

# **HORRY COUNTY SCHOOLS**

**P.O. Box 260005  
Conway, SC 29528-6005**



# **FACILITIES QUARTERLY UPDATE Q2 2012 REPORT**

June 30, 2012  
Prepared by Support Services

## Introduction

Board Governance OE-13 requires that the Superintendent shall provide an update quarterly. The projects for update include the remaining Phase 4 projects and the projects presented in the 2011-12 Facility Plan. Phase 4 was approved by the Board in December 2009 and amended in November 2011. The 2011-12 Facility Plan was approved in January 2012.

An update to the following projects is provided in this report.

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**River Oaks Elementary:**

- Project is nearing completion and will be ready for an on-time delivery for the start of the 2012-13 school year.
- FF&E – Installation of all furniture has started. The vendor is responsible for installing all furniture including desks, tables, chairs, misc. equipment, sports equipment, cafeteria small wares, and media center equipment.
- Technology – Installation of racks and terminations has started. The installation of all computers and phone systems will be ongoing during the month of July.
- LEED – Final documentation is being prepared. The certification process will be taking place over the next six months.

**Schedule:**

- |  |                 |
|--|-----------------|
| • Construction Substantially Complete            | July 5, 2012    |
| • Registration                                   | July 31, 2012   |
| • Staff Move Into Facility                       | August 1, 2012  |
| • Furniture and Technology Installation Complete | August 10, 2012 |
| • Dedication/Opening Ceremony                    | August 20, 2012 |
| • 1 <sup>st</sup> Day of School                  | August 22, 2012 |



Contractor: M.B. Kahn  
Construction Co., Inc

Architect: PMH Associates, Inc

**River Oaks Elementary School**



Image # 120620 0001  
Date : 06.20.2012  
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## **Early College High School:**

- The construction documents for Early College High were submitted to HCS on May 15, 2012. HCS has reviewed the documents and found the documents to be incomplete. We are working with the architect to properly complete the documents by early July 2012.
- The building package will now begin the procurement process in mid-July 2012 with a building construction start in mid-September 2012.
- In an attempt to maintain the construction substantial completion date, a portion of the required sitework will be contracted independent of the building package. This work is referred to as vibro-compaction and is a process of jetting/vibrating holes into the existing soil which displaces the existing material. The holes are then filled with stone and vibrated/compacted into the void. This process will improve the bearing capacity of the soil as well as fulfill a code requirement in lieu of the more expensive option of augur-cast piles.
- The vibro-compaction bid package was awarded to Hayward Barker and work is to begin after the Groundbreaking Event. The work will be complete prior to starting construction of the building package.
- Site – Most rough site work is being accomplished by Horry Georgetown Technical College and nearing completion.

### **Schedule:**

- |  |                        |
|--|------------------------|
| • Design Complete                              | July 9, 2012           |
| • Procurement for Building Package Start       | July 16, 2012          |
| • Ground Breaking Event                        | July 25, 2012          |
| • Vibro-Compaction Start                       | August 6, 2012         |
| • Vibro-compaction Complete                    | September 8, 2012      |
| • Procurement for Building Package Complete    | September 10, 2012     |
| • Construction for Building Package Start      | September 17, 2012     |
| • Furniture & Technology Installation Start    | June 15, 2013          |
| • Construction Substantial Complete            | June 30, 2013          |
| • Furniture & Technology Installation Complete | July 31, 2013          |
| • Dedication/Opening Ceremony                  | July/August 2013 (TBD) |
| • Staff Move Into Facility                     | August 1, 2013         |
| • 1 <sup>st</sup> Day of School                | August 21, 2013        |



## **Loris Elementary Additions & Renovations:**

- The Phase 1 Site Package was awarded to Southern Asphalt of Conway, SC.
- The Phase 1 Site Package includes drainage, fire lane, new loop road, parking, hard surface play areas, play fields, and playground. The work is ongoing and will be complete in time for the 2012-13 school year.
- The Phase 2 New Additions and Existing School Renovations project design is completing on July 2<sup>nd</sup>. The project will then enter the procurement phase.
- The renovations to the existing school include new flooring, millwork, and paint but also include additional space in the kitchen and media center. It is planned to complete as much of this work as possible during the year (fall break 2012, winter break 2012-13, and spring break 2013) while not interrupting on-going school activities.

### **Schedule:**

- |   |                    |
|---|--------------------|
| • Phase 2 – Design Complete                               | July 2, 2012       |
| • Phase 2 – Procurement Start                             | July 16, 2012      |
| • Phase 1 – Construction Substantial Complete             | August 13, 2012    |
| • Phase 2 – Procurement Complete                          | September 15, 2012 |
| • Phase 2 – Addition Construction Start                   | October 1, 2012    |
| • Phase 2 – Addition FF&E & Tech. Installation Start      | May 1, 2013        |
| • Phase 2 – Addition Construction Substantial Complete    | May 17, 2013       |
| • Phase 2 – Renovation Construction Start                 | June 10, 2013      |
| • Phase 2 – Addition FF&E & Tech. Installation Complete   | June 15, 2013      |
| • Phase 2 – Renovation Construction Substantial Complete  | July 31, 2013      |
| • Phase 2 – Renovation FF&E & Tech. Installation Start    | July 1, 2013       |
| • 2013 Registration                                       | August 1, 2013     |
| • Phase 2 – Renovation FF&E & Tech. Installation Complete | August 15, 2013    |
| • 1 <sup>st</sup> Day of School                           | August 21, 2013    |



**Drainage & Fire Lane Projects:**

- Drainage and fire lane projects complete at the following locations; AH, AM, AE, CE, CFE, KE, SJE, SSE, NMBI, FBM, NMBM, MBH, WPM, PDE, LKE, and CFH.
- The LH and LM projects were awarded to Palmetto Corp. of Conway, SC. The BWM and PBE projects were awarded to King Construction of Conway, SC. Update to 2012 summer projects:
  - Loris High – Fire lane to field house is complete and grading fire lane around school.
  - Loris Middle – Fire lane is being graded and base work has started.
  - Black Water Middle – The site has been graded, the fire lane base is being installed, sidewalks complete, irrigation is being installed and sod installation will start in July.
  - Palmetto Bays Elementary – The playground has been relocated, site is being graded, and irrigation is being installed. Sod will begin installation in mid-July.
- The following schools will be completed during the spring and summer of 2013; AAST, BE, CH, GSFE, MBP, NMBE, MBM, MBE, OBE, OBM, SE, SH, SCE, SJH, SJM, TLC, and WE.
- A request for qualifications (RFQ) will be issued in late July 2012 to obtain a group of engineers to design the documents for the remaining schools that will be completed during the spring and summer of 2013.

**Schedule:**

- |   |                         |
|---|-------------------------|
| • LH & LM – Construction Substantial Completion   | August 21, 2012         |
| • BWM & PBE – Construction Substantial Completion | August 21, 2012         |
| • Design Procurement – RFP Start                  | July 30, 2012           |
| • Design Procurement – RFP Complete               | August 15, 2012         |
| • Design Start                                    | September 1, 2012       |
| • Design Complete                                 | February 1, 2013        |
| • Remaining Construction                          | Spring & Summer of 2013 |



Blackwater Middle School Project



### **Misc. Phase 4 Projects:**

#### **Carolina Forest Elementary – Addition**

- Project is complete and all roofing issues have been resolved.
- Irrigation system has been added to assist in establishing grass on play fields.
- Project is under warranty period until 08/19/12.

#### **Field House and Concession Stand Projects**

- Project is complete at all locations.
- Project is under warranty period until 09/16/2012.

#### **Playground Maintenance and Upgrades**

- Mulch being replaced at elementary schools as needed.
- The playgrounds are being inspected and repaired as needed.

#### **Window Tinting**

- Working with window manufacturers to apply blinds to the operable windows in lieu of using tinting material on classroom windows.

#### **Athletic Drainage Projects**

- Work is complete at NMBH, SH, GSFH, and LH projects. The remaining projects at CH and SJH will be complete with the 2011-12 Facility Plan football field renovations.
- Football field renovations were delayed to spring 2013.
- Future updates to this project will be provided in the 2011-12 Facility Plan set of projects.

#### **NMBH – Tennis Courts**

- Updates to this project will be provided in the 2011-12 Facility Plan set of projects (see page 9).

**Horry County Schools  
Phase 4 Building Program  
Updated - 06/30/12**

ACCOUNT NAME	BEGINNING BUDGET	BUDGET REVISIONS	REVISED BUDGET	COST TO DATE	ENCUMBRANCES	COST TO COMPLETE
DW- Athletic Drainage	\$ 286,500	\$ -	286,500	\$ 123,217	\$ 9,374	\$ 153,909
Additions/Renovations to Carolina Forest Elementary	9,025,896	(1,186,699)	7,839,197	7,049,445	126,363	663,389
Concession Stands	1,034,838	1,790,060	2,824,898	2,679,965	19,296	125,637
Early College High School	-	12,557,835	12,557,835	539,176	252,903	11,765,756
Field Houses	7,449,573	1,428,834	8,878,407	8,702,615	65,590	110,202
DW - Drainage	11,148,169	-	11,148,169	4,414,913	2,140,076	4,593,180
DW - Fire Lanes	811,750	-	811,750	389,589	82,069	340,092
Renovations and Expansion at Loris Elementary	-	11,670,824	11,670,824	516,281	509,142	10,645,401
New Elementary School for Carolina Forest Area	25,244,629	(2,252,016)	22,992,613	19,535,140	2,264,029	1,193,444
NMBHS - Tennis Courts	114,600	-	114,600	7,070	-	107,530
DW - Playground Equipment	386,837	-	386,837	325,102	19,360	42,375
DW - Window Tinting	143,250	-	143,250	18,472	-	124,778
Contingency	-	-	-	-	-	-
Administration	2,562,833	453,306	3,016,139	1,735,784	46,565	1,233,790
<b>Total Phase 4</b>	<b>\$ 58,208,875</b>	<b>\$ 24,462,144</b>	<b>\$ 82,671,019</b>	<b>\$ 46,036,771</b>	<b>\$ 5,534,767</b>	<b>\$ 31,099,482</b>

## **Maintenance Capital Improvements:**

- Painting – Projects include interior, exterior, and trim painting. Work is complete at the following locations BWM, CFH, FBE, OBM, PBE, SE, AAST,CFHS, DE, FBE, GSFE, HE, HCEC, KE, LM, PDE, SSE, and miscellaneous portables. The remaining projects will be completed by August 20<sup>th</sup> BE, MBE, NMBH, NMBI, NMBP, and WPM.
- HVAC – Projects include replacement of water heaters, boilers, and heat pumps. Work is complete at GSFH, NMBI, WPM, and CHS. The remaining projects will be complete by October – SE, SCE, and MBH.
- Maintenance Equipment – The equipment has been purchased – seven (7) vans.
- Floor Covering – Projects include removing and replacing floor finishes – vinyl floor tile or carpet. All projects are complete – CH, FBE, HE, LH, NMBE, PDE, SE, SJH, SJM, WPM, and miscellaneous portables.
- Parking Lots – Projects include patching, sealing, re-striping, and repaving. Work is complete at the following locations – BWM, BE, FBE, Maintenance, NMBE, OBM, SJH, WE, and WPM. HE is scheduled to be complete in August and CM in December.
- Roofing Projects – Projects are complete.
- Athletic Improvements – Projects are being coordinated and planned based upon the new Sports Facility Analysis effort. Miscellaneous projects are ongoing as needed by each school.
- Safety, Security, & Energy Projects – Projects include installing occupancy sensors, replacing lights, upgrading parking lot lights, and replacing a generator. All of the Occupancy Sensor projects are planned to be complete by the summer 2013 – AH, CH, CE, DE, MBH, MBM, NMBP, NMBH, and SH. The lights at CH are complete. The projects at CFH and SJM will be complete in September.
- Miscellaneous Projects – Projects include replacing of student lockers, changing door hardware, repairing walls, replace ceilings in hallways, and replace operable partitions. Work will be completed before school starts at the following locations – GSFE, MBP, WPM, GSFH, CM, MBI, and CH. The work at CM will be complete in September.

## **Schedule:**

- |                                     |                    |
|-------------------------------------|--------------------|
| • Painting Complete                 | August 21, 2012    |
| • HVAC Complete                     | October 31 , 2012  |
| • Maintenance Equipment Complete    | August 21, 2012    |
| • Floor Covering Complete           | August 21, 2012    |
| • Parking Lot Repairs Complete      | August 21, 2012    |
| • Roofing Complete                  | August 21, 2012    |
| • Athletic Improvements Complete    | August 21, 2012    |
| • Safety, Security, Energy Complete | August 21, 2012    |
| • Misc. Projects Complete           | September 28, 2012 |

**Athletic Projects:**

**Football Field Renovations**

- Renovating the athletic fields at SJH, GSFH, NMBH, AH, CFH, and CH.
- Work to include establishing proper root zone, irrigation, drainage systems, laser grading, and new sod.
- All fields will have a crown and meet all high school league requirements to provide a playable surface for high school athletics.
- Project has been delayed until the spring of 2013.

**Schedule:**

- |   |                  |
|---|------------------|
| • Procurement Start                         | December 3, 2012 |
| • Procurement Complete                      | January 18, 2013 |
| • Construction Start                        | February 1, 2013 |
| • Construction Substantial Completion       | May 31, 2012     |
| • 1 <sup>st</sup> Use of Field in Fall 2013 | July 29, 2013    |

**NMBH Tennis Courts**

- Provide four (4) new tennis courts at NMBH located in the front of the school but not in the same location as the existing courts. The existing tennis courts will be demolished and the area will be re-graded and landscaped.
- Project was awarded to Palmetto Corporation of Conway, SC.
- Project experienced unforeseen delays due to unsuitable soils. The unsuitable soils have been removed and replaced with suitable fill. The project was delayed 8 days.

**Schedule:**

- |  |                |
|--|----------------|
| • Construction Substantial Completion        | August 2, 2012 |
| • 1 <sup>st</sup> Use of Courts in Fall 2012 | August 3, 2012 |

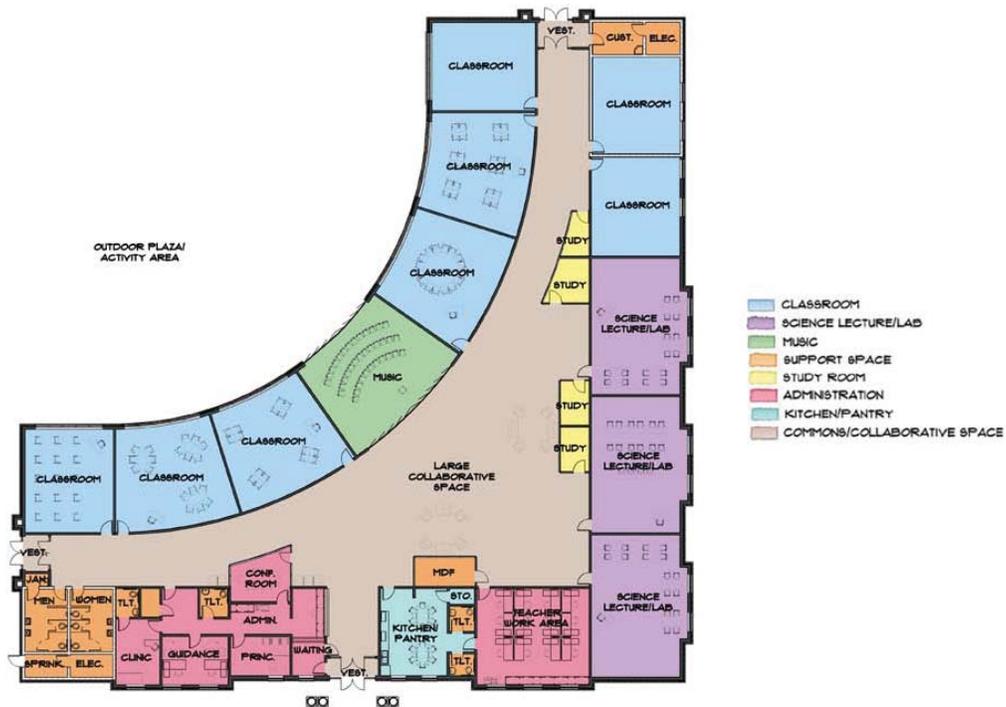


**Scholars Academy:**

- The lease was approved by the HCS Board of Education on April 23, 2012.
- The conceptual design was approved by the HCS Board of Education on May 29, 2012. The building is a single story 20,500 SF facility with flexible teaching spaces focused upon a central multi-purpose space.
- The building floor plan had to be adjusted due to the elevations and roof design. The overall footprint did not change significantly, but two (2) classrooms moved from the curved wall to the opposite wall (see below).
- The design schedule has been delayed and condensed which will not have an effect on the ultimate delivery of the facility. Updated schedule has been provided.

**Schedule:**

- |   |                             |
|---|-----------------------------|
| • Design Complete                         | November 15, 2012           |
| • Procurement Start                       | November 26, 2012           |
| • Procurement Complete                    | January 11, 2012            |
| • Ground Breaking Event                   | January/February 2013 (TBD) |
| • Construction Start                      | January 14, 2013            |
| • Construction Substantial Complete       | October 31, 2013            |
| • FF&E & Technology Installation Start    | November 1, 2013            |
| • FF&E & Technology Installation Complete | December 15, 2013           |
| • Staff Move Into Facility                | Winter Break 2013-14        |
| • Dedication/Opening Ceremony             | January 2014 (TBD)          |
| • 1 <sup>st</sup> Day of School           | January 6, 2014             |



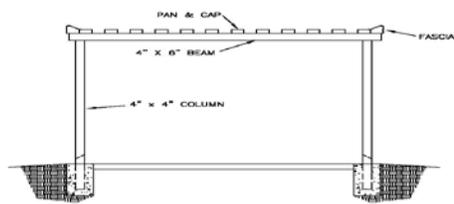
**Canopy Project:**

- Horry County Schools has initiated a Canopy Replacement and Extension Project to add to and expand exterior walkway canopies at bus and car drop-off loops at various facilities in the Horry County School District.
- The project will consist of a total of five groups (approximately 16,000 linear feet) to receive a new canopy or canopy extension and are broken down by location.
  - Group I – AES, AHS, AMS, DES, GSFE, GSFH, LH, LM, ME
  - Group II – AAST, BWM, CFE, CFH, HCEC, PBE, OBE, OBM, WES
  - Group III – ATA, CES, CHS, HWE, KES, PDE, SCES, TLC, WPM
  - Group IV – MBE, MBH, MBI, MBM, MBP, NMBE, NMBH, NMBI, NMBM, NMBP
  - Group V – BES, FBE, FBM, LKE, SES, SHS, SJE, SJH, SJM, SSE
- The selected contractor is East Coast TVM based in Florence, SC. TVM has delivered similar canopy projects for HCS at South Conway Elementary and Conway Elementary.

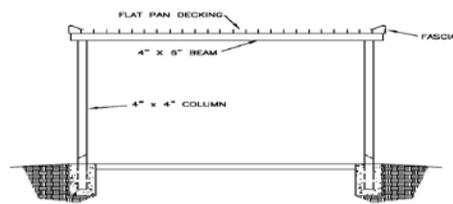
**Schedule:**

- Procurement Start (All Groups) April 23, 2012
- Procurement Complete June 22, 2012
- Group I Complete June 18, 2013
- Group II Complete October, 22 2013
- Group III Complete February 25, 2014
- Group IV Complete July 1, 2014
- Group V Complete November 4, 2014

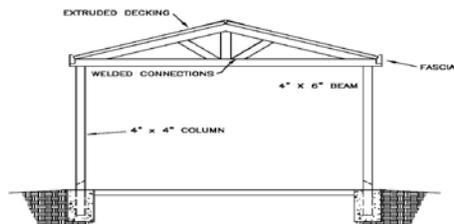
Canopy Projects						2012	2013	2014
1	Procurement Process - Best Value Bid (BVB)	45 days	Mon 4/23/12	Fri 6/22/12				
2								
3	Design - Group I - AES, AHS, AMS, DES, GSFE, GSFH, LHS, LMS, MES	77 days	Mon 6/25/12	Tue 10/9/12				
4	Contract	30 days	Wed 10/10/12	Tue 11/20/12				
5	Construction	150 days	Wed 11/21/12	Tue 6/18/13				
6								
7	Design Group II - AAST, BWM, CFE, CFH, HCEC, PBE, OBE, OBM, WES	60 days	Wed 11/21/12	Tue 2/12/13				
8	Contract	30 days	Wed 2/13/13	Tue 3/26/13				
9	Construction	150 days	Wed 3/27/13	Tue 10/22/13				
10								
11	Design Group III - ATA, CES, CHS, CMS, HWE, KES, PDE, SCES, TLC, WPM	60 days	Wed 3/27/13	Tue 6/18/13				
12	Contract	30 days	Wed 6/19/13	Tue 7/30/13				
13	Construction	150 days	Wed 7/31/13	Tue 2/25/14				
14								
15	Design Group IV - MBE, MBH, MBI, MBM, MBP, NMBE, NMBH, NMBI, NMBM, NMBP	60 days	Wed 7/31/13	Tue 10/22/13				
16	Contract	30 days	Wed 10/23/13	Tue 12/3/13				
17	Construction	150 days	Wed 12/4/13	Tue 7/1/14				
18								
19	Design Group V - BES, FBE, FBM, LKE, SES, SHS, STJE, STJH, STJM, SSE	60 days	Wed 12/4/13	Tue 2/25/14				
20	Contract	30 days	Wed 2/26/14	Tue 4/8/14				
21	Construction	150 days	Wed 4/9/14	Tue 11/4/14				



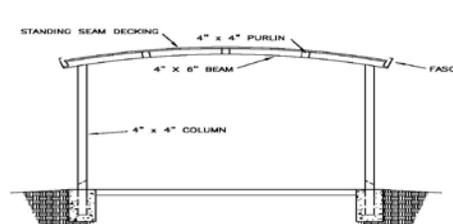
**CANOPY TYPE 1 SECTION**



**CANOPY TYPE 2 SECTION**



**CANOPY TYPE 3 & 4 SECTION**



**CANOPY TYPE 5 SECTION**

### **Facility Analysis:**

- CardnoTEC will be providing a complete Facilities Condition Assessment (FCA) and their educational consulting partner, SHWGroup, will be developing and updating the HCS Education Specifications.
- The consultant has completed 5.7 million square feet of field assessment activities, covering 45 of the 56 HCS facilities they are assessing. Field assessment work is scheduled to be complete in August.
- Along with the field assessment work, the consultant is working closely with the district to calibrate the software modeling features and end user reporting.
- The SHW Group has been meeting and discussing processes with the staff related to the District-wide Committee.
- An Educational Adequacy Assessment (EAA) of our buildings and their respective systems will be prepared to assist in the short and long term planning efforts upon completion of the educational specifications.

#### **Schedule:**

- |  |                       |
|--|-----------------------|
| • Field Assessment Complete                | August 22, 2012       |
| • Educational Specifications Complete      | September 1, 2012     |
| • Educational Adequacy Assessment Complete | November 1, 2012      |
| • Short & Long Term Recommendations        | 2012-13 Facility Plan |

### **Sports Facility Analysis**

- Usry Wolfe Peterson Doyle Architecture (UWPD) firm has been selected to perform the sports facility analysis. UWPD has partnered with CHA Sports, a national engineering and consulting firm, to assist in the project.
- Efforts are underway with the district's consultant to assess the athletic facilities district wide. Calibration of the data and reporting functions are ongoing.

#### **Schedule:**

- |                                     |                       |
|-------------------------------------|-----------------------|
| • Field Assessments Start           | June 5, 2012          |
| • Field Assessment Complete         | August 22, 2012       |
| • Master Planning Complete          | October 1, 2012       |
| • Short & Long Term Recommendations | 2012-13 Facility Plan |

### **Capacity & Higher Utilization Planning**

- The Construction Management department is analyzing immediate capacity needs that cannot be improved by recommendations provided by the District-wide Committee.
- Utilization and capacity calculations to be reviewed and presented in the Educational Specifications.

#### **Schedule:**

- |                                     |                       |
|-------------------------------------|-----------------------|
| • Short & Long Term Recommendations | 2012-13 Facility Plan |
|-------------------------------------|-----------------------|

### **Construction Document Archiving**

- The district is working with a vendor to begin scanning and archiving activities. Mobilization and commencement is expected by the end of July with expected completion of the project in early fall.

#### **Schedule:**

- |                                 |               |
|---------------------------------|---------------|
| • Electronic Archiving Complete | June 30, 2014 |
|---------------------------------|---------------|

**Horry County Schools  
2011-12 Facility Plan  
Updated - 06/30/12**

<b>ACCOUNT NAME</b>	<b>BEGINNING BUDGET</b>	<b>BUDGET REVISIONS</b>	<b>REVISED BUDGET</b>	<b>COST TO DATE</b>	<b>ENCUMBRANCES</b>	<b>COST TO COMPLETE</b>
DW - Maintenance Capital Improvements	\$ 6,000,000	\$ -	6,000,000	\$ 903,537	\$ 1,353,317	\$ 3,743,146
DW- Athletic Projects	1,272,650	-	1,272,650	161,120	287,558	823,972
DW - Canopy Projects	5,796,586	-	5,796,586	-	-	5,796,586
Facility Planning and Analysis	1,327,000	-	1,327,000	82,628	871,072	373,300
Scholars Academy	7,901,300	-	7,901,300	37,777	415,643	7,447,880
Contingency	-	-	-	-	-	-
<b>Total 2011-12 Facility Plan</b>	<b>\$ 22,297,536</b>	<b>\$ -</b>	<b>22,297,536</b>	<b>\$ 1,185,062</b>	<b>\$ 2,927,590</b>	<b>\$ 18,184,884</b>