

**GEORGETOWN COUNTY BOARD OF EDUCATION  
J. B. BECK ADMINISTRATION AND EDUCATION CENTER  
REGULAR BOARD WORK SESSION MEETING**

**BOARD ROOM – 5:30 P.M.  
TUESDAY, MAY 22, 2018**

**AGENDA**

- A. MOMENT OF SILENCE.....Board
  
- B. PLEDGE OF ALLEGIANCE.....Board
  
- C. RECOGNITION OF  
ST. FRANCES ANIMAL CENTER’S  
*FAST & FURRIEST 5K* PARTICIPATION AWARD.....Ms. Linda Crouch  
Event Director
  
- D. APPROVAL OF MINUTES.....Board
  
- E. ADOPTION OF AGENDA.....Board
  
- F. ACTION ITEMS:
  - 1. OUT-OF-DISTRICT TRANSFER REQUESTS.....Dr. Diane O. Wingate  
The Administration recommends approval of  
several Georgetown County residents’ requests  
for release from Georgetown County School  
District for their children to attend school in  
another district for the 2018-2019 school year.
  
  - 2. PERSONNEL LIST.....Mr. Jon Tester  
The Administration recommends approval of  
the Personnel List as presented.
  
  - 3. POLICY IHC: PROFICIENCY-BASED CREDIT  
COURSES (*SECOND AND FINAL READING*).....Ms. Genia Smith  
The Administration recommends *Second and  
Final Reading* approval of Policy IHC:  
Proficiency-Based Credit Courses.

4. **UPDATED HEALTHY LEARNERS AGREEMENT**.....Ms. Lindsay Anne Thompson  
The Administration recommends approval of the  
*Updated Healthy Learners Agreement* as presented.
5. **UPDATED MISS RUBY'S KIDS AGREEMENT**.....Ms. Lindsay Anne Thompson  
The Administration recommends approval of the  
*Updated Miss Ruby's Kids Agreement* as presented.

**G. DISCUSSION ITEM:**

1. **WEDGEFIELD GOLF COURSE**.....Dr. H. Randall Dozier

**H. INFORMATION ITEMS:**

1. **PRESENTATION OF  
CARVERS BAY HIGH SCHOOL CONSTRUCTION/  
RENOVATION PROJECT BY UWP ARCHITECTS, INC**.....Ms. Lisa W. Ackerman
2. **PRESENTATION OF  
GEORGETOWN HIGH SCHOOL  
CONSTRUCTION/RENOVATION PROJECT  
BY GOFORTH, BROWN & ASSOCIATES, INC**.....Ms. Lisa W. Ackerman
3. **UPDATE ON  
GUARANTEED MAXIMUM PRICE (GMP)  
AMENDMENT FOR ANDREWS HIGH SCHOOL'S  
CONSTRUCTION AND RENOVATION PROJECT**.....Mr. Bob Sebire  
M. B. Kahn Construction Company
4. **UPDATE ON  
GUARANTEED MAXIMUM PRICE (GMP)  
AMENDMENT FOR CARVERS BAY HIGH SCHOOL'S  
CONSTRUCTION AND RENOVATION PROJECT**.....Mr. Bob Sebire  
M. B. Kahn Construction Company
5. **UPDATE ON  
GUARANTEED MAXIMUM PRICE (GMP)  
AMENDMENT FOR ROSEMARY MIDDLE  
SCHOOL'S HVAC RENOVATION PROJECT**.....Mr. Bob Sebire  
M. B. Kahn Construction Company
6. **REFERENDUM CONSTRUCTION UPDATE**.....Mr. Bob Sebire  
M. B. Kahn Construction Company
7. **PROPOSED 2018-2019  
GENERAL FUND BUDGET UPDATE**.....Ms. Lisa O. Johnson

**I. BOARD/SUPERINTENDENT COMMENTS/REQUESTS**

**J. ADJOURNMENT**

**REMINDER**

**The Georgetown County Board of Education will have a Public Hearing for the Adoption of the 2018-2019 General Fund Budget on Tuesday, June 12, 2018, at 5:30 p.m., in the Board Room, at J. B. Beck Administration and Education Center. The Regular Board Meeting will immediately follow the Public Hearing.**

# IHC

## PROFICIENCY-BASED CREDIT COURSES

Issued: 05/18  
Revised: NEW  
Page: 1 of 1

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The board believes that the district should provide students with opportunities to obtain course credit based upon demonstration of mastery of standards and competencies at a proficient level while offering flexibility in seat-time requirements.

Students may obtain proficiency-based credit for courses that have been approved by the South Carolina Department of Education. Approval for these courses is obtained in conjunction with the district strategic plan.

Teachers of all proficiency-based credit courses must hold a South Carolina teaching credential and must hold content certifications for all proficiency-based subjects taught. For proficiency-based courses including a lab setting, a teacher who is properly certified specific to the content area for the course will communicate regularly with the student and directly monitor the student's progress. All instructional paraprofessionals assisting with proficiency-based credit courses will work under the direct supervision of a certified teacher.

The superintendent or his/her designee is responsible for ensuring that the academic standards and individual learning needs of students are addressed in each proficiency-based course and that students receive additional instruction, practice time, and support to help students enrolled in these courses achieve proficiency.

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF GEORGETOWN            )           **LEASE AGREEMENT**

This Lease Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_ 2018 by and between the Georgetown County Board of Education, hereinafter referred to as LANDLORD, and Healthy Learners, hereinafter referred to as TENANT.

**WITNESSETH**

WHEREAS, the LANDLORD owns certain property located in Georgetown, South Carolina, and known as J. B. Beck Administration Building, 2018 Church Street, Georgetown, SC 29440; and

WHEREAS, TENANT wishes to use two room(s) located at J.B. Beck Administration and Building (hereinafter “the Premises”) for the purpose of providing access to healthcare for children who are uninsured; and

WHEREAS, the LANDLORD and TENANT desire to enter into an Agreement whereby the LESSEE may use the Premises subject to certain conditions;

NOW, THEREFORE, in consideration of the Premises, good and sufficient consideration, and the terms and conditions hereof, it is agreed as follows:

1.       **Consideration:** The LANDLORD shall allow TENANT use of the Premises at a cost of Two Thousand Dollars (\$2,000) per year. Included in the lease cost are utility expenses, including electricity, water, sewer, telephone/fax, and internet access. The TENANT shall have the right to make reasonable use of parking facilities associated with the Site and Premises at no additional cost. Tenant shall pay the LANDLORD the sum of Two Hundred Dollars (\$200) per month on or before the 15<sup>th</sup> day of the month during the term of the agreement. The lease cost excludes the months of July and August.

2.       **Term:** The term of this Agreement shall be for one (1) year, commencing on July 1, 2018 and ending at midnight on June 30, 2019.

3.       **Description of the Premises:** Room C120 (including furniture) and telephones located at J.B. Beck Administration Building.

4.       **Restricted Use of Premises:** TENANT may only use the Premises for administration of the Healthy Learners program, and in such a way as does not interfere in any way with the LANDLORD’s use of its property. Any use of the Premises for profit or for private or commercial use, without the prior express approval of the LANDLORD, will result in immediate termination of this Agreement, with no further obligations by the LANDLORD. TENANT covenants that it will not engage in and will not condone or permit the Premises to be used for any unlawful activity.

5.       **Insurance:** TENANT shall provide documentation to the LANDLORD that it has current liability insurance covering all of its activities conducted on the Premises with a minimum coverage of no less than \$1,000,000, and which names the Georgetown County School

District as an additional insured. Said insurance shall remain in place throughout the term of this Agreement.

6. **Condition of Premises:** TENANT accepts the Premises in “as is” condition. TENANT agrees to maintain the Premises in good repair including, but not limited to, normal upkeep of flooring, lighting, and all equipment owned by the LANDLORD and located in or around the Premises. TENANT specifically agrees that so long as it is in possession of the Premises, it shall keep and maintain the Premises and all improvements located thereon in such condition so as to prevent any loss damage, or injury to persons or property. TENANT further agrees that at the termination of this Agreement for any reason, TENANT shall deliver the Premises to the LANDLORD in as good condition as they were in at the beginning of this Agreement, subject only to ordinary wear and tear.

7. **Hold Harmless:** TENANT shall hold harmless the LANDLORD, its officials, employees, agents, and/or assigns, from any injury or damage to persons or property that arises, directly or indirectly, out of TENANT’s occupation or use of the Premises or any portion thereof. TENANT agrees not to seek subrogation from the LANDLORD in connection with any third party claim, and to the extent permissible under law, TENANT also agrees to indemnify the LANDLORD, its officials, employees, agents, and/or assigns, from any action brought against the LANDLORD in connection with the occupation or use of the Premises by TENANT and/or TENANT’s employees, invitees and visitors.

8. **Assignment and Subletting:** TENANT shall not assign any rights under this Agreement, nor sublet in whole or in part, the Premises, without first obtaining the consent of the LANDLORD in writing.

9. **Inspection:** The LANDLORD shall have the right to enter into the Premises to examine the condition of the Premises.

10. **Early Termination of Agreement:** The LANDLORD shall have the right, upon 30 days prior written notification to TENANT, to declare this Agreement null and void and to reclaim the Premises, or any portion thereof, if in its sole discretion, the LANDLORD determines that it needs to use the Premises for any other purpose.

11. **Default:** If TENANT defaults with regard to any of the terms and conditions of this Agreement, the LANDLORD shall give notice of the default to TENANT, and TENANT shall have thirty (30) calendar days to cure the default. If TENANT fails to or refuses to cure the default within the 30-day period, the LANDLORD may declare this Agreement in default, and seek as a remedy such equitable or legal relief as the LANDLORD deems appropriate, including but not limited to the eviction of the TENANT from the Premises.

12. **Removal of Equipment and Fixtures:** It is understood and agreed that all personal property placed on the Premises by TENANT may be removed by TENANT at the termination of this Lease, provided that TENANT is not in default as to any of the agreements, conditions, covenants, or terms of this Lease at the time of said removal. However, at the time TENANT vacates the Premises, all fixtures and other equipment/personal property which were on or around the Premises at the time of TENANT’s occupation shall remain with the Premises. No fixtures or personal property may be removed by TENANT if such removal will permanently damage or disfigure the Premises or any portion thereof. All damages caused to the Premises by

any removal of fixtures or personal property by TENANT must be expeditiously repaired by TENANT, at its expense and to the satisfaction of the LANDLORD.

13. **No Adverse Possession:** Notwithstanding any law or usage to the contrary, no act by TENANT shall constitute adverse possession.

14. **Savings Clause:** If, during the term of this Agreement, it is found that a specific clause or provision of the Agreement is illegal under either federal or state law, the remainder of the Agreement is not affected by such ruling, and shall remain in force.

15. **Time is of the Essence:** Whenever anything is required to be done under this Lease by either party, time shall be of the essence.

16. **Notices:** All notices hereunder shall be in writing and sent by certified and regular mail as follows: As to LANDLORD, Georgetown County School District, 2018 Church Street, Georgetown, South Carolina 29440. As to TENANT: Healthy Learners, 2749 Laurel Street, Columbia, SC 29204.

17. **Claims Under Agreement:** The parties agree that any claims under this Agreement shall be filed in the Summary Court for Georgetown County, and both parties expressly waive their right to a jury trial and agree to proceed before a Summary Court judge.

IN WITNESS WHEREOF, the Georgetown County Board of Education has caused this Agreement to be approved on its behalf by its duly-authorized agent, and TENANT has caused this Agreement to be approved by its duly-authorized agents, effective on the day and year specified above.

IN WITNESS THEREOF, we have here set our hands and seals.

Georgetown County Board of Education

By: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its: \_\_\_\_\_

STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF GEORGETOWN            )        **LEASE AGREEMENT**

This Lease Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_ 2018 by and between the Georgetown County Board of Education, hereinafter referred to as LANDLORD, and Miss Ruby’s Kids, hereinafter referred to as TENANT.

**WITNESSETH**

WHEREAS, the LANDLORD owns certain property located in Georgetown, South Carolina, and known as J.B. Beck Administration Building; and

WHEREAS, TENANT wishes to use seven office spaces plus storage located at J.B. Beck Administration Building (hereinafter “the Premises”) for the purpose of administrative offices of Miss Ruby’s Kids. Miss Ruby’s Kids program enable parent lacking in resources to become their children’s first, best teacher by promoting literacy skills, and so increases their children’s chances of success in school and in life; and

WHEREAS, the LANDLORD and TENANT desire to enter into an Agreement whereby the TENANT may use the Premises subject to certain conditions;

NOW, THEREFORE, in consideration of the Premises, good and sufficient consideration, and the terms and conditions hereof, it is agreed as follows:

1.        **Consideration:** The LANDLORD shall allow TENANT use of the Premises at a cost of Seven Thousand Two Hundred Dollars (\$7,200) per year. Included in the lease cost are utility expenses, including electricity, water, sewer, telephone/fax, and internet access. The TENANT shall have the right to make reasonable use of parking facilities associated with the Site and Premises at no additional cost. Tenant shall pay the LANDLORD the sum of Six Hundred Dollars (\$600) per month on or before the 15<sup>th</sup> day of the month during the term of the agreement.

2.        **Term:** The term of this Agreement shall be for one (1) year, commencing on July 1, 2018 and ending at midnight on June 30, 2019.

3.        **Description of the Premises:** Four office spaces (located in Room B155) and three office spaces plus storage (located in Room B150) including furniture (desks, chairs, tables, bookcases, file cabinets) and telephones.

4.        **Restricted Use of Premises:** TENANT may only use the Premises for administration of Miss Ruby’s Kids programs, and in such a way as does not interfere in any way with the LANDLORD’s use of its property. Any use of the Premises for profit or for private or commercial use, without the prior express approval of the LANDLORD, will result in immediate termination of this Agreement, with no further obligations by the LANDLORD. TENANT covenants that it will not engage in and will not condone or permit the Premises to be used for any unlawful activity.

5.        **Insurance:** TENANT shall provide documentation to the LANDLORD that it has current liability insurance covering all of its activities conducted on the Premises with a



minimum coverage of no less than \$1,000,000, and which names the Georgetown County School District as an additional insured. Said insurance shall remain in place throughout the term of this Agreement.

6. **Condition of Premises:** TENANT accepts the Premises in "as is" condition. TENANT agrees to maintain the Premises in good repair including, but not limited to, normal upkeep of flooring, lighting, and all equipment owned by the LANDLORD and located in or around the Premises. TENANT specifically agrees that so long as it is in possession of the Premises, it shall keep and maintain the Premises and all improvements located thereon in such condition so as to prevent any loss damage, or injury to persons or property. TENANT further agrees that at the termination of this Agreement for any reason, TENANT shall deliver the Premises to the LANDLORD in as good condition as they were in at the beginning of this Agreement, subject only to ordinary wear and tear.

7. **Hold Harmless:** TENANT shall hold harmless the LANDLORD, its officials, employees, agents, and/or assigns, from any injury or damage to persons or property that arises, directly or indirectly, out of TENANT's occupation or use of the Premises or any portion thereof. TENANT agrees not to seek subrogation from the LANDLORD in connection with any third party claim, and to the extent permissible under law, TENANT also agrees to indemnify the LANDLORD, its officials, employees, agents, and/or assigns, from any action brought against the LANDLORD in connection with the occupation or use of the Premises by TENANT and/or TENANT's employees, invitees and visitors.

8. **Assignment and Subletting:** TENANT shall not assign any rights under this Agreement, nor sublet in whole or in part, the Premises, without first obtaining the consent of the LANDLORD in writing.

9. **Inspection:** The LANDLORD shall have the right to enter into the Premises to examine the condition of the Premises.

10. **Early Termination of Agreement:** The LANDLORD shall have the right, upon 30 days prior written notification to TENANT, to declare this Agreement null and void and to reclaim the Premises, or any portion thereof, if in its sole discretion, the LANDLORD determines that it needs to use the Premises for any other purpose.

11. **Default:** If TENANT defaults with regard to any of the terms and conditions of this Agreement, the LANDLORD shall give notice of the default to TENANT, and TENANT shall have thirty (30) calendar days to cure the default. If TENANT fails to or refuses to cure the default within the 30-day period, the LANDLORD may declare this Agreement in default, and seek as a remedy such equitable or legal relief as the LANDLORD deems appropriate, including but not limited to the eviction of the TENANT from the Premises.

12. **Removal of Equipment and Fixtures:** It is understood and agreed that all personal property placed on the Premises by TENANT may be removed by TENANT at the termination of this Lease, provided that TENANT is not in default as to any of the agreements, conditions, covenants, or terms of this Lease at the time of said removal. However, at the time TENANT vacates the Premises, all fixtures and other equipment/personal property which were on or around the Premises at the time of TENANT's occupation shall remain with the Premises. No fixtures or personal property may be removed by TENANT if such removal will permanently

damage or disfigure the Premises or any portion thereof. All damages caused to the Premises by any removal of fixtures or personal property by TENANT must be expeditiously repaired by TENANT, at its expense and to the satisfaction of the LANDLORD.

13. **No Adverse Possession:** Notwithstanding any law or usage to the contrary, no act by TENANT shall constitute adverse possession.

14. **Savings Clause:** If, during the term of this Agreement, it is found that a specific clause or provision of the Agreement is illegal under either federal or state law, the remainder of the Agreement is not affected by such ruling, and shall remain in force.

15. **Time is of the Essence:** Whenever anything is required to be done under this Lease by either party, time shall be of the essence.

16. **Notices:** All notices hereunder shall be in writing and sent by certified and regular mail as follows: As to LANDLORD, **Georgetown County School District**, 2018 Church Street, Georgetown, South Carolina 29440. As to TENANT: **Miss Ruby's Kids**, Post Office Box 1007, Georgetown, South Carolina 29442.

17. **Claims Under Agreement:** The parties agree that any claims under this Agreement shall be filed in the Summary Court for Georgetown County, and both parties expressly waive their right to a jury trial and agree to proceed before a Summary Court judge.

IN WITNESS WHEREOF, the Georgetown County Board of Education has caused this Agreement to be approved on its behalf by its duly-authorized agent, and TENANT has caused this Agreement to be approved by its duly-authorized agents, effective on the day and year specified above.

IN WITNESS THEREOF, we have here set our hands and seals.

Georgetown County Board of Education

By: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its: \_\_\_\_\_

# ANDREWS HIGH SCHOOL

12890 County Line Road  
Andrews, SC 29510

	Actual	Budget	Variance
<b>Construction</b>			
Coastal Asphalt, track	\$ 231,502		
Contract Constr., track surface	\$ 263,933		
Bonitz	\$ 2,924		
Harris Controls	\$ 152,901		
EDCON	<u>\$ 10,403,662</u>		
Total	\$ 11,054,922	\$ 11,486,311	\$ 431,389
<b>FF&amp;E</b>	\$ 140,000	\$ 140,000	\$ -
<b>Technical costs</b>			
MBK	\$ 570,874		
SMH	\$ 715,700		
Survey	\$ 25,500		
Geotech	\$ 3,800		
Permits/Fees	\$ 125		
Inspections/Materials	\$ 75,000		
Other	\$ 3,354		
Total	\$ 1,394,353	\$ 1,827,368	\$ 433,016
<b>Contingency</b>	<u>\$ 1,476,726</u>	\$ 612,321	\$ (864,405)
<b>TOTAL</b>	\$ 14,066,000	\$ 14,066,000	\$ -



**AIA**<sup>®</sup>

# Document A133™ – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

**Renovations and Additions to Andrews High School**

**THE OWNER:**

(Name, legal status and address)

Georgetown School District  
J.B. Beck Administration and Education Center  
2018 Church Street  
Georgetown, SC 29440

**THE CONSTRUCTION MANAGER:**

(Name, legal status and address)

EDCON General Contractors  
4 Mulberry Street  
Peak, South Carolina 29122

**ARTICLE A.1**

**§ A.1.1 Guaranteed Maximum Price**

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Ten Million Four Hundred Three Thousand Six Hundred Sixty Two Dollars (\$ 10,403,662.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.  
(Provide below or reference an attachment.)

GMP amount includes all documents for the Renovations and Additions to: Andrews High School project including the drawing package dated March 30, 2018 and Project Manual dated March 30, 2018.

**§ A.1.1.3** The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:  
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

The GMP price includes the following alternates, but the actual scope of these items may altered by the owner in the following 90 day period; Alternate #1, improvements to the soccer field, \$195,983; Alternate #2, Data conduit from Andrews Elementary School, \$26,742. Do not proceed with these items until specific authorization to proceed has been provided

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:  
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
General Contingency	\$230,000
Earthquake Drain allowance	\$100,000
Welding Hoods Allowance	\$ 30,000
Clearing at booster parking area	\$ 20,000

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Statement of clarifications Andrews High School Renovations and Additions, dated 5/15/18

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

*(Table deleted)*

As listed in the contract and Project Manual.

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Project Manual dated March 30, 2018

*(Table deleted)*

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:  
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

See attachment A & B for drawing list

*(Table deleted)*

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

Addenda #1 dated 4/23/18

## ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

Notice to proceed is May 16, 2018 with all work completed by 9/15/2019

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Printed name and title)

Init.

# Additions and Deletions Report for AIA® Document A133™ – 2009 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:14:38 on 05/16/2018.

PAGE 1

## Renovations and Additions to Andrews High School

...

Georgetown School District  
J.B. Beck Administration and Education Center  
2018 Church Street  
Georgetown, SC 29440

...

EDCON General Contractors  
4 Mulberry Street  
Peak, South Carolina 29122

...

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Ten Million Four Hundred Three Thousand Six Hundred Sixty Two Dollars (\$ 10,403,662.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

GMP amount includes all documents for the Renovations and Additions to: Andrews High School project including the drawing package dated March 30, 2018 and Project Manual dated March 30, 2018.

PAGE 2

The GMP price includes the following alternates, but the actual scope of these items may altered by the owner in the following 90 day period; Alternate #1, improvements to the soccer field, \$195,983; Alternate #2, Data conduit from Andrews Elementary School, \$26,742. Do not proceed with these items until specific authorization to proceed has been provided

...

<u>General Contingency</u>	<u>\$230,000</u>
<u>Earthquake Drain allowance</u>	<u>\$100,000</u>
<u>Welding Hoods Allowance</u>	<u>\$ 30,000</u>
<u>Clearing at booster parking area</u>	<u>\$ 20,000</u>

...

Statement of clarifications Andrews High School Renovations and Additions, dated 5/15/18

...

Document	Title	Date	Pages
<u>As listed in the contract and Project Manual.</u>			

...

<u>Project Manual dated March 30, 2018</u>			
Section	Title	Date	Pages

...

See attachment A & B for drawing list

Number	Title	Date
--------	-------	------

...

Addenda #1 dated 4/23/18

...

Notice to proceed is May 16, 2018 with all work completed by 9/15/2019



5/15/18

## Andrews High School Renovations and Additions GMP Pricing

We are pleased to quote a GMP of **\$10,180,937** based on the AAG drawings dated 3/30/18 titled Final Review Documents and Addendum #1 dated 4/23/18. The following list of inclusions were used to define the GMP.

### Cost Breakdown

- General Requirements	\$311,400
- Clean-up/Protection	\$53,700
- Business License	\$14,300
- Demolition/Protection/Repair	\$79,410
- Sitework	\$1,078,320
- Fencing	\$62,210
- Exterior Concrete	\$111,940
- Building Concrete	\$341,000
- Masonry	\$921,640
- Steel	\$598,410
- Wood Blocking & Plywood	\$11,560
- Metal/Built-up Roofing	\$361,720
- Fire Proofing/Caulking	\$8,640
- Hollow Metal/Wood Doors/Hardware	\$88,710
- Roll-up Doors/Shutters	\$18,970
- Storefront/Glass & Glazing	\$97,660
- Translucent Wall System	\$55,200
- Drywall/Acoustic Ceiling	\$103,620
- Paint	\$62,990
- Epoxy Flooring	\$38,670
- Hard Tile	\$24,260
- Wood Floor	\$89,320
- Carpet/VCT	\$66,740
- Sealed Concrete	\$19,110
- Lockers	\$14,710
- Casework/Shelving	\$81,940
- Aluminum Canopies	\$193,420
- Marker Boards/Fire Extinguishers	\$4,310
- Shower & Toilet Partitions/Toilet Accessories	\$52,860





## GENERAL CONTRACTORS

- Signage	\$28,030
- Gym Equipment	\$72,940
- Bleachers	\$28,510
- Stage Curtains	\$16,310
- Plumbing	\$458,200
- HVAC	\$2,358,910
- Electrical	\$1,114,650
- Earthquake Drain (Allowance)	\$100,000
- Welding Hoods (Allowance)	\$30,000
- Clearing at Booster Parking (Allowance)	\$30,000
- General Contingency	\$230,000
	<b>Sub Total: \$9,434,290</b>
- Insurance	\$86,796
	<b>Sub Total: \$9,521,086</b>
- Bonds	\$142,816
	<b>Sub Total: \$9,663,902</b>
- Pre-Construction Fee	\$58,000
- Construction Management Fee	\$459,035
	<b>GMP Total: \$10,180,937</b>

Alternate #1 – Soccer Field	\$195,983
Alternate #2 – Electrical Conduit to Elementary School	<u>\$26,742</u>

**GMP Grand Total: \$10,403,662**



RENOVATIONS & ADDITIONS TO  
**ANDREWS HIGH SCHOOL**  
 GEORGETOWN COUNTY SCHOOL DISTRICT

**GENERAL**

A0.00 COVER SHEET

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- M01.0.10 HVAC DUCTWORK DEMOLITION PLAN - AREA H
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- P1.01 PLUMBING UNDERSLAB NEW WORK PLAN - AREA J
- P1.02 PLUMBING UNDERSLAB NEW WORK PLAN - ATHLETIC FACILITIES
- P1.03 PLUMBING SANITARY AND VENT NEW WORK PLAN - AREA J
- P1.04 PLUMBING SANITARY AND VENT NEW WORK PLAN - ATHLETIC FACILITIES
- P2.01 PLUMBING DOMESTIC WATER NEW WORK PLAN - AREA J
- P2.02 PLUMBING DOMESTIC WATER NEW WORK PLAN - ATHLETIC FACILITIES
- P3.1 PLUMBING NEW WORK PLAN - AREA A
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- E6.2 ELECTRICAL SCHEDULES
- E6.3 ELECTRICAL SCHEDULES

DATE: 03/30/2018

DRAWN BY: Author

CHECKED BY: Checker

COMMISSION NO. 2017.8

REVISIONS:

**FINAL REVIEW DOCUMENTS**

# DRAWING INDEX

Attachment B



RENOVATIONS & ADDITIONS TO  
**ANDREWS HIGH SCHOOL**  
GEORGETOWN COUNTY SCHOOL DISTRICT

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A0-00 COVER SHEET

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- E6.3 ELECTRICAL SCHEDULES

DATE: 03/10/2018

DRAWN BY: Author

CHECKED BY: Checker

COMMISSION NO. 2017.8

REVISIONS

**FINAL REVIEW  
DOCUMENTS**

COVER SHEET

# CARVERS BAY HIGH SCHOOL

13002 Choppee Road  
Hemingway, SC 29554

	Actual	Budget	Variance
<b>Construction</b>			
Coastal Asphalt, track	\$ 184,800		
Contract Constr., track surface	\$ 259,594		
Harris	\$ 145,607		
H. G. Reynolds	<u>\$ 8,997,475</u>		
Total		\$ 9,587,476	\$ 9,570,409 \$ (17,067)
<b>FF&amp;E</b>		\$ 74,713	\$ 74,713 \$ -
<b>Technical costs</b>			
MBK	\$ 477,011		
UWPD	\$ 598,500		
Survey	\$ 18,734		
Geotech	\$ 3,550		
Permits/Fees	\$ 125		
Inspections/Materials	\$ 75,000		
Other	\$ 1,454		
Total		\$ 1,174,374	\$ 1,526,915 \$ 352,542
<b>Contingency</b>		\$ 851,438	\$ 515,963 \$ (335,475)
<b>TOTAL</b>		<u>\$ 11,688,000</u>	\$ 11,688,000 \$ -



# AIA<sup>®</sup> Document A133<sup>™</sup> – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

### for the following PROJECT:

*(Name and address or location)*

Carvers Bay High School Renovations and Additions

### THE OWNER:

*(Name, legal status and address)*

Georgetown School District  
J.B. Beck Administration and Education Center  
2018 Church Street  
Georgetown, SC 29440

### THE CONSTRUCTION MANAGER:

*(Name, legal status and address)*

H. G. Reynolds Company Inc.  
113 Contract Dr.  
Aiken S.C. 29801

### ARTICLE A.1

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Eight Million Nine Hundred Ninety Seven Thousand Four Hundred Seventy Five Dollars (\$ 8,997,475.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.  
*(Provide below or reference an attachment.)*

Attachment A, includes the GMP listing by category dated 5/21/2018.

**§ A.1.1.3** The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:  
*(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)*

Attachment B, H. G. Reynolds Company listing of the eight alternates totaling \$497,215.00

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201<sup>™</sup>-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

None

**§ A.1.1.4** Allowances included in the Guaranteed Maximum Price, if any:  
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
Clean SD pipe Allowance	\$100,000
Clean Pond Allowance	\$56,000
Trench Drain Allowance	\$19,821
Digital Sign Allowance	\$16,500
Lift Station Allowance	\$25,000
Contingency Allowance	\$430,000

**§ A.1.1.5** Assumptions, if any, on which the Guaranteed Maximum Price is based:

None listed

**§ A.1.1.6** The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

*(Table deleted)*

As listed in the contract and Project Manual.

**§ A.1.1.7** The Guaranteed Maximum Price is based upon the following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Project Manual entitled Carvers bay High School Additions and Renovations, dated April 20, 2018

*(Table deleted)*

**§ A.1.1.8** The Guaranteed Maximum Price is based upon the following Drawings:  
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

See attachment C for drawing list

*(Table deleted)*

**§ A.1.1.9** The Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

Addenda #1 dated 5/9/2018 and Addenda #2 dated 5/15/2018

**ARTICLE A.2**

**§ A.2.1** The anticipated date of Substantial Completion established by this Amendment:

Notice to proceed is May 22, 2018 with all work completed by 9/30/2019

\_\_\_\_\_  
**OWNER** (Signature)

\_\_\_\_\_  
**CONSTRUCTION MANAGER** (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Printed name and title)

Init.

# Additions and Deletions Report for AIA® Document A133™ – 2009 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 15:28:29 on 05/21/2018.

## PAGE 1

### Carvers Bay High School Renovations and Additions

...

Georgetown School District  
J.B. Beck Administration and Education Center  
2018 Church Street  
Georgetown, SC 29440

...

H. G. Reynolds Company Inc.  
113 Contract Dr.  
Aiken S.C. 29801

...

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Eight Million Nine Hundred Ninety Seven Thousand Four Hundred Seventy Five Dollars (\$ 8,997,475.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

Attachment A, includes the GMP listing by category dated 5/21/2018.

...

Attachment B, H. G. Reynolds Company listing of the eight alternates totaling \$497,215.00

None  
**PAGE 2**

<u>Clean SD pipe Allowance</u>	<u>\$100,000</u>
<u>Clean Pond Allowance</u>	<u>\$56,000</u>
<u>Trench Drain Allowance</u>	<u>\$19,821</u>
<u>Digital Sign Allowance</u>	<u>\$16,500</u>
<u>Lift Station Allowance</u>	<u>\$25,000</u>
<u>Contingency Allowance</u>	<u>\$430,000</u>

...

None listed

...

Document	Title	Date	Pages
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As listed in the contract and Project Manual.

...

Project Manual entitled Carvers bay High School Additions and Renovations, dated April 20, 2018

Section	Title	Date	Pages
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...

See attachment C for drawing list

Number	Title	Date
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...

Addenda #1 dated 5/9/2018 and Addenda #2 dated 5/15/2018

...

Notice to proceed is May 22, 2018 with all work completed by 9/30/2019



**Project name** Carvers Bay  
Hemingway  
SC  
Georgetown

**Client** Georgetown County SD

**Architect** UWPD

**Duration**

**Report format** Sorted by 'Group phase/Phase'  
'Detail' summary









Group	Phase	Description	Takeoff Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Sub Amount	Equip Amount	Total Amount
<b>4.060</b>		<b>8" BLOCK</b>								
		CMU REPAIRS	1.00 LS	/LS		1,875.00 /LS	1,875	6,856	500	9,231
		8" LT. WT. CMU	10,123.00 EA	-		1.85 /EA	19,664	50,615	-	70,279
<b>4.065</b>		<b>8" SPLIT FACE BLOCK</b>								
		4" SPLIT FACE CMU	2,772.00 EA	-		6.50 /EA	18,378	18,018	-	36,396
<b>4.070</b>		<b>6" BLOCK</b>								
		6" LT. WT. CMU	1,275.00 EA	-		1.75 /EA	2,276	4,463	-	6,738
<b>4.115</b>		<b>STONE WORK</b>								
		CAST STONE CAP	1.00 LS	-		1,000.00 /LS	1,000	<b>500</b>	-	1,500
<b>4.120</b>		<b>WIRE REINFORCING</b>								
		8" WALL REINF.	2,052.00 LF	-		0.25 /LF	523	-	-	523
		12" WALL REINF.	675.00 LF	-		0.35 /LF	241	-	-	241
		16" WALL REINF. 8 BLK + BRK	4,300.00 LF	-		0.45 /LF	1,974	-	-	1,974
		18" WALL REINF. 12 BLK + BRK	7,570.00 LF	-		0.50 /LF	3,861	-	-	3,861
<b>4.160</b>		<b>MORTAR SAND</b>								
		MORTAR SAND	122.00 CY	-		40.00 /CY	4,978	-	-	4,978
<b>4.170</b>		<b>MORTAR MIX</b>								
		MORTAR MIX	708.00 EA	-		7.75 /BAGS	5,652	-	-	5,652
<b>4.180</b>		<b>COLOR</b>								
		COLOR MORTAR FOR BRICK 7/SF	336.00 EA	-		15.00 /BAGS	5,191	-	-	5,191
<b>4.190</b>		<b>CONCRETE FILL</b>								
		BLOCK FILL W/ CONCRETE	196.00 CY	/CY		130.00 /CY	25,990	17,640	-	43,630
<b>4.200</b>		<b>FLASHING</b>								
		2 OZ. COPPER FABRIC FLASHING	1,200.00 SF	-		2.50 /SF	3,060	1,200	-	4,260
<b>4.220</b>		<b>SHEET INSULATION</b>								
		SPRAYFOAM INSULATION	9,655.00 SF	/SF				<b>14,986</b>	-	14,986
<b>4.230</b>		<b>CLEAN BRICK</b>								
		CLEAN BRICK	8,300.00 SF	-		-	-	4,150	-	4,150
<b>4.240</b>		<b>DAMP PROOFING</b>								
		DAMP PROOFING	3,800.00 SF	0.65 /SF	2,470	0.85 /SF	3,230	-	-	5,700
<b>4.250</b>		<b>RUB &amp; POINT BLOCK</b>								
		RUB AND POINT BLOCK	22,260.00 SF	/SF				5,565	-	5,565
<b>5.000</b>		<b>STEEL</b>								
		STRUCTURAL STEEL	26.00 TON	-		4,601.46 /TON	<b>119,638</b>	<b>35,650</b>	-	155,288
<b>5.010</b>		<b>MISC. STEEL</b>								
		MISC. STEEL	1.00 EA	7,965.00 /LS	7,965	6,000.00 /LS	6,000	-	-	13,965
		BRICK LINTELS	5.00 EA	35.00 /EA	175	50.00 /EA	250	-	-	425
		CURB SUPPORT STEEL	3.00 EA	3,265.00 /EA	9,795	2,750.00 /EA	8,250	-	-	18,045
		SHIPS LADDER	1.00 EA	1,150.00 /EA	1,150			-	-	1,150
		ROOF HATCH	1.00 EA	568.00 /EA	568	1,165.00 /EA	1,165	-	-	1,733
<b>5.050</b>		<b>METAL DECKING</b>								
		METAL ROOF DECK	12,900.00 SF	0.00 /SF	0	0.00 /SF	0	0	0	1
		PATCH HOLES AT NEW CURBS	3.00 EA	2,500.00 /EA	7,500			6,000	-	13,500



Group	Phase	Description	Takeoff Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Sub Amount	Equip Amount	Total Amount
9.000	8.800	<b>GLASS &amp; GLAZING</b>								
		GLASS & GLAZING	1.00 LS	-	-	-	-	30,000	-	30,000
		<b>FINISHES</b>								
	9.200	<b>LATH &amp; PLASTER</b>								
		PLASTER CEILING	0.00 SF	-	-	-	-	1	-	1
	9.220	<b>STUCCO</b>								
		EIFS FINISH SYSTEM	870.00 SF	-	-	-	-	10,624	-	10,624
	9.250	<b>SHEETROCK</b>								
		5/8 SHEETROCK WALLS	1.00 LS	0.00 /LS	0	/LS		9,955	-	9,955
	9.255	<b>COLUMN COVERS</b>								
	GFRC COLUMN COVERS	8.00 EA	925.00 /EA	7,400	1,050.00 /EA	8,400	-	-	15,800	
9.500	<b>ACOUSTICAL TREATMENT</b>									
	ACOUSTICAL CEILINGS	6,050.00 SF	-	-	-	-	44,265	-	44,265	
	ACOUSTICAL CEILINGS REPAIRS	15,000.00 SF	1.00 /SF	15,000	0.50 /SF	7,500	-	-	22,500	
9.550	<b>WOOD FLOORS</b>									
	WOOD FLOORING	7,253.00 SF	-	-	-	-	81,247	-	81,247	
9.650	<b>RESILIENT FLOORING</b>									
	VCT FLOORING	1.00 LS	-	-	-	-	114,737	-	114,737	
	EPOXY FLOORING	1.00 LS	-	-	-	-	20,598	-	20,598	
	STRIP AND WAX VCT FLOORING	55,677.00 SF	-	-	-	-	13,919	-	13,919	
	Floor Prep	1.00 LS	-	-	-	-	20,589	-	20,589	
9.680	<b>CARPET</b>									
	CARPET SUB	1.00 LS	-	-	-	-	37,880	-	37,880	
9.800	<b>SPECIAL FLOOR COATINGS</b>									
	OPAQUE EPOXY	3,176.00 SF	1.75 /SF	5,558	2.00 /SF	6,352	-	-	11,910	
9.900	<b>PAINTING</b>									
	PAINTING	1.00 LS	-	-	-	-	49,781	-	49,781	
10.000	<b>SPECIALTIES</b>									
10.100	<b>CHALK &amp; TACK BOARDS</b>									
	12' MARKER BOARD	1.00 EA	200.00 /EA	200	586.00 /EA	586	-	-	786	
10.400	<b>IDENTIFYING DEVICES</b>									
	DOOR SIGNS	26.00 EA	25.00 /EA	650	100.00 /EA	2,600	-	-	3,250	
	HANDICAPPED TOILET SIGNS	2.00 EA	25.00 /EA	50	75.00 /EA	150	-	-	200	
10.500	<b>LOCKERS</b>									
	REPAIR ATHLETIC LOCKERS	400.00 EA	-	-	-	-	-	30,000	-	30,000
10.520	<b>FIRE EXT. &amp; CABINETS</b>									
	FIRE EXTINGUISHER & CABINET	5.00 EA	100.00 /EA	500	153.00 /EA	765	-	-	1,265	
10.800	<b>TOILET PARTITIONS</b>									
	TOILET PARTITIONS	4.00 EA	100.00 /EA	400	689.25 /EA	2,757	-	-	3,157	
	URINAL SCREENS	1.00 EA	75.00 /EA	75	250.00 /EA	250	-	-	325	
10.850	<b>TOILET ACCESSORIES</b>									
	TOILET ACCESSORIES	29.00 EA	35.00 /EA	1,015	156.66 /EA	4,543	-	-	5,558	



Group	Phase	Description	Takeoff Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Sub Amount	Equip Amount	Total Amount	
11.000	10.850	<b>TOILET ACCESSORIES</b>									
		GRAB BARS	14.00 EA	15.00 /EA	210	/EA	-	-	-	210	
		MIRRORS	6.00 EA	30.00 /EA	180	/EA	-	-	-	180	
11.000	11.052	<b>EQUIPMENT</b>									
		<b>ATHLETIC EQUIPMENT</b>									
		ATHELETIC EQUIPMENT	1.00 LS	-	-	-	-	-	37,386	-	37,386
		<b>SCOREBOARDS</b>									
		SCOREBOARDS	1.00 EA	1,350.00 /EA	1,350	4,042.00 /EA	4,042	-	-	-	5,392
15.000	11.490	<b>GYM BLEACHERS</b>									
		GYM BLEACHERS	232.00 EA	-	-	-	-	-	-	-	22,480
		<b>MECHANICAL</b>									
15.000	15.400	<b>PLUMBING</b>									
		PLUMBING SUBCONTRACTOR	1.00 LS	-	-	-	-	286,000	-	286,000	
		<b>HVAC</b>									
		HVAC	1.00 LS	-	-	-	-	-	-	-	2,292,300
		MECHANICAL SUB BOND	1.00 LS	-	-	-	-	-	-	-	38,675
16.000	16.050	HVAC Control Allowance	1.00 LS	-	-	-	-	-	-	170,879	
		<b>ELECTRICAL</b>									
		<b>ELECTRICAL</b>									
		ELECTRICAL SUB	1.00 LS	-	-	-	-	846,374	-	846,374	
		ELECTRICAL SUB BOND	1.00 LS	-	-	-	-	14,812	-	14,812	

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	490,417						5.77%
Material	742,978						8.74%
Subcontract	6,022,865						70.86%
Equipment	92,819						1.09%
Other	<u>7,349,079</u>	<b>7,349,079</b>					<u>0.00%</u>
							<b>86.46</b>
7 % SALES TAX	52,008			7.000 %	C		0.61%
LABOR BURDEN	196,167			40.000 %	C		2.31%
CONTINGENCY	430,000				L		5.06%
PERFORMANCE & PAYMENT BOND	<u>68,232</u>	<b>8,095,486</b>		0.850 %	T		<u>0.80%</u>
	<b>746,407</b>						<b>8.78</b>
OVERHEAD AND PROFIT	404,774			5.000 %	T		4.76%
<b>Total</b>		<b>8,500,260</b>					



86.46%

95.24%

# Attachment B

H.G. Reynolds Company

Carver's Bay High School

Alternate #	Description	Cost
1	Training Room and Weight Room Conversion	\$ 148,193
2	Art Room Conversion	\$ 130,962
3	New Lighting for Group Restrooms	\$ 48,912
4	Additional Sidewalk Paving	\$ 16,454
5	Acoustical Panels	\$ 33,557
6	Group Toilets Lavatories	\$ 37,506
7	Additional Walkway Cover	\$ 42,424
8	Connect Existing Downspouts to SD System	\$ 39,207
	Total=	\$ 497,215

Alternate #1 Training Room Weight Room Conversion									
DIV	Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub Amount	Equipment Amount
TRAINING ROOM									
2-020	Demo and Replace Slab for Plumbing	575	SF	\$ 12.00	\$ 6,900.00	\$ 2.50	\$ 1,437.50		\$ 900.00
6-700	New Casework	1	LS		\$ -		\$ -	\$ 5,772.00	
9-250	Sheetrock	1	LS		0		0	\$ 4,250.00	
10-400	Signage	2	EA	\$ 50.00	\$ 100.00	\$ 100.00	\$ 200.00		
10-850	Toilet Accessories	2	EA	\$ 50.00	\$ 100.00	\$ 100.00	\$ 200.00		
11-400	New Refrigerator	1	LS	\$ 200.00	\$ 200.00	\$ 800.00	\$ 800.00		
WEIGHT ROOM									
2-020	Demo	1	LS		\$ -		\$ -	\$ 12,550.00	
2-020	Relocate Gym Equipment	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 500.00	\$ 500.00		
2-195	New Sidewalk	200	SF	\$ 3.00	\$ 600.00	\$ 2.50	\$ 500.00		
3-090	Patch and Repair Slab	1	LS	\$ 1,100.00	\$ 1,100.00	\$ 350.00	\$ 350.00	\$ 112.00	
4-250	CMU Infill and Repairs	1	LS	\$ 2,468.00	\$ 2,468.00	\$ 1,485.00	\$ 1,485.00	\$ 3,800.00	
5-010	New Beam at Weight Room	1	EA	\$ 3,300.00	\$ 3,300.00	\$ 2,702.00	\$ 2,702.00		
7-700	New Aluminum Canopy	1	LS		\$ -		\$ -	\$ 2,100.00	
8-100	HM Frame	1	EA	\$ 750.00	\$ 750.00		\$ 8,400.00		
8-200	Doors	2	EA	\$ 500.00	\$ 1,000.00				
8-700	Hardware	2	EA	\$ 125.00	\$ 250.00				
8-800	Glass and Glazing	1	LS	\$ 300.00	\$ 300.00			\$ 600.00	
9-900	Paint	1	LS		\$ -		\$ -	\$ 4,933.51	
9-500	ACT Ceiling Repairs	1	LS	\$ 1,845.00	\$ 1,845.00	\$ 1,265.00	\$ 1,265.00		
9-650	New Athletic Flooring	2776	SF		\$ -		\$ -	\$ 25,127.00	
11-450	Weight Room Mirrors	1	LS		\$ -		\$ -	\$ 6,450.00	
11-450	Lift Matts	350	SF	\$ 3.00	\$ 1,050.00	\$ 10.00	\$ 3,500.00		
MEP									
	Mechanical				\$ -		\$ -	\$ (2,500.00)	
	Electrical				\$ -		\$ -	\$ 6,971.00	
	Plumbing				\$ -		\$ -	\$ 12,500.00	
SUBTOT					\$ 23,963		\$ 21,340		
TAX					40%	\$ 9,585	7%	\$ 1,494	
TOTALS						\$ 33,548		\$ 22,833	\$ 82,554
Bond									\$ 1,012
Bond									0.85%
Bond									\$ 1,190
FEE									5.00%
FEE									\$ 7,057
TOTALS									\$ 141,137
TOTALS:									\$ 148,193



H.G. Reynolds Company

Carver's Bay High School

Alternate #3 New Lighting for Group Restrooms									
DIV	Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub Amount	Equipment Amount

9-500	ACT Ceiling Repairs	3279	SF	\$ 1.00	\$ 3,279.00	\$ 0.50	\$ 1,639.50		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		

MEP									
Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub Amount	Equipment Amount	TOTALS:
Mechanical				\$ -		\$ -			
Electrical				\$ -		\$ -	\$ 39,845.00		
Plumbing				\$ -		\$ -			

SUBTOT				\$ 3,279		\$ 1,640			
TAX				40% \$ 1,312	7%	\$ 115			
TOTALS				\$ 4,591		\$ 1,754	\$ 39,845	\$ -	\$ 46,190

Bond 0.85% \$393  
 Buisness Liscence

FEE 5.00% \$2,329

**\$48,912**

Alternate #4- Additional Sidewalk Paving at Aux Gym									
DIV	Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub Amount	Equipment Amount

2-010	Layout	1	LS	\$ 895.00	\$ 895.00	\$ 500.00	\$ 500.00		
2-195	4" Thick Sidewalks	2000	SF	\$ 3.00	\$ 6,000.00	\$ 2.50	\$ 5,000.00		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		

MEP									
	Mechanical				\$ -		\$ -		
	Electrical				\$ -		\$ -		
	Plumbing				\$ -		\$ -		
									TOTALS:

SUBTOT	\$ 6,895	\$ 5,500
TAX	40% \$ 2,758	7% \$ 385
TOTALS	\$ 9,653	\$ 5,885

Bond Bond 0.85% \$132

Buisness Liscence

\$15,670

FEE 5.00% \$784

**\$16,454**



H.G. Reynolds Company

Carver's Bay High School

		Alternate #5 Acoustical Panels							
DIV	Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub Amount	Equipment Amount

2-020	Demo Existing Sound Panels	1	LS		\$ -	\$ -	\$ -	\$ 3,750.00	
9-500	Acoustical Wall Panels	1700	SF		\$ -	\$ -	\$ 27,940.00		
					\$ -	\$ -			
					\$ -	\$ -			
					\$ -	\$ -			
					\$ -	\$ -			
					\$ -	\$ -			
					\$ -	\$ -			

		MEP			
	Description	Quantity	Unit	U/P	Amount
	Mechanical				\$ -
	Electrical				\$ -
	Plumbing				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

	SUBTOT	\$ -			\$ -				
	TAX	40%			\$ -				
	TOTALS				\$ -	7%	\$ -	\$ 31,690	\$ -

Bond     Bond     \$31,690     \$269  
 Buisness Liscence     0.85%

FEE     5.00%     \$1,598  
**\$33,557**

Alternate #6 Group Toilet Lavatories									
DIV	Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub Amount	Equipment Amount

4-060	CMU Repairs	1	LS	\$ 2,850.00	\$ 2,850.00	\$ 1,450.00	\$ 1,450.00		
6-200	Millwork Deduct							\$ (24,623.00)	

MEP									
	Mechanical				\$ -		\$ -		
	Electrical				\$ -		\$ -		
	Plumbing				\$ -		\$ -	\$ 54,500.00	
									TOTALS:

SUBTOT	\$ 2,850	40%	\$ 1,140	7%	\$ 1,552	\$ 29,877	\$ 335,419
TAX	\$ 1,140				\$ 102		
TOTALS	\$ 3,990				\$ 1,552	\$ 29,877	\$ 335,419

Bond Bond Business Liscence 0.85% \$301

FEE 5.00% \$1,786

**\$37,506**

H.G. Reynolds Company

Carver's Bay High School

Alternate #7 Additional Covered Walkways									
DIV	Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub Amount	Equipment Amount

2-015	Layout	1	LS	\$ 895.00	\$ 895.00	\$ 500.00	\$ 500.00		
2-195	Sidewalk	1400	SF	\$ 3.00	\$ 4,200.00	\$ 2.50	\$ 3,500.00		
7-700	Covered Walkways	1	LS				\$ 28,650.00		
				\$ -	\$ -		\$ -		
				\$ -	\$ -		\$ -		
				\$ -	\$ -		\$ -		
				\$ -	\$ -		\$ -		
				\$ -	\$ -		\$ -		
				\$ -	\$ -		\$ -		

MEP									
	Mechanical			\$ -	\$ -		\$ -		
	Electrical			\$ -	\$ -		\$ -		
	Plumbing			\$ -	\$ -		\$ -		
									TOTALS:

SUBTOT	\$ 5,095	40%	\$ 2,038	7%	\$ 4,280	\$ 4,000	\$ 280	\$ 28,650	\$ 40,063
TAX									
TOTALS	\$ 7,133				\$ 4,280	\$ 28,650	\$ -		\$ 40,063

Bond Bond  
 Buisness Liscence 0.85% \$341

FEE 5.00% \$2,020

**\$42,424**

Alternate #8 Connect Existing Downspouts to SD									
DIV	Description	Quantity	Unit	U/P	Labor Amount	Material Price	Material Amount	Sub.Amount	Equipment Amount

2-115	Roof Drainage System	1	LS		\$ -		\$ -	\$ 31,600.00	
2-210	Grassing	1	LS	1850	\$ 1,850.00	2650	\$ 2,650.00		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		
					\$ -		\$ -		

MEP									
	Mechanical				\$ -		\$ -		
	Electrical				\$ -		\$ -		
	Plumbing				\$ -		\$ -		
					\$ 1,850		\$ 2,650		
					\$ 740		\$ 186		
					\$ 2,590		\$ 2,836		
								\$ 31,600	
									TOTALS:

SUBTOT \$ 1,850  
 TAX 40% \$ 740  
 TOTALS \$ 2,590

7% \$ 186  
 \$ 2,836 \$ 31,600 \$  
 \$ 37,026  
 0.85% \$ 315

Bond \$ 37,340  
 Business Liscence \$ 1,867  
 FEE \$ 39,207

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E1.0	FOUNDATION GENERAL NOTES	04/16/18				300
E1.1	FOUNDATION GENERAL NOTES & STATEMENT OF SPECIAL INSTRUCTIONS	04/16/18				300
E2.0	FOUNDATION FOUNDATION & SLAB ON GRADE PLAN	04/16/18				300
E2.1	FOUNDATION FOUNDATION PLAN AT GRAND TECH AND ANDREAS COURTYARD	04/16/18				300
E3.0	PIPE BILD FOUNDATION PLAN	04/16/18				300
E3.1	TYPICAL FOUNDATION SECTIONS AND DETAILS	04/16/18				300
E3.2	FOUNDATION SECTIONS AND DETAILS	04/16/18				300
E3.3	FOUNDATION SECTIONS AND DETAILS	04/16/18				300
E4.0	TYPICAL ROOF FRAMING SECTIONS AND DETAILS	04/16/18				300
E4.1	ROOF FRAMING SECTIONS AND DETAILS	04/16/18				300
E4.2	ROOF FRAMING SECTIONS AND DETAILS	04/16/18				300
E4.3	ROOF FRAMING SECTIONS AND DETAILS	04/16/18				300
F100	PLUMBING FLOOR PLAN G WING	04/16/18				400
F101	PLUMBING FLOOR PLAN F WING	04/16/18				400
F102	PLUMBING FLOOR PLAN E WING	04/16/18				400
F103	PLUMBING FLOOR PLAN D WING	04/16/18				400
F104	PLUMBING FLOOR PLAN C WING AND GYM	04/16/18				400
F105	PLUMBING FLOOR PLAN AUXILIARY GYM	04/16/18				400
F106	PLUMBING SCHEDULES AND DETAILS	04/16/18				400
F200	PLUMBING SCHEDULES AND DETAILS	04/16/18				400
F201	MECHANICAL FLOOR PLAN WINGS D/E	04/16/18				500
M101	MECHANICAL FLOOR PLAN WING F/E	04/16/18				500
M102	MECHANICAL FLOOR PLAN WING G/C	04/16/18				500
M103	MECHANICAL FLOOR PLAN WING C/A	04/16/18				500
M104	MECHANICAL FLOOR PLAN WINGS AN AND CO	04/16/18				500
M105	MECHANICAL FLOOR PLAN AUXILIARY GYM	04/16/18				500
M200	MECHANICAL SCHEDULES AND DETAILS	04/16/18				500
M201	MECHANICAL SCHEDULES AND DETAILS	04/16/18				500
E301	WEIGHT ROOM ELECTRICAL DEMOLITION PLAN	04/16/18				600
E302	CONSTRUCTION TECHNOLOGY ELECTRICAL DEMOLITION PLAN	04/16/18				600
E303	AUXILIARY GYM ELECTRICAL LIGHTING PLAN	04/16/18				600
E304	RESTROOM ELECTRICAL LIGHTING PLAN	04/16/18				600
E305	ART & WEIGHT ROOMS ELECTRICAL LIGHTING PLAN	04/16/18				600
E306	TRAINING CANOPY ELECTRICAL LIGHTING PLAN	04/16/18				600
E307	CONSTRUCTION TECHNOLOGY ELECTRICAL LIGHTING PLAN	04/16/18				600
E308	AUXILIARY GYM ELECTRICAL POWER & SPECIALTIES PLAN	04/16/18				600
E309	TRAINING ROOM ELECTRICAL POWER & SPECIALTIES PLAN	04/16/18				600
E310	ART AND WEIGHT ROOMS ELECTRICAL POWER & SPECIALTIES PLAN	04/16/18				600
E311	CONSTRUCTION TECH ELECTRICAL POWER & SPECIALTIES PLAN	04/16/18				600
E312	1ST FLOOR EAST ELECTRICAL HVAC CONNECTION PLAN	04/16/18				600
E313	1ST FLOOR WEST ELECTRICAL HVAC CONNECTION PLAN	04/16/18				600
E314	ROOF ELECTRICAL HVAC CONNECTION PLAN	04/16/18				600
E315	1ST FLOOR EAST ELECTRICAL FIRE ALARM PLAN	04/16/18				600
E316	1ST FLOOR WEST ELECTRICAL FIRE ALARM PLAN	04/16/18				600
E317	ELECTRICAL SITE PLAN TERMS COURTS	04/16/18				600
E318	ELECTRICAL SITE PLAN MAINTENANCE	04/16/18				600
E319	AUXILIARY GYM ELECTRICAL SCHEDULES AND DETAILS	04/16/18				600
E320	TRAINING COURTS ELECTRICAL SCHEDULES AND DETAILS	04/16/18				600
E321	HIBC ELECTRICAL SCHEDULES AND DETAILS	04/16/18				600

# ROSEMARY MIDDLE SCHOOL

12804 County Line Road  
Andrews, SC 29510

	Actual	Budget	Variance
<b>Construction</b>			
Base scope, less HVAC & Roofing		\$ 2,196,294	
Roofing		\$ 499,445	
HVAC & Electrical	\$ 1,724,185	\$ 1,805,290	
Harris Controls	<u>\$ 99,598</u>		
Total	\$ 1,823,783	\$ 4,501,030	\$ 2,677,247
<b>FF&amp;E</b>	\$ 39,000	\$ 39,000	\$ -
<b>Technical costs</b>			
MBK	\$ 217,311		
AAG, HVAC	\$ 59,900		
Charleston Eng., HVAC	\$ 3,600		
Red Iron	\$ 142,759		
Roofing Consultant	\$ 50,000		
Inspections/Materials	\$ 100,000		
Other	<u>\$ 25,000</u>		
Total	\$ 598,570	\$ 695,614	\$ 97,044
<b>Contingency</b>	<u>\$ 288,907</u>	\$ 210,356	\$ (78,551)
<b>Total, phase I</b>	\$ 2,750,260	\$ 5,446,000	\$ 2,695,739
<b>Remaining scope</b>	\$ 2,695,739		
<b>TOTAL PROJECT</b>		\$ 5,446,000	



# AIA<sup>®</sup> Document A133<sup>™</sup> – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

**for the following PROJECT:**

*(Name and address or location)*

HVAC package for Rosemary Middle School

**THE OWNER:**

*(Name, legal status and address)*

Georgetown School District  
J.B. Beck Administration and Education Center  
2018 Church Street  
Georgetown, SC 29440

**THE CONSTRUCTION MANAGER:**

*(Name, legal status and address)*

EDCON General Contractors  
4 Mulberry Street  
Peak, South Carolina 29122

**ARTICLE A.1**

**§ A.1.1 Guaranteed Maximum Price**

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed One Million Seven Hundred Twenty One Thousand Nine Hundred Twelve Dollars (\$ 1,721,912.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.  
*(Provide below or reference an attachment.)*

GMP amount includes all documents for the HVAC Upgrades to Rosemary Middle School project, drawing package dated April 5, 2018 and Project Manual dated March 2, 2018.

**§ A.1.1.3** The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:  
*(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)*

None

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201<sup>™</sup>-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:  
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
General Allowance	\$30,000

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

HVAC work for the gym area will be completed prior August 10<sup>th</sup> for school starting back, there are no liquidated damages associated with this date.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

*(Table deleted)*

As listed in the contract and Project Manual.

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:

*(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)*

Project Manual dated March 2, 2018

*(Table deleted)*

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:

*(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)*

See attachment A for drawing list

*(Table deleted)*

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:

*(List any other documents or information here, or refer to an exhibit attached to this Agreement.)*

No addenda issued, Rosemary Middle School GMP Pricing from EDCON dated 5/3/18

## ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

Notice to proceed is May 4, 2018 with all work completed by 1/31/2019

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Printed name and title)





5/3/18

## Rosemary Middle GMP Pricing

We are pleased to quote a GMP of **\$1,721,912** based on the AAG drawings dated 3/14/18 titled OSF Review Set. The following list of inclusions were used to define the GMP.

### Cost Breakdown

- The Pre-Construction Fee has been waived for this portion of the work on Rosemary
- Supervision/Administration for \$39,200
- Job Set-Up/Temporary Facilities for \$4,000
- Travel/Equipment/Supplies for \$10,600
- Clean-up/Protection for \$14,400
- Business License for \$3,500
- Ceiling Demo/Repair for \$15,660
- Sitework Repair for \$4,000
- Steel cost of \$18,200 for RTU's 1, 2 and 3 (Charleston Engineering RTU's) only.
- Roofing material cost of \$26,950 from Spann Roofing is included for roof patching around RTU's 1, 2 and 3.
- HVAC cost of \$1,343,860.00 from RC Jacobs. This includes curb adapters for all RTU's not related to the Charleston Engineering Drawings.
- Electrical cost of \$89,620
- General Contingency of \$30,000
- Subtotal = **\$1,599,990**
- Insurance for \$14,720
- Subtotal = **\$1,614,710**
- Bonds for \$29,120
- Subtotal = **\$1,643,830**
- Construction Manager Fee of \$78,082 based on 4.75%
- GMP Total = **\$1,721,912**

**MECHANICAL**

M001	MECHANICAL LEGEND, ABBREVIATIONS, AND GENERAL NOTES
M101	HVAC PARTIAL REM REMOVAL ROOF PLAN - AREA A
M102	HVAC PARTIAL REM REMOVAL ROOF PLAN - AREA B
M103	HVAC PARTIAL DEMOLITION FLOOR PLAN - AREA C AND AREA A
M103A	HVAC PARTIAL DEMOLITION FLOOR PLAN - AREA C AND AREA B
M103B	HVAC PARTIAL DEMOLITION FLOOR PLAN - AREA C AND AREA D
M103C	HVAC PARTIAL DEMOLITION FLOOR PLAN - AREA E AND AREA F
M111	HVAC PARTIAL DEMOLITION ROOF PLAN - AREA A
M112	HVAC PARTIAL DEMOLITION ROOF PLAN - AREA B
M113	HVAC PARTIAL DEMOLITION ROOF PLAN - AREA C
M113A	HVAC PARTIAL DEMOLITION ROOF PLAN - AREA C AND AREA D
M113B	HVAC PARTIAL DEMOLITION ROOF PLAN - AREA E AND AREA F
M114	HVAC PARTIAL REM REMOVAL ROOF PLAN - AREA A
M115	HVAC PARTIAL REM REMOVAL ROOF PLAN - AREA B
M116	HVAC PARTIAL REM REMOVAL ROOF PLAN - AREA C
M201	MECHANICAL CONTROL DIAGRAMS AND SCHEDULES
M301	MECHANICAL SCHEDULES

**ELECTRICAL**

E001	ELECTRICAL NOTES, SYMBOLS AND ABBREVIATIONS
E101	ELECTRICAL DEMOLITION FLOOR PLAN - AREA A
E102	ELECTRICAL DEMOLITION FLOOR PLAN - AREA B
E103	ELECTRICAL DEMOLITION FLOOR PLAN - AREA C AND AREA D
E104	ELECTRICAL DEMOLITION FLOOR PLAN - AREA E AND AREA F
E111	ELECTRICAL DEMOLITION ROOF PLAN - AREA A
E112	ELECTRICAL DEMOLITION ROOF PLAN - AREA B
E113	ELECTRICAL DEMOLITION ROOF PLAN - AREA C
E201	ELECTRICAL POWER PLAN - AREA A
E202	ELECTRICAL DEMOLITION FLOOR PLAN - AREA B
E203	ELECTRICAL POWER PLAN - AREA C AND AREA D
E204	ELECTRICAL POWER PLAN - AREA E AND AREA F
E31	ELECTRICAL POWER ROOF PLAN - AREA A
E32	ELECTRICAL POWER ROOF PLAN - AREA B
E33	ELECTRICAL POWER ROOF PLAN - AREA C
E401	ELECTRICAL SCHEDULES

**STRUCTURAL**

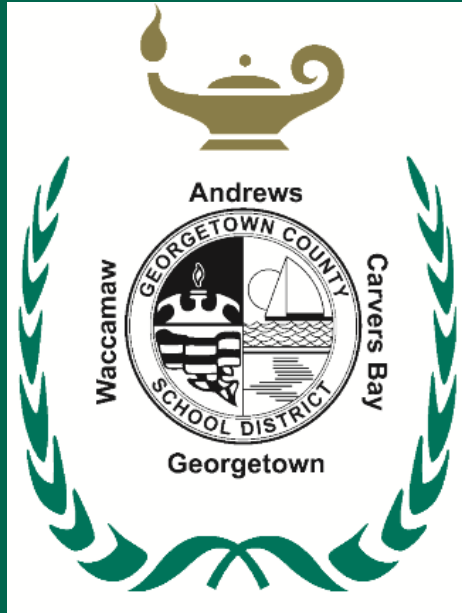
S101	EXISTING ROOF FRAMING PLAN
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**CHARLESTON ENGINEERING HVAC DWGS.**

H101	HVAC PLANS
H102	HVAC SPECS. AND DETAILS

# MONTHLY PROGRESS REPORT

## May 2018



# GEORGETOWN COUNTY

## School District



M. B. KAHN / CONSTRUCTION MANAGEMENT DIVISION  
P. O. Box 1179 / Columbia, SC 29202  
Phone 803 / 736-2950

**Overall Program:**

The 2016 Local Bond Referendum provided Georgetown County School District with approximately \$165 million in funding for additions and renovations of existing public school buildings. Included in that referendum are additions to each of the High Schools of an auxiliary gymnasium, tennis courts, upgrades to the running track surface, general renovation work, as well as, required maintenance mainly related to roofing and HVAC improvements. Improvements to the Middle and Elementary Schools include one auxiliary gymnasium, expansions to several dining areas, general renovation work and required maintenance including roofing and HVAC improvements.

**Design and Pre-Construction Status:**

Construction Documents for Waccamaw Intermediate School are due this week with bids due in mid June. That project is still scheduled to be complete by the Summer of 2019.

The Architects for the four Middle Schools are currently working on the programming statements which are due at the end of May. Construction for the Middle Schools will not start until the late Spring of 2019.

**Approvals and Bid Status:**

The Bids for the HVAC work at Rosemary Middle School and the Additions and Renovations to Andrews High School were received in late April. Both projects came in within budget and are currently moving forward with submittals. The Additions and Renovations to Carvers Bay High School project was bid last week and we are currently reviewing those bids. The Additions and Renovations to Georgetown High School project was issued for bids earlier this month with bids due later this week. We anticipate reporting on both Carvers Bay and Georgetown High Schools in the next Board meeting.

**Construction Status:**

The milling and new asphalt work at both Andrews and Carvers Bay High Schools were completed earlier this month. The track surface work is scheduled to begin in early June. Construction fencing has begun to be installed at Waccamaw High School with submittals in process on this project and the HVAC work at Waccamaw Elementary School. The submittal process is also in progress on Howard Adult Center. Maintenance work to the football fields at the High Schools will also begin this month.

**Other Issues:**

No other issues at this time.

**Project Status Report  
May 2018**



**Carvers Bay Middle School**

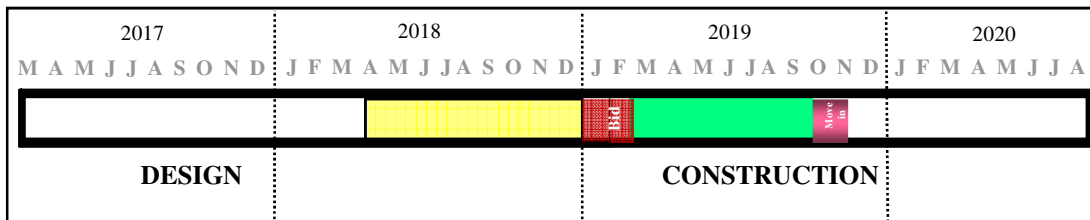
**Architect: UWPD  
Architecture**

Scope of work includes a partial roof replacement, HVAC upgrades, new fire alarm system, replacement of carpet with VCT tile and minor renovations.

*Status*

A District review meeting was held earlier this month on the four Middle School projects with direction provided on a more refined scope of work for each School. The Architects are now in the process of providing a program statement by the end of the month. Design work is expected to continue through the later half of this year, with construction scheduled to take place in the late Spring and Summer of 2019.

*Schedule*



Progress to Date

**Project Status Report  
May 2018**



**Georgetown Middle School**

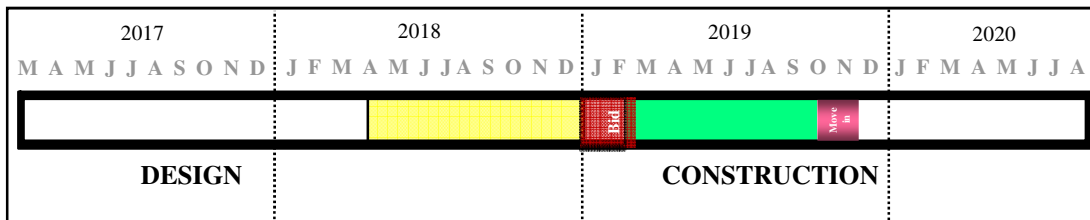
**Architect:  
Stubbs Muldron Herrin**

The scope of work includes renovations to the auditorium, an enhanced front entrance, media center renovations, group restroom renovations, new walkway canopies, a new fire alarm system, upgrades to the HVAC system and general renovations.

*Status*

A District review meeting was held earlier this month on the four Middle School projects with direction provided on a more refined scope of work for each School. The Architects are now in the process of providing a program statement by the end of the month. Design work is expected to continue through the later half of this year, with construction scheduled to take place in the late Spring and Summer of 2019.

*Schedule*



**Project Status Report  
May 2018**



**Rosemary Middle School**

**Architect:  
Red Iron Architects**

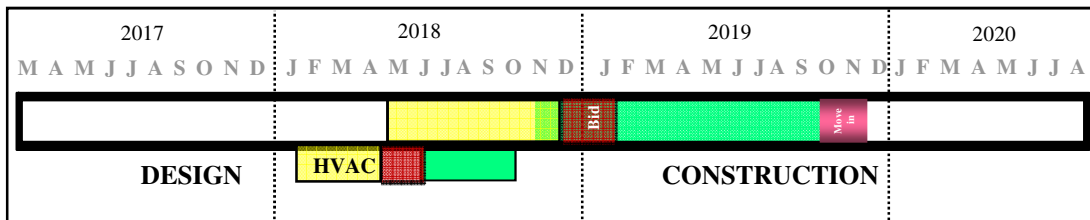
The scope of work includes media center renovations, restroom renovations, a partial roof replacement, a new fire alarm system, upgrades to the HVAC system, and general renovations.

*Status*

A District review meeting was held earlier this month on the four Middle School projects with direction provided on a more refined scope of work for each School. The Architects are now in the process of providing a program statement by the end of the month. Design work is expected to continue through the later half of this year, with construction scheduled to take place in the late Spring and Summer of 2019.

Bids for the HVAC work were received last month with the cost coming in under the line item budget for the HVAC work. This package will replace the entire HVAC system for this School. The system for the gymnasium has been vastly improved by adding an additional unit for the locker shower area in lieu of a single system for both the gym and the locker/shower area. The HVAC system is scheduled to be complete early in the fall of this year.

*Schedule*



Progress to Date



**Project Status Report  
May 2018**



**Waccamaw Middle School**

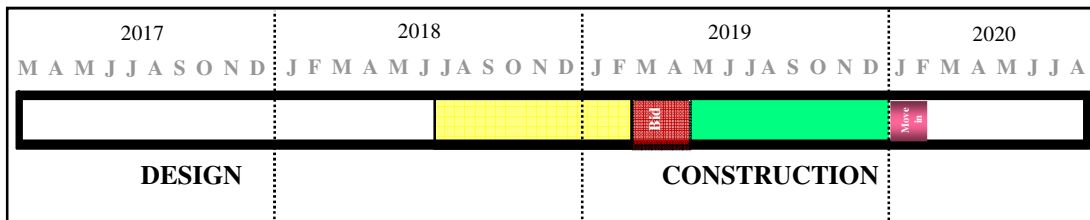
**Architect:  
SGA Architecture**

The scope of work includes expanding the dining area, painting, additional sidewalks and canopies, a partial roof replacement, upgrades to the HVAC system and general renovations.

*Status*

A District review meeting was held earlier this month on the four Middle School projects with direction provided on a more refined scope of work for each School. The Architects are now in the process of providing a program statement by the end of the month. Design work is expected to continue through the later half of this year, with construction scheduled to take place in the late Spring of 2019 and be complete by the end of the year.

*Schedule*



Progress to Date

**Project Status Report  
May 2018**



**Andrews High School**

**Architect: AAG  
Architectural Group**

Scope of work includes the addition of an auxiliary gymnasium, expansion of the welding and small engine repair shops, resurfacing of the running track, upgrades to the athletic fields, general renovations as well as required maintenance items including HVAC upgrades and a new fire alarm system

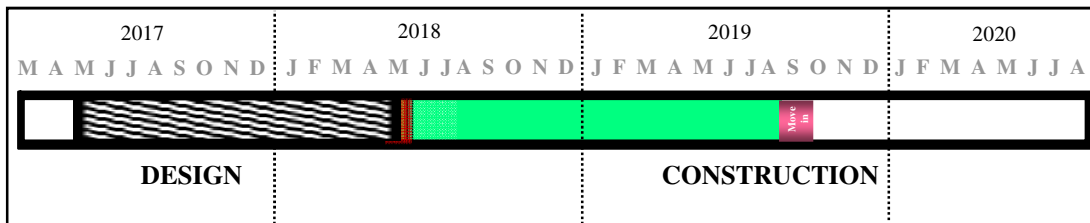
*Status*

Bids were received in late April for this project with the cost coming in under budget. EDCON is currently working on submittals and preparing to begin work this Summer. Construction is scheduled to be complete in the early Fall of 2019.

The milling and paving of the running track was completed earlier this month. The track surface is still on schedule to begin in early June with the track completed by August 1, 2018. We are also installing some new fencing to secure the track area.

EDCON from Peak, South Carolina, is the Construction Manager for this project.

*Schedule*



 Progress to Date



# Andrews High School

**Project Status Report  
May 2018**



**Carvers Bay High School**

**Architect: UWPD  
Architecture**

Scope of work includes the addition of an auxiliary gymnasium, expansion of the wood shop, resurfacing of the running track, tennis courts, upgrades to the athletic fields, general renovations as well as required maintenance items including HVAC upgrades and a new fire alarm system

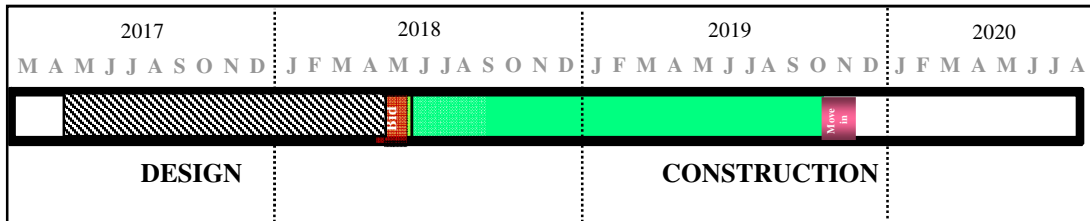
*Status*

Construction Documents were issued for bids in late April with those bids due on May 17, 2018. Those bids will be reviewed with a report on the results expected to be provided in the next Board meeting. Construction will begin this Summer with the work anticipated to be complete by the early Fall of 2019.

The milling and paving of the running track was completed earlier this month. The track surface is still on schedule to begin in early June with the track completed by August 1, 2018.

H. G. Reynolds from Aiken, South Carolina, is the Construction Manager for this project.

*Schedule*



 Progress to Date



# Carvers Bay High School

**Project Status Report  
May 2018**



**Georgetown High School**

**Architect: Goforth,  
Brown and Associates**

Scope of work includes the addition of an auxiliary gymnasium, expansion of the welding shop and dining area, renovation of the media center, resurfacing of the running track, tennis courts, upgrades to the athletic fields, general renovations as well as required maintenance items including HVAC upgrades

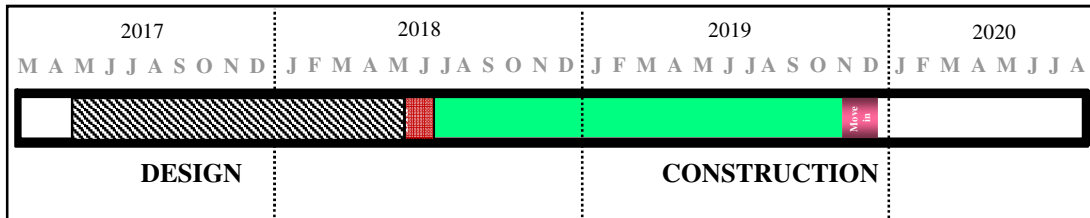
*Status*

The Construction Documents have been issued for bids with those bids due on May 24, 2018.

Thompson Turner has ordered the flooring for the gym floor replacement with that work scheduled to be done over the Summer.

Thompson Turner Construction from Sumter, South Carolina, is the Construction Manager for this project.

*Schedule*



Progress to Date



**Waccamaw High School**

**Architect: Stubbs  
 Muldrow Herin  
 architects**

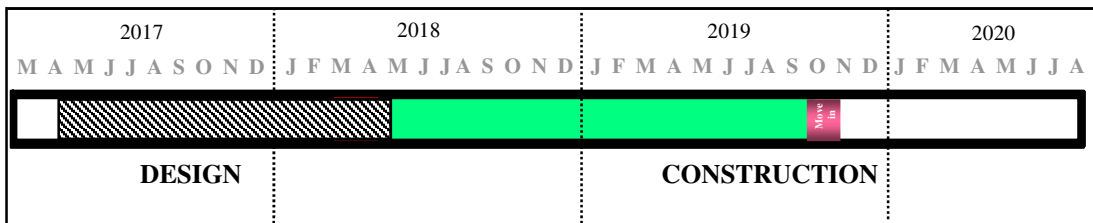
Scope of work includes the addition of an auxiliary gymnasium, new science labs, a distance learning lab, upgraded Chorus facility, resurfacing of the running track, tennis courts, upgrades to the athletic fields, general renovations as well as required maintenance items including HVAC upgrades

*Status*

Contract Construction, the Construction Manager for this project, is currently installing construction fencing and clearing trees for the additions and expanded ball fields. Once students and most of the staff have left for the Summer break, additional construction fencing will be installed to separate construction areas from the campus. The classroom addition, auxiliary gym, Z space and serving line will be the initial areas focused on by the construction crews.

Contract Construction from Ballentine, South Carolina, is the Construction Manager for this project.

*Schedule*



 Progress to Date

**Project Status Report  
May 2018**



**Waccamaw Intermediate School**

**Architect: SGA  
Architecture**

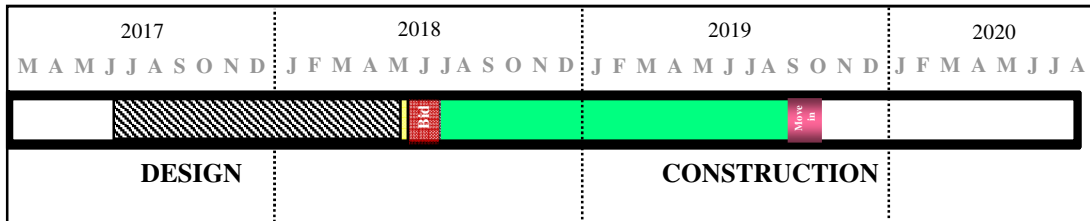
Scope of work includes the addition of an auxiliary gymnasium, a new band room, general renovations as well as required maintenance items including HVAC upgrades

*Status*

The Architect is working to finalize the construction documents and have them issued for bids. We anticipate receiving bids in mid June with the construction work completed by the Summer of 2019.

FBi Construction from Florence, South Carolina, is the Construction Manager for this project.

*Schedule*



 Progress to Date



**Project Status Report  
May 2018**



**Howard Adult Center**

**Architect: Red Iron Architects**

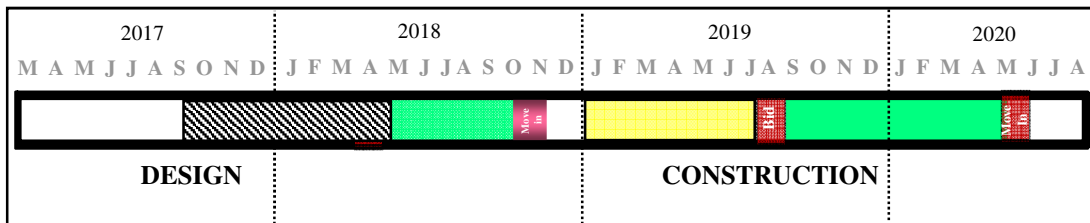
Scope of work includes new HVAC system, window replacement, group restrooms upfit and door hardware.

*Status*

Thompson Turner Construction is currently working on submittals for this Summer's work on this project. We have identified some asbestos containing material in the window frames and floor tile which will need to be removed by a certified contractor. Quotes for this work are currently being pursued with the work still scheduled to begin in June when students and staff are out for the Summer break. The Howard Adult Center Staff will be relocated to the Career Center at Georgetown High School for the Summer. This work is scheduled to be complete in September, although school will be starting back in August as originally scheduled. This first phase includes the HVAC and fresh air upgrades, new windows, minor renovations to the bathrooms and an electrical upgrade.

Thompson Turner Construction from Sumter, South Carolina, is the Construction Manager for this project.

*Schedule*

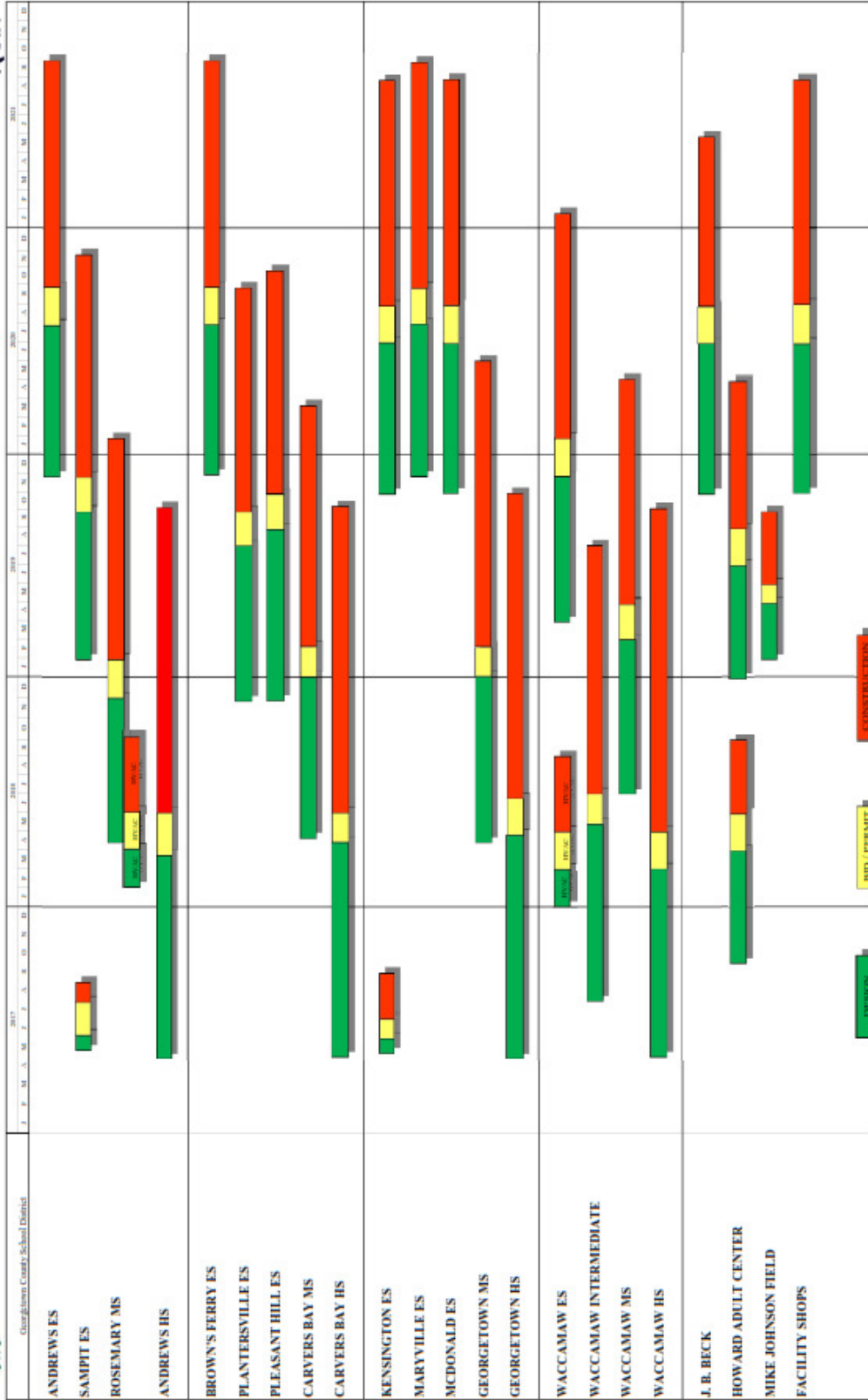


 Progress to Date

Project Status Report  
 May 2018



**CAPITAL IMPROVEMENT PROGRAM**  
 Georgetown County School District  
 As of April 2018



**Project Status Report**  
**May 2018**

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## Program Cost Summary

Group Headings Description	Contracts Awarded	Approved C.O.'s	Total Committed	Current Contingency	Approved Budget	Completed to Date
<b>Project Name</b>						
99901 Andrews ES	\$29,500	\$0	\$29,500	\$6,937,500	\$6,967,000	\$9,500
99902 Brown's Ferry ES	\$62,617	\$0	\$62,617	\$3,689,383	\$3,752,000	\$8,652
99903 Kensington ES	\$393,745	-\$4,613	\$389,132	\$5,200,868	\$5,590,000	\$323,752
99904 Maryville ES	\$70,069	\$0	\$70,069	\$4,897,931	\$4,968,000	\$632
99905 McDonald ES	\$88,362	\$0	\$88,362	\$4,405,638	\$4,494,000	\$848
99906 Plantersville ES	\$47,693	\$0	\$47,693	\$3,850,307	\$3,898,000	\$474
99907 Pleasant Hill ES	\$0	\$0	\$0	\$4,028,000	\$4,028,000	\$0
99908 Sampit ES	\$104,770	\$0	\$104,770	\$5,803,230	\$5,908,000	\$24,934
99909 Waccamaw ES	\$1,055,997	\$0	\$1,055,997	\$3,468,003	\$4,524,000	\$35,153
99910 Waccamaw IM	\$524,982	\$14,120	\$539,102	\$6,587,898	\$7,127,000	\$457,057
99911 Carvers Bay MS	\$192,755	\$194,795	\$387,550	\$4,710,450	\$5,098,000	\$11,224
99912 Georgetown MS	\$751,342	\$0	\$751,342	\$9,254,658	\$10,006,000	\$22,841
99913 Rosemary MS	\$1,990,110	\$59,900	\$2,050,010	\$3,395,990	\$5,446,000	\$171,894
99914 Waccamaw MS	\$208,631	\$238,046	\$446,678	\$4,268,322	\$4,715,000	\$29,870
99915 Andrews HS	\$1,911,799	\$4,650	\$1,916,449	\$12,149,552	\$14,066,001	\$1,277,544
99916 Carvers Bay HS	\$1,731,219	\$3,815	\$1,735,034	\$9,952,966	\$11,688,000	\$1,107,924
99917 Georgetown HS	\$1,983,148	\$7,023	\$1,990,171	\$14,322,829	\$16,313,000	\$1,513,351
99918 Waccamaw HS	\$10,508,811	-\$2,153	\$10,506,658	\$589,342	\$11,096,000	\$1,464,971
99919 Howard Adult Ctr.	\$1,785,083	\$0	\$1,785,083	\$478,917	\$2,264,000	\$105,940
99920 Facility Shops	\$0	\$0	\$0	\$4,845,000	\$4,845,000	\$0
99921 Mike Johnson Field	\$0	\$0	\$0	\$582,000	\$582,000	\$0
99922 J.B. Beck Adm. Ctr.	\$673	\$0	\$673	\$4,813,327	\$4,814,000	\$0
99923 Coastal Mont. Chr.	\$378,923	\$0	\$378,923	\$421,077	\$800,000	\$378,923
99924 Adv. Manf. Ctr.	\$0	\$0	\$0	\$2,000,000	\$2,000,000	\$0
99925 Technology	\$1,854,654		\$1,854,654	\$17,250,346	\$19,105,000	\$1,737,899
ADMIN	\$292,612		\$292,612	\$613,391	\$906,003	\$292,612
<b>Total</b>	<b>\$25,967,495</b>	<b>\$515,584</b>	<b>\$26,483,079</b>	<b>\$138,516,925</b>	<b>\$165,000,004</b>	<b>\$8,975,996</b>