



Quarterly Executive Summary  
Conway Elementary – Roof Replacement  
Q4 2025



**HCS Project Manager:** Frank Smith

**Principal:** Maquitta Davis

**A/E Firm:** Greenberg Farrow (SGA/NW)

**General Contractor:** Spann Roofing

**Project Scope:** New replacement roofing system, two-ply modified-bituminous.

**Current Status:** Work completed. Final close outs underway. Awaiting OSF sign-off.

**Budget:** Original Budget: **\$2,800,000** Board Approved Date: May 13, 2024

**Budget Issues:** None.

**Schedule:**

Design:	Complete
Construction:	Complete
Final Completion:	OSF sign-off pending

**Schedule Issues:** None.

**Achievements:** Contractor's two team approach to stay ahead of weather and any unforeseen situations that may arise, was very successful.



Quarterly Executive Summary  
Loris Middle – Roof & Roof Top HVAC Design  
Q4 2025



**Project Manager:** Frank Smith

**Principal:** Kelly Shaw

**A/E Firm:** Owens and Associates

**General Contractor:** TBD

**Project Scope:** Roof Replacement and Complete HVAC Replacement

**Current Status:** Design and plans complete. OSF permit issued. To be bid upon budget approval.

**Budget:** Original Budget:  
Design: **\$450,000** Board Approved Date: May 19, 2025  
Construction: TBD Board Approved Date: TBD  
**(construction funding to be part of 2026/27 CIP fund request)**

**Budget Issues:** None for design phase.

**Schedule:** Design: Complete  
Construction Start: Summer 2026 (budget approval anticipated in May 2026)  
Final Completion: TBD

**Schedule Issues:** None.

**Achievements:** OSF permit issued.



# Quarterly Executive Summary New St. James Elementary School Q4 2025



**Project Manager:** Frank Smith

**Principal:** Tammara Ceaser

**A/E Firm:** Stubbs Muldrow Herin Architects (SMHa)

**General Contractor:** Thompson Turner Construction

**Project Scope:** The scope of work is for the design and construction of a new elementary school to replace the existing St. James Elementary. The school will be prototypical, two stories, with a core and classrooms capable of supporting 1,200 students. The building will be on the same campus, and upon completion and occupancy the existing school will be demolished.

**Current Status:** Updated building designs are underway. Preliminary site work designs are being vetted and nearing completion. Both schools and district staff are pleased with site layout. Regulatory agencies could add potential changes to site plans. Initial schematic price estimates are coming in.

**Budget:** Original Budget: **\$66,000,000.00**

Board Approved Date: May 16, 2023

**Budget Issues:** None

**Schedule:** Design: Underway

Construction: Preliminary site work and modular classroom work – Summer 2026  
Major construction - January 2027  
Final Completion: August 2028

**Schedule Issues:** none

**Achievements:** Design committee meetings have gone well and site design is progressing nicely.



# Quarterly Executive Summary

## St James Middle – Chiller & Boiler Replacement

### Q4 2025



**Project Manager:** Frank Smith

**Principal:** Olga Toggas

**A/E Firm:** Owens and Associates Inc

**General Contractor:** Cayce

**Project Scope:** New replacement outdoor Chiller unit, indoor boiler and associated pipes and pumps.

**Current Status:** Construction documents complete. OSF building permit has been received. Project awarded to Cayce Company Inc. All submittals are in.

**Budget:** Budget: **\$2,000,000.00** Board Approved Date: May 19, 2025

**Budget Issues:** None

**Schedule:**

Design:	Completed
Construction:	June 2026
Final Completion:	Summer 2026

**Schedule Issues:** None.

**Achievements:** Design completed. OSF building permit received. Bid awarded.



# Quarterly Executive Summary Annual Asphalt Sustainment Q4 2025



**HCS Project Manager:** Trevor Turner

**Schools:** District-wide

**Architect/Engineer:** Varies

**Contractor:** S&W Asphalt

**Project Scope:** To evaluate and implement improvements to the parking lots, driveways, sidewalks, etc. throughout the district.

**Current Status:** Ongoing.

**Budget:** \$1,000,000 Annually

**Budget Issues:** None.

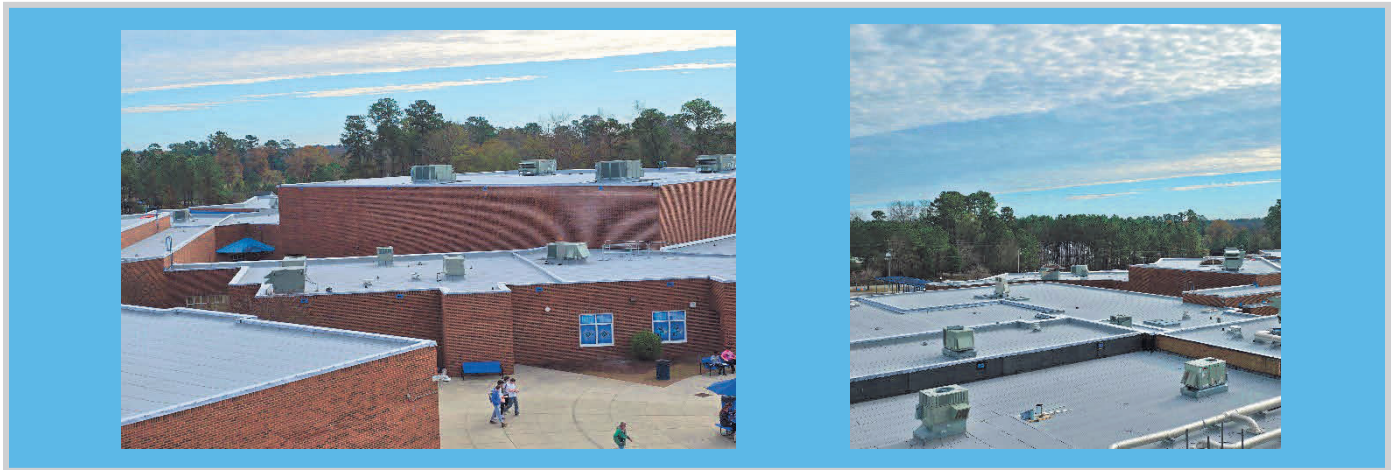
**Schedule:** Current projects scheduled

- Waterway Elem – add staff parking; COMPLETED
- Pee Dee Elem – mill & pave bus loop; scheduling
- Black Water Middle – mill & pave main parking; scheduling
- South Conway Elem – mill & pave parent loop and main parking; scheduling
- Green Sea Floyds High – Add parking & basketball court; COMPLETED
- Green Sea Floyds High – Main parking Mill & Pave; COMPLETED
- Aynor High – Campus Wide Seal & Stripe; rescheduling
- Conway Elem – Complete Mill & Pave; COMPLETED
- Waccamaw Elem – Installation of Fire Lane; COMPLETED

**Schedule Issues:** None.



# Quarterly Executive Summary Aynor High School Renovations Q4 2025



**HCS Project Manager:** Trevor Turner

**Principal:** Michael McCracken

**Architect/Engineer:** Little Architects

**Contractor:** Montieth Construction

**Project Scope:** Critical Systems that are in the scope include: investigate and remediate electrical services and distributions (if needed), upgrade fire alarm, upgrade low voltage wiring, kitchen/servery renovations, investigate and remediate plumbing (if needed), improve exterior envelope, investigate and remediate elevator (if needed), full roof replacement. Refresh items that may be addressed include interior layout revisions, gym floor refinish, gym bleachers, wall paint, ceiling – tiles and grid, carpet/flooring, lighting, interior doors, cabinets/counters/lockers, and bathrooms/locker rooms.

**Current Status:** Construction underway. Major progress made summer of 2025.

**Budget:** Original Budget: **\$14,000,000** Board Approved Date: May 15, 2023

**Budget Issues:** None.

**Schedule:**  
Design: Winter 2024/Spring 2025  
Construction Start: Summer 2025  
Completion: Summer 2026

**Schedule Issues:** None.

**Achievements:** Building Permit issued. Construction began June 9<sup>th</sup>.



# Quarterly Executive Summary Baseball & Softball Renovations – Phase 1 Q4 2025



**HCS Project Manager:** Trevor Turner

**Schools:** Aynor High School & Conway High School

**Architect/Engineer:** CHA Consulting

**Contractor:** Thompson Turner

**Project Scope:** To upgrade the baseball and softball complexes at each high school. Project scope includes, press boxes, restrooms and concessions (where applicable), new bleacher seating field irrigation and drainage, fencing, batting cages & bullpens, backstop walls & netting, new field accessories (foul poles, mounds, bases, etc.), and general site improvements.

**Current Status:** Under Construction.

**Budget:** **\$5,000,000 annually.** Board Approved Date: May 1, 2023 .  
**\$8,600,000** added to overall funding for all phases. Board Approved Date: November 17, 2025.

**Budget Issues:** Phase 1 came in over original budget. Board approved additional overall funding of \$8,600,000 for all phases.

**Schedule:**  
**AHS Softball** – Under construction, to be completed 2/1/26  
**CHS Baseball** – Under construction, to be completed 2/1/26  
**CHS Softball** – Under construction, to be completed 2/1/26  
**AHS Baseball (minus field work)** – Under construction, to be completed 2/1/26  
**AHS Baseball Field Work** – To begin late May 2026

**Schedule Issues:** None.

**Achievements:** None.



## Quarterly Executive Summary Black Water Middle Outside Air Unit Replacement Q4 2025



- Project Manager:** Amber Barnhill                      **Principal:** Brandice Gore
- Design:** RMF Engineering, Inc.                      **Contractor:** Piedmont Service Group, LLC
- Project Scope:** Replacement of Outside Air Units
- Current Status:** The three MAU's were placed during Thanksgiving break. Piedmont continued working to get the ductwork and platforms complete. Start up with Trane occurred on Monday, December 22<sup>nd</sup> and Tuesday, December 23<sup>rd</sup>. Test and balance of the system is happening now. Piedmont is working on closeout documents.
- Budget:** Original Budget:    **\$1,500,000.00**    Board Approved Date: May 13, 2024
- Budget Issues:** None
- Schedule:** Project to be completed during Fall of 2025. Schedule is dependent on mechanical equipment lead times. This will be the final report.
- Schedule Issues:** None
- Achievements:** The project is complete, and the school has three new MAU's.



# Quarterly Executive Summary Carolina Forest High School Renovations Q4 2025



**HCS Project Manager:** Amber Barnhill

**Principal:** Gaye Driggers

**A/E Firm:** D3G Architects LLC

**General Contractor:** H.G. Reynolds Company, Inc.

**Project Scope:** Critical Systems that are in the scope include: roof replacement (low slope), roof remediation (metal roofs –bolts, washers, and paint as needed), HVAC replacement and upgrades throughout all buildings, exterior envelope - mostly windows and storefronts, building automation within existing buildings. Refresh items are being addressed as funding permits.

The renovation will be done in multiple phases. Modular Classrooms will be used for swing space.

**Current Status:** Phase 1-3 is complete. The certificate of occupancy was issued on December 11<sup>th</sup> for Phase 3, which is B Building and Studios. H.G. Reynolds Company, Inc has started Phase 4, which is C Building. They have moved staff and students out and started demo in C Building. They continue to make progress with each House/Building.

**Budget:** Original Budget: **\$33,000,000** Board Approved Date: May 15, 2023

**Budget Issues:** None.

**Schedule:**  
Design: Winter 2024  
Construction: Summer 2025 Start  
Final Completion: February 1, 2027 - Anticipated

**Schedule Issues:** N/A

**Achievements:** Phases 1, 2 and 3 are complete. H.G. Reynolds Company, Inc, is ahead of schedule.



# Quarterly Executive Summary Daisy Elementary Renovations Q4 2025



**HCS Project Managers:** Tricia Lemeur

**Principal:** Ashley Arthur

**Design:** SMHa, Inc

**Contractor:** FBi Construction

**Project Scope:**

Critical Systems that are in the scope include: investigate and remediate electrical services and distributions (if needed), upgrade fire alarm, upgrade low voltage wiring, demo and rebuild of kitchen, metal roof remediation, investigate and remediate plumbing (if needed), improve exterior envelope. Refresh items that could be addressed, funding permitting, include ceiling grid and tile, lighting/flooring/painting, minor interior space adjustments, interior doors, cabinets/counters/lockers, and other such renovations.

**Current Status:**

Phase I construction is complete. Design for Phase II has begun and working with contractor on GMP. Complete demo and replacement of Kitchen was decided upon based on age and issues with renovating.

**Budget:**

Original Budget: **\$ 15,000,000** Board Approved Date: May 1, 2023

**Budget Issues:**

None.

**Schedule:**

Design: Winter 2024/Spring 2025  
Construction Start: Summer 2025  
Final Completion: TBD

**Schedule Issues:**

None.

**Achievements:**

Design underway for Phase II.



**HCS Project Manager:** Trevor Turner

**Schools:** Numerous

**Architect/Engineer:** N/A

**Contractor:** Smith's Addressing Machine Services (SAMS)

**Project Scope:** To upgrade our existing Electronic Access Controls throughout the district.

**Current Status:** First and second complete. Phase 3 underway.

**Budget:** Phases II & III: **\$1,350,000** Approved Date: May 15, 2023

**Budget Issues:** None.

**Schedule:** Final phase expected completion Spring 2026

**Schedule Issues:** None.

**Achievements:** First and second phase complete.



Quarterly Executive Summary  
Forestbrook Middle Gym Mechanical Renovations  
Q4 2025



**HCS Project Manager:** Ara Heinz

**Principal:** Melissa Rutenberg

**Engineer:** Owens & Associates, Inc.

**Contractor:** North Strand Mechanical

**Project Scope:** Remove and replace two existing 20-ton split system heat pumps currently serving the gym and replace them with a single, pad-mounted makeup air unit to provide temperature and humidity control as well as ventilation.

**Current Status:** Unit has been installed. Ductwork installation is ongoing. Startup of units is expected mid-January.

**Budget:** Original Budget: **\$750,000.00**; Board Approved Date: August 26, 2024  
Revised Budget: **\$878,750.00**; Board Approved Date: May 19, 2025

**Budget Issues:** Bids came in over budget. Board approved an additional \$ 128,750.

**Schedule:** Project should be completed by end of January 2026.

**Schedule Issues:** None.

**Achievements:** N/A



## Quarterly Executive Summary 2025 Modular Classroom Installations Q4 2025



**HCS Project Manager:** Trevor Turner

**Principals:** Leslie Huggins (WES), Derrick Boyd (PDE), Jennifer Parker (MES)

**A/E Firm:** D3G, Little & SGA

**General Contractor:** Mobile Modular

**Project Scope:** The scope of work is for the installation of leased modular classrooms. The number of classrooms is as follows:

- **Waccamaw Elementary** – 10 classrooms with restrooms relocated from Ocean Bay Elementary
- **Pee Dee Elementary** – 8 classrooms with restrooms relocated from River Oaks Elementary
- **Midland Elementary** – 4 classrooms with restrooms; new purchase

**Current Status:** Complete. All Certificates of Occupancy received.

**Budget:** Original Budget: **\$2,870,000.00**

**Budget Issues:** None.

**Schedule:** Waccamaw Elementary – Completed. In use.  
Midland Elementary – Completed. In use.  
Pee Dee Elementary – Completed. In use.

This will be the final report.

**Schedule Issues:** Midland Elementary modulares were delayed at the factory.

**Achievements:** None



# Quarterly Executive Summary Myrtle Beach High Renovations Q4 2025



**HCS Project Manager:** Ara Heinz

**Principal:** Kristin Altman

**Architect:** PMH CROFT

**Contractor:** Thompson Turner Construction

**Project Scope:** Critical Systems that are in the scope include: investigate and remediate electrical services and distributions (if needed), upgrade fire alarm, fire sprinkler installation throughout building, upgrade low voltage wiring, kitchen/servery renovations, reconfigure MDF/IDF rooms within building, investigate and remediate plumbing (if needed), improve exterior envelope, investigate and remediate drainage issues throughout. Refresh items that may be addressed, funding permitting, include ceiling tiles and grid, lighting, painting. Modular classrooms will be placed onsite to be used for swing space during construction. The renovation will be done in multiple phases.

**Current Status:** Certificate of Occupancy received for the modulares, and they will be used for classes starting January 21, 2026 when Phase 1 of construction begins inside the building.

**Budget:** Original Budget: **\$24,000,000.00** Board Approved Date: May 15, 2023

**Budget Issues:** Very tight with only a small contingency due to an unexpected requirement by OSF to have spray-applied fire-proofing installed.

**Schedule:**  
Design: Fall 2024/Winter 2025  
Construction: Modular Classroom Installation: Summer 2025  
Construction Work: January 2026  
Final Completion: TBD

**Schedule Issues:** N/A  
**Achievements:** Discussions have taken place with OSF and contractor & subcontractors to try to ensure seamless transitions from modular installations to active construction within the building, especially regarding the schedule.



Quarterly Executive Summary  
Pee Dee Elementary Fire Alarm Replacement  
Q4 2025



**HCS Project Manager:** Ara Heinz

**Principal:** Derrick Boyd

**Engineer:** D3G Architects, LLC

**Contractor:** Johnson Controls, Inc.

**Project Scope:** Provide new fire alarm throughout school and associated code upgrades.

**Current Status:** Project is complete, and Certificate of Approval has been issued by OSF.

**Budget:** Original Budget: **\$1,000,000.00** Board Approval Date: May 13, 2024

**Budget Issues:** None.

**Schedule:** The old fire alarm system will remain active until approved by OSF and State Fire Marshal. Once inspected and approved, demolition of the existing fire alarm system can begin. This will be the final report.

**Schedule Issues:** None.

**Achievements:** N/A.



Quarterly Executive Summary  
Phase V – Tennis Court Projects  
Q4 2025



**HCS Project Manager:** Trevor Turner

**Schools:** Aynor High School, North Myrtle Beach High School, St. James High School, and Socastee High School

**Architect/Engineer:** CHA Consulting

**Contractor:** Contract Construction

**Project Scope:** To upgrade athletics at all nine high schools, with a focus on tennis courts, running tracks, and stadium playing surfaces. Current phase addresses tennis courts at four facilities. Additional school parking improvements were added to the scope and budget at North Myrtle Beach High School and St. James High School.

**Current Status:** Under Construction.

**Budget:** \$5,000,000 Board Approved Date: May 1, 2023  
\$ 500,000 Board Approved Additional Funding Date: May 13, 2024  
\$5,500,000

**Budget Issues:** None.

**Schedule:**  
**North Myrtle Beach High:** Completed  
**St. James High:** Tennis Complete. Scheduling parking lot paving.  
**Aynor High:** Working through some pavement and patch issues with design team and contractor.  
**Socastee High:** Paving Complete

**Schedule Issues:** None.

**Achievements:** NMBH & SJHS tennis completed.



# Quarterly Executive Summary Playground Update Projects Q4 2025



**HCS Project Manager:** Trevor Turner

**Schools:** Myrtle Beach Primary, Midland Elementary, additional schools TBD

**Architect/Engineer:** Multiple

**Contractor:** Multiple

**Project Scope:** To evaluate and implement improvements for various elementary school playgrounds throughout the district.

**Current Status:** Annually evaluating needs and developing scope of work and specifications for continuing improvements at various schools.

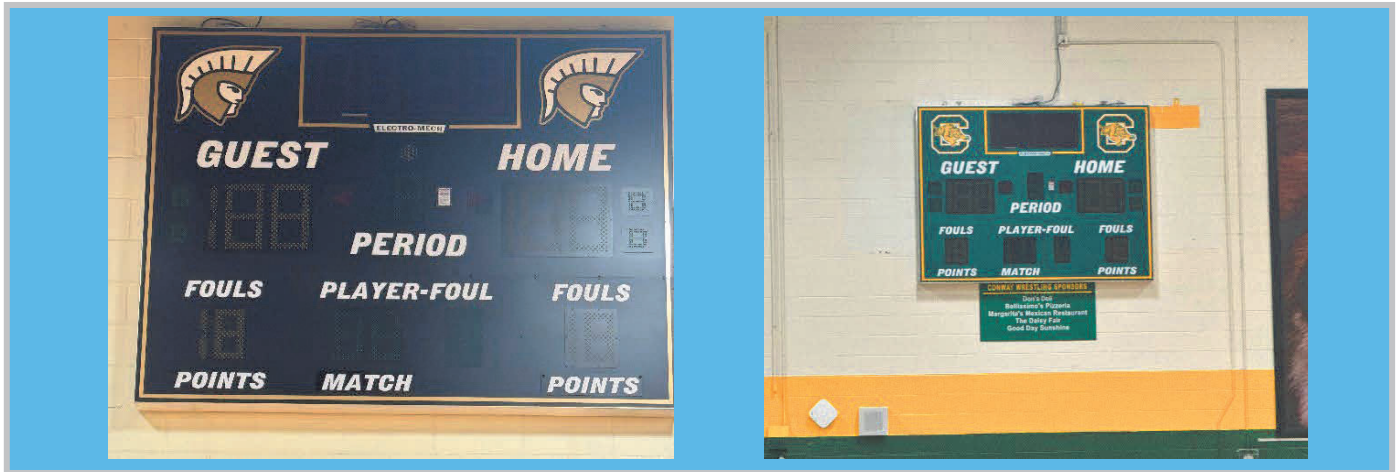
**Budget:** Annual *Budget:* **\$1,000,000** Board Approved Date: May 13, 2024.

**Budget Issues:** None.

**Schedule:**  
Riverside Elementary - Planning  
Waterway Elementary - Planning  
Ocean Drive Elementary - Planning  
Myrtle Beach Primary – PO issued Summer 2026 install  
Midland Elementary – PO Issued Summer 2026 install  
Green Sea Floyds Elementary – Complete

**Schedule Issues:** None.

**Achievements:** Many schools received new and remodeled playgrounds in the past several years.



**HCS Project Manager:** Trevor Turner

**Schools:** Various High Schools and Middle Schools throughout the District

**Architect/Engineer:** N/A

**Contractor:** Multiple

**Project Scope:** The replacement of scoreboards in both high school and middle school gymnasiums, high school stadiums, and high school baseball, and softball fields. The replacement timeline is based on the current age and condition of existing scoreboards. Project also includes adding shot clocks to the basketball scoreboards in high school gyms.

**Current Status:** Three remaining scoreboards at Socastee High planned.

**Budget:** Original Budget: **\$1,200,000** Board Approved Date: September 11, 2023.

**Budget Issues:** None.

**Schedule:** Baseball/Softball scoreboards at Socastee will be completed during the baseball/softball renovations. Socastee High stadium scoreboard is in development.

**Schedule Issues:** None.

**Achievements:** 18 total shot clocks were installed (high school gyms). 31 total scoreboard replacements (Gyms – Middle and High, Baseball, Softball and Stadium) were scheduled, 3 are remaining to be done at Socastee High.

