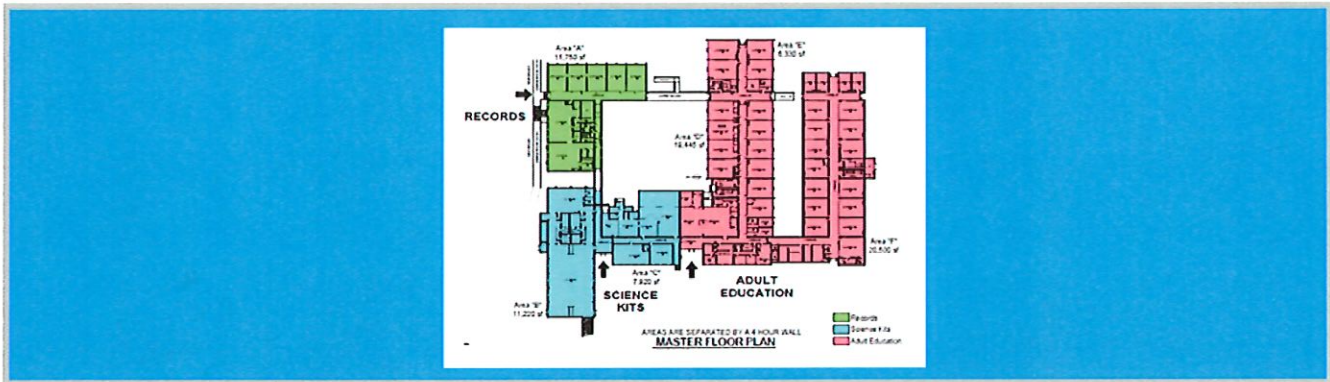
Budget: Original Contract: \$1,087,685.00 ●
Final Contract Amount* = \$1,211,973.95
 *Cost overrun due to unforeseen through-wall flashing and a significant area of metal roof decking deterioration, both requiring replacement.

Schedule: Most work is complete except for through-wall flashing work. ●

Achievements: The TPO roofing is completed. All the built-up roofs have had their operations and maintenance performed.



**Quarterly Executive Summary
MBIS Renovations for Records Retention,
Science Kits, and Adult Education
Q1 2020**



HCS Project Manager: Amber Barnhill

Principal:

Etta Greene Carter

Architectural Firm: D3G Architects, LLC

General Contractor: TBD

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." Therefore, the **MBI Renovations - Adult Education, Records Retention, and Science Kits** is the new project to renovate MBI for these purposes.

Project Scope:

The scope includes minor interior 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:

A solicitation for bids #1920-63RF was issued and bids received on April 21, 2020. A recommendation to enter into a contract with the low bidder will be presented to the board on April 27, 2020. Construction is anticipated to begin mid-May, 2020.

Budget:

Original Budget: \$950,000.00

Board Approved Date: 11/04/2019



Budget Issues:

None

Schedule:

Design: Complete

Construction: May 11, 2020 – July 10, 2020

Final Completion: August 9, 2020

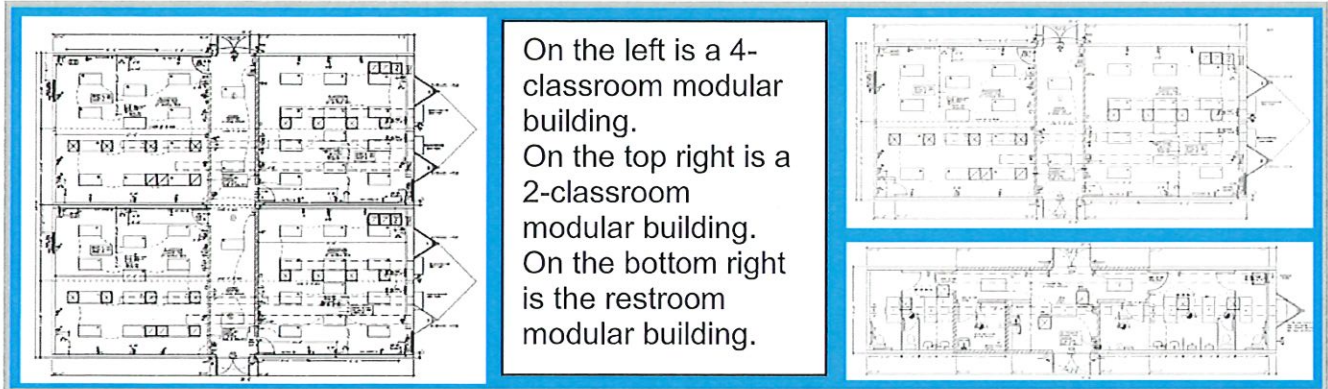


Achievements:

Bids received were below the established budget.



**Quarterly Executive Summary
2020 Modular Classrooms at Multiple Schools
Q1 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 are receiving 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: The modular classrooms have been ordered.

Budget: Original Budget: **\$2,049,728.60** Board Approved Date: **February 17, 2020**

Budget Issues: None at this time

Schedule:

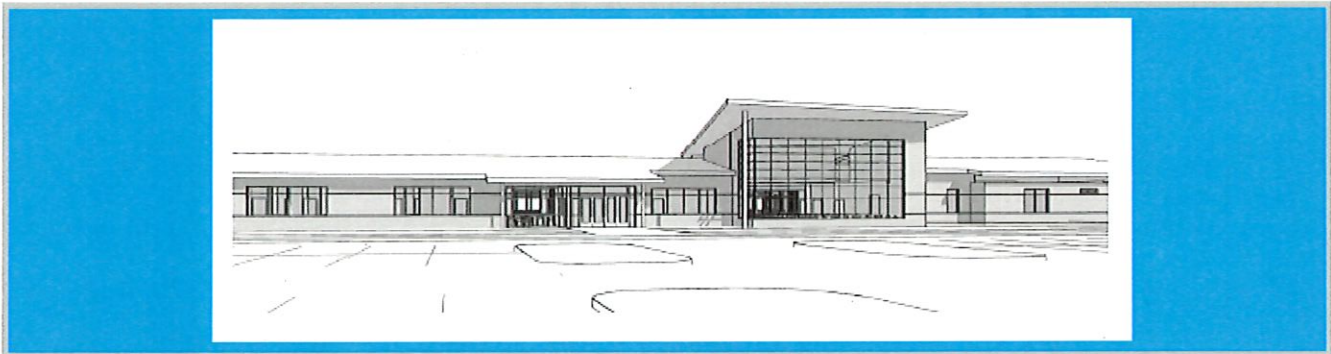
Original solicitation:	June 13, 2016 (for annual modular purchases)
Design completion:	April 27, 2020
Construction start:	June 8, 2020
Substantial Completion:	August 7, 2020

Schedule Issues: The modular manufacturer is scheduled to resume operations next week due to the COVID-19 virus delays. We still anticipate final OSF inspection of all modular facilities will occur on August 8, 2020.

Achievements: The modular classrooms are on schedule to be manufactured in May 2020.



**Quarterly Executive Summary
Replacement Facility for the
Horry County Education Center/SOAR Academy
Q1 2020**



Architect's Schematic Rendering

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

Background: On March 4, 2019, the Board approved a prioritized 5-Year Capital Plan project 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 to be included in the project.

Current Status: The General Contractor is working with the Owner and the Architect on pricing the Design Development Package. Early sitework package design is complete and the land disturbance permitting has been approved. The site has been surveyed and the early sitework construction including tree removal has begun.

<u>Budget:</u>	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

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

Achievements: The land disturbance permit was approved. The Design Development Package has been sent to the Office of School Facilities for review and approval.



Quarterly Executive Summary
 Roof Replacement – St. James Elementary School
 Q1 2020



Finished TPO Roof



Grounds Repair

HCS Project Manager: Patrick McCord

Principal: Felisa McDavid

Architect: N/A

Contractor: Spann Roofing and Sheet Metal

Project Scope: The existing roof will have all the aggregate removed and a new ISO cover board will be installed. The entire roof will be thermally scanned to identify any potential deficiencies in the existing insulation. The new 1.5" ISO cover board will be mechanically-fastened over the metal deck areas, and fully-adhered over the tectum deck areas. There will be a new 60 mil TPO roofing membrane mechanically-fastened to the metal deck and fully-adhered over the tectum area. All parapet caps will be replaced and the new TPO roof will have a (20) twenty-year warranty. All low areas will be modified to ensure the roof has proper drainage and metal wall panels will be installed around the gymnasium where the roof comes in contact with the vertical brick wall.

Current Status: This roofing project is complete and the grounds have been restored to their original shape. This will be the final update on this project.

Budget: Original Contract: \$450,248.00

Budget Issues: None

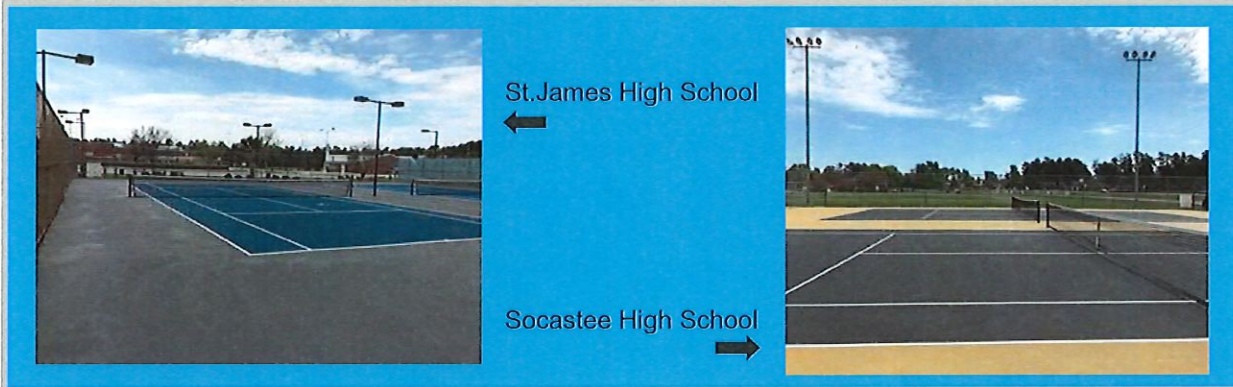
Schedule: None

Schedule Issues: None

Achievements: Work is complete.



**Quarterly Executive Summary
District Track and Tennis Courts Project
Q1 2020**



HCS Project Manager: Davida Rohlf

Architect/Engineer: CHA Consulting, Inc.

Contractor: Carolina Sport Surfaces, Inc.

Schools: Phase 1:

Track and Infield – CFHS, LHS, SJHS,

Tennis Courts – CFHS, CHS, GSFHS

Tennis Crack and Seal – AHS, LHS, SJHS, SHS

Project Scope: To evaluate and make recommendations for the athletic needs for all nine high schools, with a primary emphasis to be 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 tennis crack and resurfacing project is 95% complete. SJIS, SHS and LHS are complete. AHS has 3 of 4 courts finished and the remaining are near 80%. A solicitation was issued for Phase 1 – Track and Tennis Courts and bids were received April 7, 2020, and April 9, 2020. CHA is actively evaluating the responses for both bids and considering opportunities to reduce costs to be within the approved budget.

Budget: Total Phase 1 Construction Budget: \$4,429,000 Approved Date: Jan.27, 2020

Phase 1- Consulting Fees (\$296,150) Nov. 19 (Facilities Committee)

Option 1- Construction & Fees (\$191,600) Sept. 23 (Facilities Committee)

Budget Issues: Tennis and Track submittals both exceed the approved budget. Currently examining opportunities to bring the cost within approved budget.

Schedule: Design: Purchase Orders for design of Phase 1 (includes Option 1:Tennis Crack and Seal review) issued and construction documents completed

Solicitation: Phase 1 – completed and bids received April 7, 2020 (Tennis), and April 9, 2020 (Track).

Option 1: Crack and Seal – On schedule

Construction - Phase 1:

Crack and Seal: Started Feb. 2020 – 95% completed as of Apr. 22, 2020

Track and Infield: Dec. 2020 – Apr. 2021

Tennis: Apr. 2020 – Aug. 2020

Schedule Issues: Bids extended due to COVID-19 to allow vendors more time. Negotiations are ongoing to value engineer to bring within budget ongoing.