

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: 8/2/18
Rick Maxey
Superintendent

Disposition of the Board:

- In compliance
- Not in compliance
- Compliance with exception

_____ Date: _____
Neil James
Interim 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.



Quarterly Executive Summary
 North Myrtle Beach Middle School – New Soccer Field
 Q2 2018



Entire Field has Rooted Well, Pre-Final Punch List Made



All Bleachers Installed



Field is Currently Wet, Minor Top Dressing Work Ongoing



Scoreboard Operational

Project Manager:
Architect:

Brian Sexton, PE
D3G Architects, LLC

Principal: **James LaPier**
Contractor: **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:

All grading & sod installation is complete. Summer weather has been a June heat wave followed by up to 15" of rain in July at this location. Final top-dressing with sand has been on hold for two weeks due to excessive rains. All work is to be completed by August 22nd, 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 to the school at the beginning of the 2018-19 school year.

Schedule Issues:

None.

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 NMB High School
Q2 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 were 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 are complete as of August 1, 2018. We are currently waiting for improved weather to install the exterior building signage.

<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. This will be the final report for this project.

Phasing: Complete



Bus Parking Lot Paved & Striped w/ CDL Training Pad



Bus Office from Parking Lot



Interior of New Bus Offices



Bus Office @ Driver Entry

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:

Construction is 100% Complete. Final completion June 6th, 2018. OSF issued CO for the bus office modular on July 10th, 2018.

Budget:

Original Budget: **\$3,500,000** Board Approved Date: **12/15/2015**
 Final Contract Amount: **\$3,162,539**

Budget Issues:

Additional funding was approved from the Building Modification Fund and from the County Transportation Committee (CTC). Project was within budget.

Schedule:

Design: **Complete** Solicitation: **Complete**
 Construction: **Complete.**

Schedule Issues:

None at this time.

Achievements:

The punch list is complete and the project has been closed out. This will be the final report on this project.

Phasing:

Bus lot and office modular are in use and ready for the 2018-19 school year.



Quarterly Executive Summary
 Roofing Projects – South Conway Elementary,
 Whittemore Park Middle, and Facilities Building
 Q2 2018



Facilities Building New Metal Roof



Carpentry Shop New TPO Roof



Lawn Maintenance Building New Roof and Gutters



Example of All New Roof Curbs and Flashings

Project Manager: Patrick McCord **Principals:** N/A
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, old skylights removed in all warehouse areas, new steel roofing for the lawn maintenance building and a TPO roof replacement on the carpentry shop.

Current Status: Both Whittemore Park Middle and South Conway Elementary projects were complete as of the previous update. All building roofs at Facilities have been completed. The Facility punch list is still underway, delayed by weather.

Budget: Budget: \$1,668,355



Budget Issues: None

Schedule: Final completion of the Facilities Building was June 30, 2018.



Schedule Issues: None at this time.

Achievements: Every building received a new roof, gutters and downspouts.

Quarterly Executive Summary
 Restroom Remodel – Daisy Elementary School
 Q2 2018



New Epoxy Floor Covering



Plumbing Rough-In For Lavatories



Modified Fixture Layout



New LED Drop-In Troffers

Project Manager: Patrick McCord

Principal: Michelle Dunsford

Architect: N/A

Contractor: Hanco of SC, Inc.

Project Scope: Four (4) student restrooms at DES are under renovation. This project includes new floor coverings, ceiling and wall painting, exhaust and lighting upgrades. Modification of plumbing and stalls to assure ADA compliant restrooms was a priority.

Current Status: All painting, plumbing modifications, lighting upgrades, stall insulation, exhaust work has been completed. The contractor still has to install the lavatories, faucets, mirrors, and ADA grab bars. All work is scheduled to be complete by August 10, 2018.

Budget: Budget: \$117,916.00



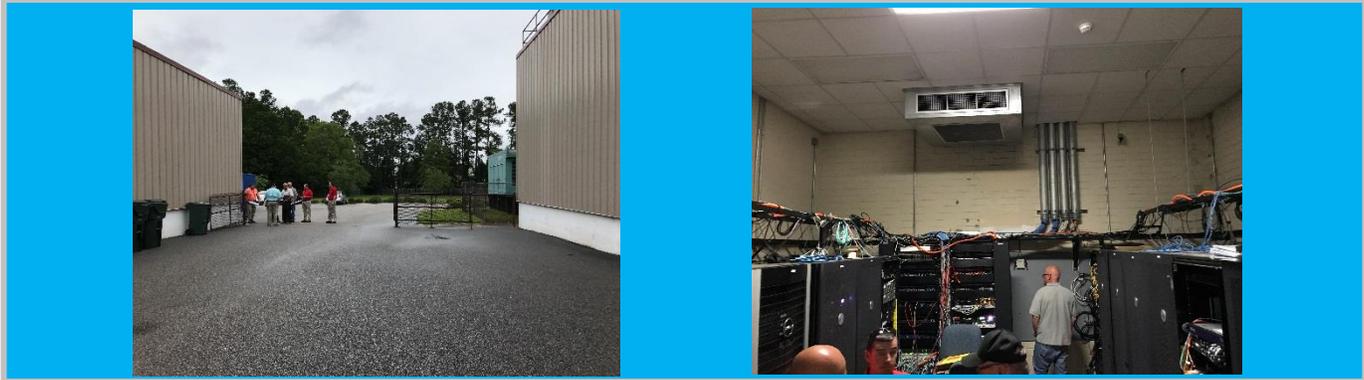
Budget Issues: None

Schedule: Completion of the restrooms is scheduled for August 10, 2018.



Schedule Issues: None at this time.

Achievements: The schools colors are intergraded into the restroom remodel.



New Addition to DO Right Structure

Inside DO Server Room - Far Wall to Penetrate for Ductwork



SSE Interior Ductwork Complete

SSE New Units Being Connected

Project Managers: Brian Sexton, PE; Dennis McCrary, PE
Engineer: RMF & MSWG **Contractors:** North Strand Mechanical (DO); Cayce (SSE)

Project Scope: DO: New Server Room HVAC; SSE: Three (3) new makeup/fresh air units

Current Status: **DO Server Room:** Liebert HVAC units (3) have been ordered, 6 week delivery. Foundations and slab to be poured within the next 2 weeks, weather permitting. Building construction schedules to be complete by October 15, 2018. Final completion by December 31, 2018 (planned for cooler weather).

Seaside Elementary: Three (3) new makeup air units delivered and installed on the new base slabs. All interior ductwork is completed and insulated. Exterior ductwork and utilities underway; final completion and start up by August 20, 2018.

Budget: DO: \$475,000.00 SSE: \$425,000.00

Budget Issues: No issues at this time.

Schedule: **Design:** Complete **Solicitation:** Complete.
Construction: DO Server Room will begin construction week of August 6th, 2018. SSE is appx. 85% complete, startup of units week of August 13th.

Schedule Issues: None at this time.

Achievements: New HVAC systems are 30% more efficient than previous.

Quarterly Executive Summary
Loris High – Corridor Stripping & Painting
Q2 2018



Corridors Prior to Stripping



Corridors During Stripping Process



Walls/Door Frames After Stripper Applied



Corridors After Stripping & Painting

Project Manager: Ara Heinz **Principal:** Richard Crumley
Engineer: N/A **Contractor:** Reed's Construction & Painting, Inc.

Project Scope: Strip and paint corridors, doors, and door frames at Loris High School

Current Status: Project is 80% complete. Final completion expected week of August 13, 2018.

Budget: Original Budget: **\$350,000** Board Approved Date: **4/24/3018**
Current Contract Amount: **\$299,695.80**

Budget Issues: Project is currently within budget.

Schedule: Design: **N/A** Solicitation: **Complete**
Construction: **Final completion expected week of August 13, 2018.**

Schedule Issues: None at this time.

Achievements: Removal of several layers of old paint to the bare block and painting of approximately 55,000 SF of corridor space in approximately 10 weeks.

Phasing: Working with custodial staff to ensure summer cleaning throughout school is completed.



<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>	Meg Pridemore
		<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.

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: MetCon Construction continues to work on completing punch list items. Punch list items not complete as of August 1, 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>	Meg Pridemore
		<u>Superintendent:</u>	Phil Asslynn

Project Scope: The project includes a new 120,230 SF, 2-story elementary school for a 916-student capacity.

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 2017.

Site: Site is owned by HCS and is located on Highway 707 in Socastee at Luttie Road.

Current Status: MetCon Construction continues to address punch list items. Punch list items not complete as of August 1, 2018.



<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>	David Isham

Project Scope: The project includes a new 152,920 SF, 2-story middle school for an 800-student capacity. 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 delayed completion.

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 was April 27, 2018 and Certificate of Occupancy issued May 8, 2018. Students will begin classes at the new school on August 22, 2018. Punch list items not complete as of August 1, 2018.



Quarterly Executive Summary
 New St. James Intermediate School (5-6)
 Q2 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>	Meg Pridemore
		<u>Superintendent:</u>	David Isham

Project Scope: The project includes a new 170,918 SF, 2-story intermediate school for a 1200-student capacity.

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 8/15/2017 and the building was operational for the first day of school 2017.

Site: Site is owned by HCS and is located on the campus of Burgess Elementary.

Current Status: Contractor is working on completing punch list items. Punch list items not complete as of August 1, 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>	Meg Pridemore
		<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.

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 2017.

Site: Site is owned by HCS and is located off Carolina Forest Boulevard.

Current Status: Contractor continues to work on completing punch list items. Punch list items not complete as of August 1, 2018.



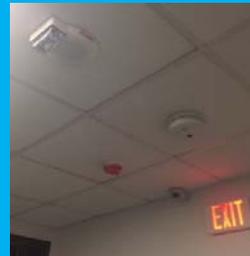
Enunciator Panel



Main Control Panel Installed



Booster Panel



Voice Evacuation and Strobe Module

Project Manager:
Architect:

Patrick McCord
David Deitz

Principal:
Contractor:

Vann Pennell
Johnson Controls/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 systems are installed and tested. These systems included new commercial range hoods in several classrooms, new duct smoke damper actuators, and an elevator fireman's safety recall device.

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:

OSF and State Fire Marshal inspection scheduled on August 2, 2018.

Schedule Issues:

None at this time.

Achievements:

Partial testing of new fire alarm system began during Spring Break 2018. All fire alarm and low voltage cabling in the building now up to current code.

