



2015 Capital Bond Program

“BUILD ON THE ROCK”

Report for June 22, 2020

One Team. One Mission. One Rock Hill.

New Construction

Cherry Park Elementary School of Language Immersion
Montessori School at Ebenezer Avenue ES

Repairs and Replacements

Modular Units HVAC Replacements
Northwestern High School Structural Repairs
Rock Hill High School Structural Repairs
Replace Custodial Equipment
Restroom Renovations
Roof Replacements
Upgrade Furniture, Fixtures and Equipment
Upgrade Support Systems

Buses and Grounds

Athletic Facilities & Equipment Improvements
Athletic Field Lighting Upgrades
Grounds, Paving & Sidewalk Improvements
HS Athletic Facilities Improvements
Playground Replacements and Improvements
Support Vehicle Replacements
Track Repairs and Upgrades

Building Renovations

Applied Technology Center
Rawlinson Road Middle School
Bellevue Elementary School
Finley Road Elementary School
Lesslie Elementary School
District Support Sites
Central Child Development Center
Ebinport Elementary School
Flooring Replacements
Northside Elementary School
Northwestern High School
Rock Hill High School
Oakdale Elementary School
Richmond Drive Elementary School
Rosewood Elementary School
Saluda Trail Middle School
South Pointe High School
Sunset Park Elementary School
Sylvia Circle
Upgrade Media Centers

Safety & Energy Efficiency

ADA Compliance
Asbestos Abatement
Energy Retrofits
Intercom Systems Upgrades
Lighted Digital Marquee Signs
Detention Basins Upgrades
Safety & Security Improvements
Strategic Security Fencing
Grease Interceptor Upgrades

Management & Technology

Project information and photos are provided for *projects listed in green italics*.

- SECTION 1: New Facilities and Major Renovations
- SECTION 2: S.T.E.A.M. Renovations
- SECTION 3: High School Athletic Renovations
- SECTION 4: Examples of other Renovations, Upgrades and Improvements
- SECTION 5: Budget Overview

SECTION 1: New Facilities and Major Renovations



- New Cherry Park Elementary School of Language Immersion and Renovations to Sullivan Middle School
- New Montessori School at Ebenezer Avenue Elementary School and Renovations to that facility
- Northside Elementary School of the Arts
- Applied Technology Center Renovations
- Sunset Park Elementary School Renovations
- Northwestern High School Renovations and Additions
- Rock Hill High School Renovations and Additions

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New Construction – Cherry Park Elementary School of Language Immersion



Moseley Architects
Beam Construction

Grand Opening Ceremony: December 12, 2018
Completed: November 30, 2018
Total Project Cost*: \$30 million
*includes renovations to Sullivan Middle School and other campus improvements

The district's language immersion programs were consolidated onto a single campus. The new facility unifies the district's language instruction and creates a pipeline that allows Cherry Park Elementary School students to continue in-depth language study at Sullivan Middle School in grades 6-8. A committee of parents, teachers, and administrators worked in partnership with the architect to design a facility that enhances the teaching and learning that are now occurring inside its walls.



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New Construction – Cherry Park Elementary School of Language Immersion



COMBINED-LEVEL SCHOOL | NEW CONSTRUCTION/ADDITION |
ENTIRE SCHOOL/CAMPUS BUILDING

Cherry Park Elementary School of Language Immersion Rock Hill, SC

Mosley Architects

6210 Ardrey Hall Rd.
The Hub at Davenport, Ste. 425
Charlotte, NC 28277
mosleyarchitects.com
Jeremy Whitson, AIA, LEED®, Vice President
704/540-3755

DESIGN TEAM

Craig Doherty, Project Architect
Stephen Clark, Construction Contract Administrator
Betsy Woodruff, Interior Designer
Laura Eubanks, Sustainability Coordinator

OWNER/CLIENT

Rock Hill Schools/York County District Three
Rock Hill, SC
Dr. Bill Cook, Superintendent

KEY STATS

Grades Served: K-5
Capacity of Students/Occupants: 925
Size of Site: 11 acres
Gross Area of Bldg. Space: 95,141 sq. ft.
Space per Student: 103 sq. ft.
Cost per Student: \$18,000
Square Foot Cost: \$186.50
Project Cost: \$17,100,000
Occupation Date: 11/1/2016
Sustainability Rating Status: LEED Silver
PHOTOGRAPH: PETER BRENNINGER

Cherry Park Elementary School of Language Immersion represents the consolidation of Rock Hill Schools' three preexisting language immersion programs—Spanish at Elinport and Richmond Drive Elementary Schools, and French at Rosewood Elementary School.

The merging of those programs and associated resources at a central location allows the school district to provide a cohesive language immersion program that fosters bilingualism, biliteracy, and bicultural awareness from an early age.

The new facility was built alongside the existing Sullivan Middle School, which was partially renovated to house Cherry Park's fourth- and fifth-grade classroom wing. This location will allow for the easy transition of Cherry Park students to Sullivan Middle School, where their in-depth language studies can continue uninterrupted through the eighth grade.

The nature of the language immersion program and the logistics of merging three school communities called for a high level of stakeholder involvement and input throughout the early phases of this project. Key concepts were developed in a design charrette, and the



result is a facility that clearly complements the school's educational program and mission. Additionally, as Rock Hill Schools' first

LEED-certified school, Cherry Park has set a new standard for the district's sustainability efforts.

LEARNING BY DESIGN SPRING 2020 | WWW.LEARNBYDESIGNMAGAZINE.COM • 79

USGBC communities in the Carolinas announce 2019 Sustainable Business Awards finalists



- Charlotte Mecklenburg Schools: Renaissance West STEAM Academy, Charlotte, NC
- Cherry Park Elementary School, Rock Hill, SC**
- Royal Oaks Elementary School, Kannapolis, NC
- The Salvation Army Ray and Joan Kroc Community Center, Greenville, SC



- First “Green” Rock Hill School: LEED Silver Certified (USGBC)
- USGBC Carolinas Sustainable Business Awards Finalist
- Educational Facilities Outstanding Project 2020, Learning By Design
- EDSpaces 2020 National Conference Tour School

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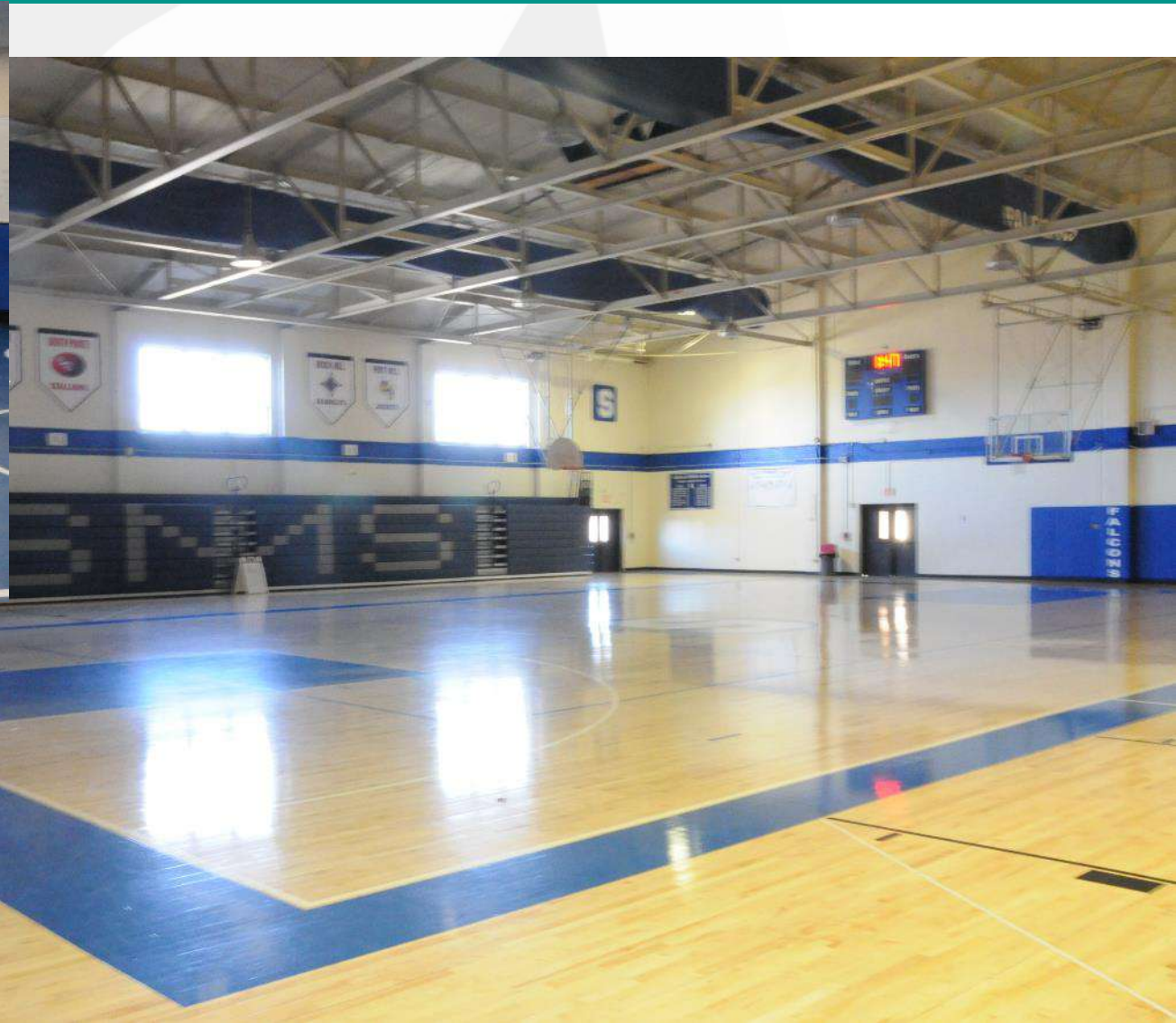












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↙ New parking and driveways were added to comply with state Department of Transportation requirements.

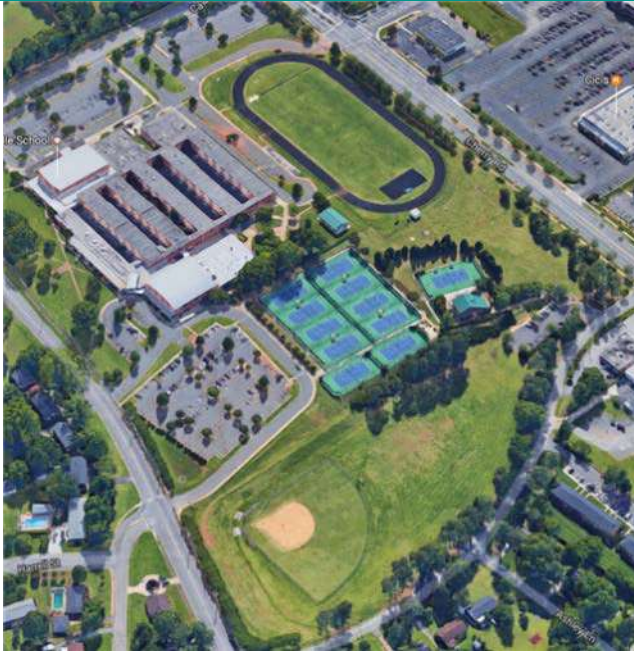
↗ Photo shows the position of the new school in relation to Sullivan Middle School and Cherry Road, which can be seen on the right side of the picture.



Sullivan Middle School /Cherry Park Elementary School Campus



← PHOTO PRIOR TO CONSTRUCTION: The track and football/soccer field at Sullivan Middle School were replaced and relocated to the opposite side of campus to make room for the language immersion school.



New Athletic Field – December 2017

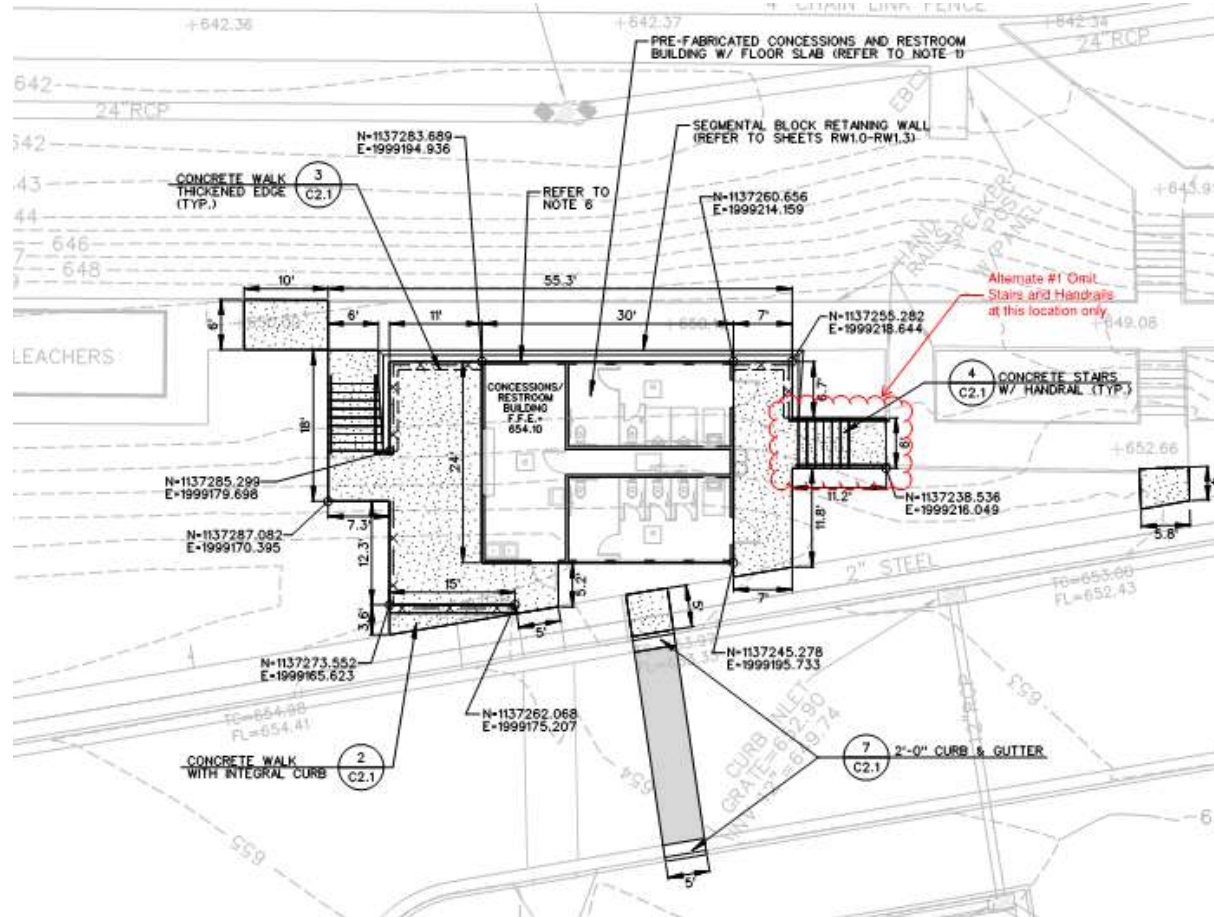


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Sullivan Middle School New Concessions and Restrooms Building



New concrete pad and bleachers at track.



First Class Construction

Pre-Fab Building

RNF Construction

Site Prep and Utilities
Connections

Start: June 8, 2020

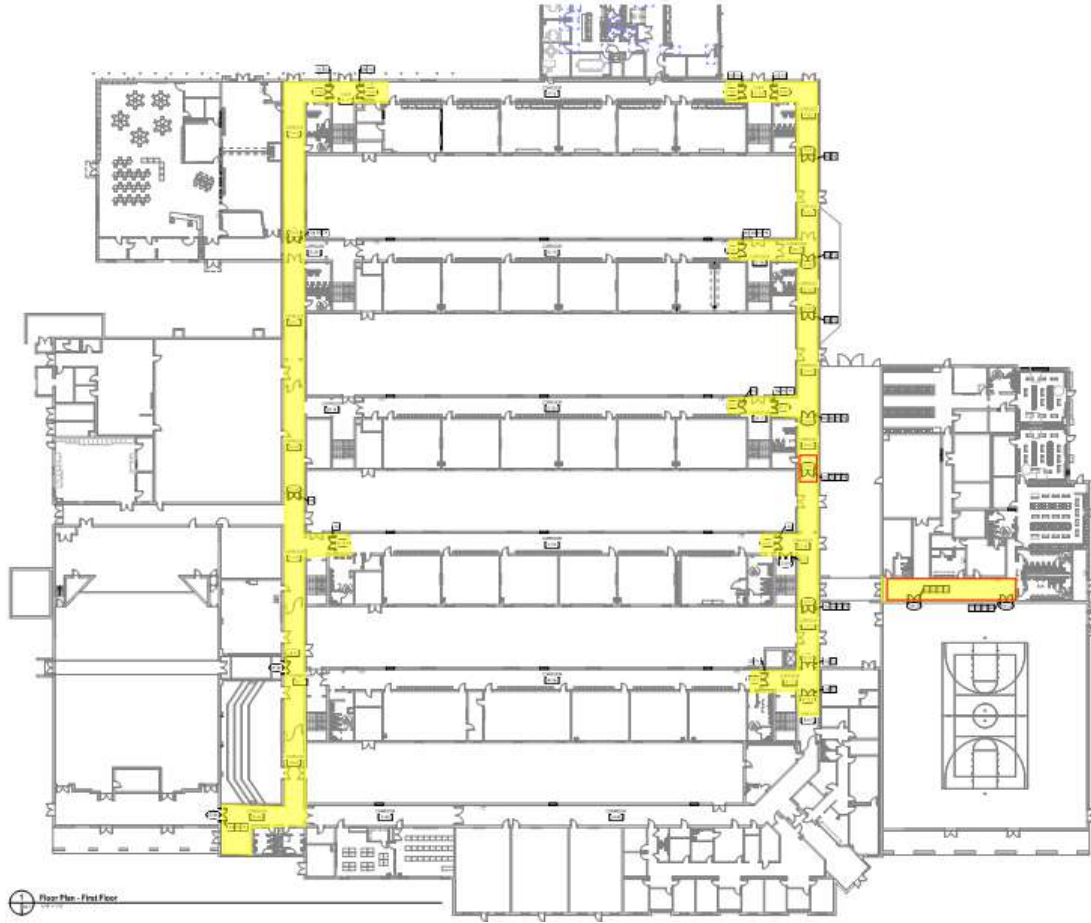
Substantial Completion:
July 24, 2020

DATES TENTATIVE AND SUBJECT TO CHANGE

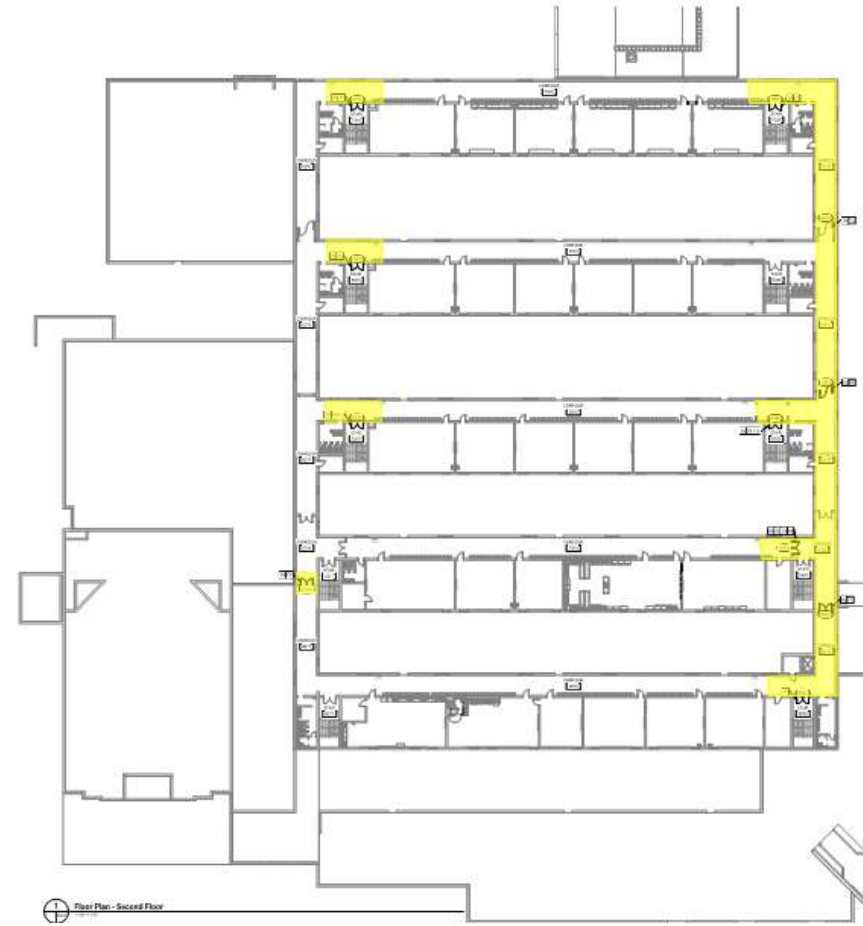
Sullivan Middle School Corridor Doors Renovations

Moseley Architects
Tyler Construction

1st Floor



2nd Floor



This project is a result of an OSF/OSFM requirement. Due to future plans to replace this facility, the project has been redesigned and the scope of work was revised. The project was awarded to Tyler Construction.

Start: June 8, 2020.

Substantial Completion:
July 24, 2020

Contract: \$112,678

DATES TENTATIVE AND SUBJECT TO CHANGE

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New Construction – Montessori School at Ebenezer Avenue Elementary School



LS3P Architects
Beam Construction

The only public Montessori school in Rock Hill was relocated to the campus of Ebenezer Avenue Elementary School. A committee of parents, teachers, and administrators worked in partnership with Charlotte-based LS3P Architects to purposefully design a facility that is tailor-made for the unique needs of a Montessori learning experience. In addition, the existing administrative offices were converted into classrooms, new offices were built, and restrooms added.

Montessori Completed: March 16, 2018

Administration Renovation Completed: November 5, 2018

Fire Protection Upgrades* Complete: October 21, 2019

Total Project Cost: \$9.9 million

*Fire Protection Upgrades performed by
Hostetter & Son Construction (not Beam)



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New Construction – Montessori School at Ebenezer Avenue Elementary School

On February 24, 2017, students from The Children's School participated in the groundbreaking.



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Main hallway at the new Montessori School.





Ebenezer Avenue Elementary School – New Traffic Pattern and Parking



Project included the new drop off / pick up loop and additional parking highlighted in yellow. Additional paved parking is highlighted in green and the darker orange shows the new bus loop. The lighter orange area represents new kindergarten classrooms and the new Montessori facility is in blue. The new front office (pink) was added to support all three programs -- Traditional, Montessori, and Inquiry.



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Northside Elementary School of the Arts



Quackenbush Architects + Planners
Thompson Turner Construction, Phase 1
Catalyst Construction, Phase 2



Phase 1 included a new Integrated Arts Building, expansion of the cafeteria and classroom renovations. Phase 2 included renovation of four existing classrooms, converting the art room to a computer room, old media center became a flex space for professional development and the multipurpose room became the media center.

Phase 1 Conditional Certificate of Occupancy: August 9, 2019
Phase 1 Final Certificate of Occupancy: January 31, 2020
Phase 2 Completed: September 13, 2019
Cost: \$6.8 million



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Applied Technology Center Renovations



Originally planned to be an 18-month project, spanning over three summers, the project was substantially completed in eight weeks during the summer of 2017. The Applied Technology Center renovations impacted the entire campus. New heating and air systems were installed, fire safety systems were replaced, and new windows were installed. Classroom spaces were updated including drafting and design, cosmetology, marketing, veterinary sciences, culinary arts, automotive technology, and more. Throughout the campus, a new ceiling grid system was installed. Additional work included renovations to existing restrooms and many rooms were repainted to brighten the interiors. During the fall semester, interior finishes were completed including new classroom doors and hardware to make the campus ADA-compliant.

Later, as separate projects, the welding lab was renovated and the fire alarm system was replaced.

Substantially Complete: August 14, 2017

Final Completion: December 31, 2017

Cost: \$8.2 million

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← Drafting Lab

↘ Security Vestibule





← Collision Repair Shop

↙ Electrical Lab





Cosmetology



Veterinary Lab



Health Lab

Sunset Park Center for Accelerated Studies



Quackenbush Architects + Planners
Batson-Cook Construction

A committee of parents, teachers, and administrators worked in partnership with the architect to redesign a more functional front office area, vehicle drop off loop, and to improve the school cafeteria to better serve the growing student population. The cafeteria renovation included the addition of a stage and natural light provided by new windows. Fire sprinklers were added throughout the existing building.

Completed: August 10, 2018
Cost: \$5.6 million



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Northwestern High School

- Buildings A, B & C (LS3P/Leitner Construction)
 - Bathroom renovations
 - Ceiling tile replacements
 - Monumental stair renovations
 - Painting
 - Replaced misc. doors & hardware
 - Fire alarm additions
 - Replaced stair treads
 - New visual display boards
- Replaced exterior windows, Bldgs D & E
- Exterior cladding replacement, Bldgs D & E
- Exterior stair replacements, Bldgs D & E
- Auditorium lighting replacement
- Consumer Sciences classrooms renovation
- Welcome Center addition
- Chiller replacement
- Athletic upgrades and additions
 - New soccer field concessions building
 - New baseball support building
 - Training room renovation
 - New lights at the baseball field
 - Auxiliary gym/locker rooms air conditioned

COST: \$9.6M

Rock Hill High School

- Buildings A, B & C (LS3P/Leitner Construction)
 - Bathroom renovations
 - Ceiling tile replacements
 - Monumental stair renovations
 - Painting
 - Replaced misc. doors & hardware
 - Replace stair treads
 - New visual display boards
- Replace exterior windows, Bldgs D & E
- Fire alarm system replacement
- Exterior cladding replacement, Bldgs D & E
- Exterior stair repair, Bldgs D & E
- Auditorium lighting replacement
- Consumer Sciences classrooms renovation
- Welcome Center addition & fencing
- Athletic upgrades and additions
 - Building C – update training room, enlarge wrestling room, add family restrooms
 - New lights at the baseball field
 - Auxiliary gym/locker rooms air conditioned
 - New softball field concessions building

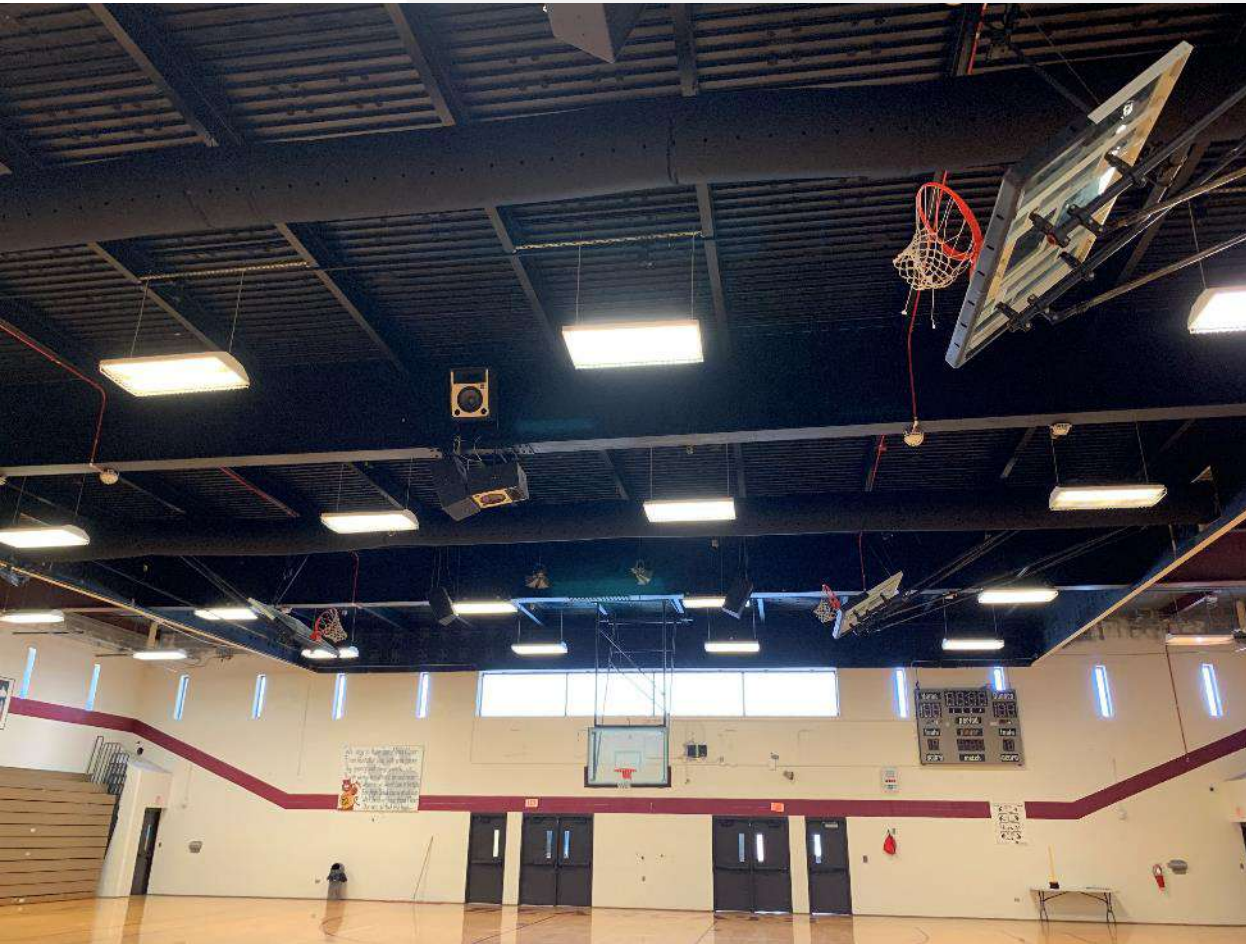
COST: \$11.2M

Northwestern and Rock Hill High School Renovations

LS3P Architects / Leitner Construction
Completed August 2, 2018



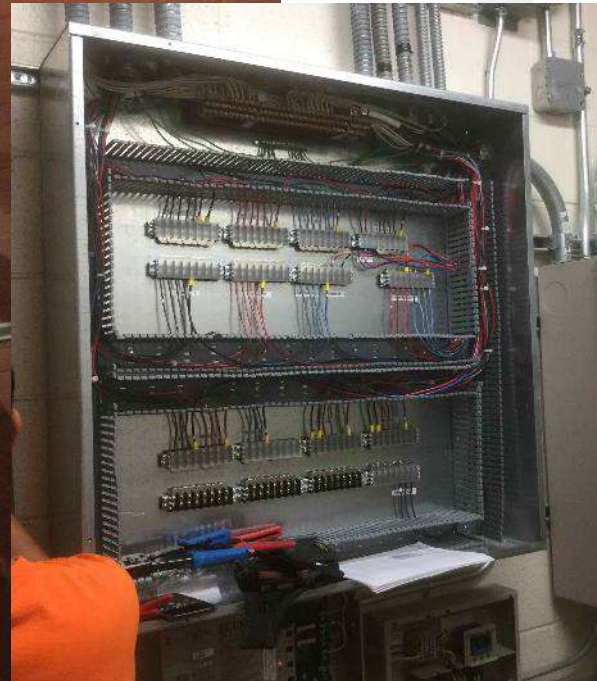
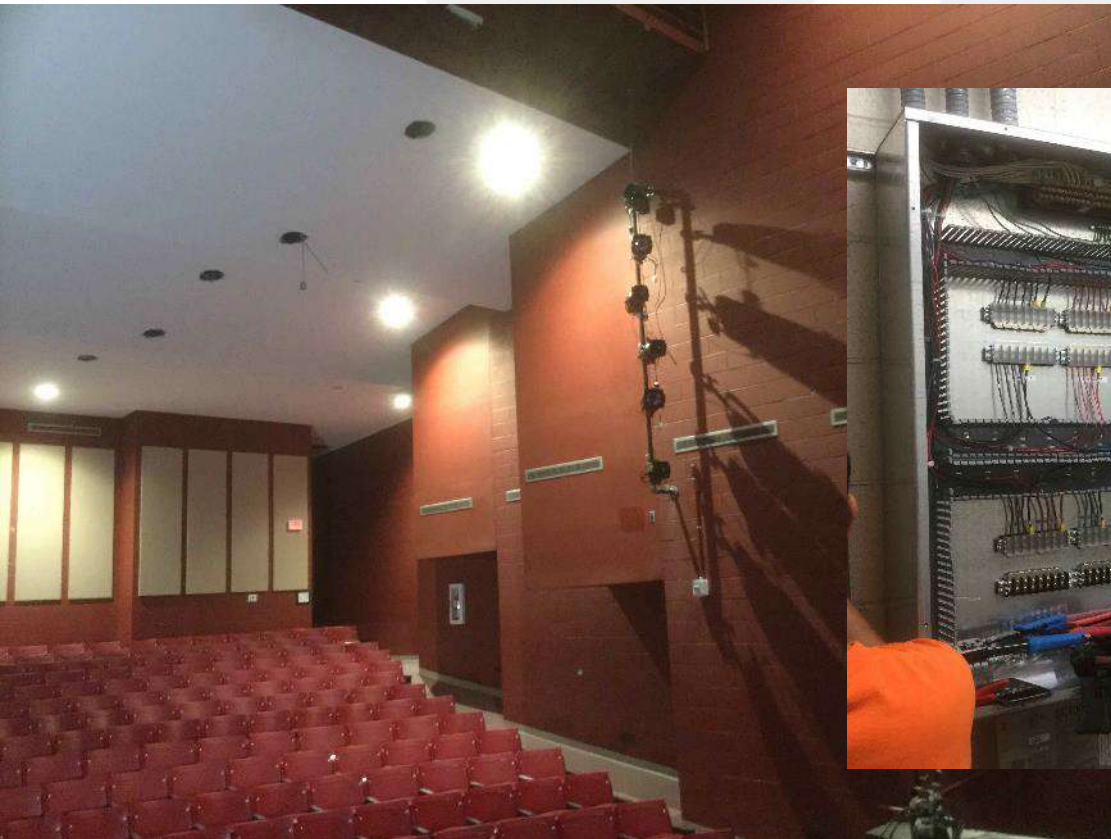
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Northwestern and Rock Hill High School Renovations



New Auditorium Lighting
C4D Design Group/XL Mediaworks
Completed August 23, 2019



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Rock Hill High School Welcome Center / Security Vestibule

LS3P Architects
Batson-Cook Construction

Completed:
January 18, 2019



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Northwestern High School Welcome Center / Security Vestibule



LS3P Architects

Batson-Cook Construction

Completed: January 7, 2019



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Rock Hill High School
REI Engineers
Leitner Construction
Completed: September 15, 2017



Northwestern High School
REI Engineers
Mid-West Maintenance
Completed: October 30, 2017

As part of the district's commitment to providing students a S.T.E.A.M.-focused education from Kindergarten through 12th grade, the following

- Oakdale Elementary
- Saluda Trail Middle
- South Pointe High

each had spaces converted into makerspaces. At each location, a committee of teachers, parents, administrators, and architects worked together to design the space.

S.T.E.A.M. Renovations: Oakdale Elementary School



Moseley Architects
Batson-Cook Construction

Renovation included an addition of two new S.T.E.A.M classrooms, an outdoor workspace and air conditioning in the corridors. Artificial turf was installed in the play area.



Completed: August 13, 2018
Cost: \$3,605,790

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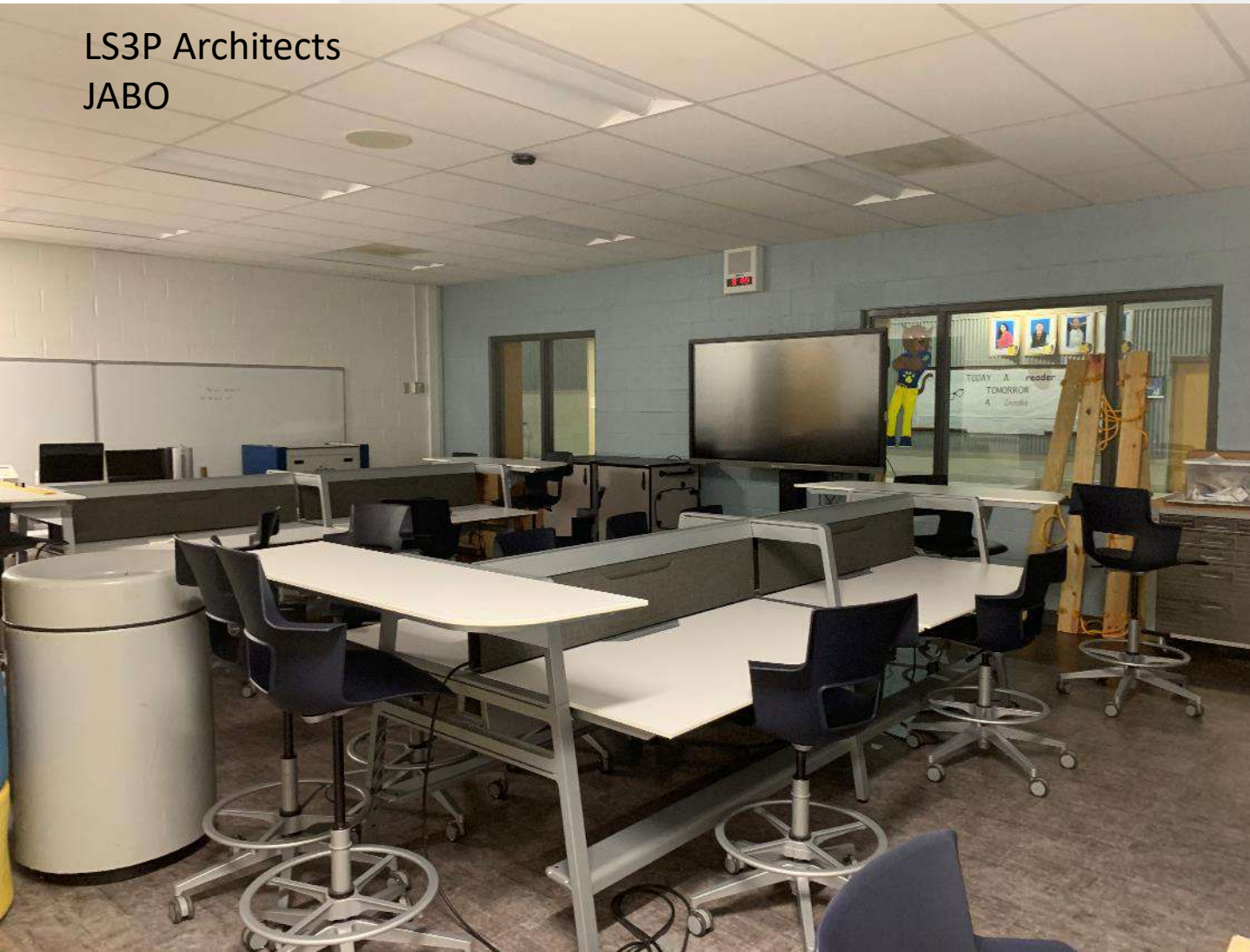




S.T.E.A.M. Renovations: Saluda Trail Middle School



LS3P Architects
JABO



The former computer room was converted to a S.T.E.A.M. lab with new floors, new ceilings and electrical. New display shelving was added in the corridors to display student projects. Corridor walls received observation windows.

Completed: October 2, 2017

Cost: \$373,104

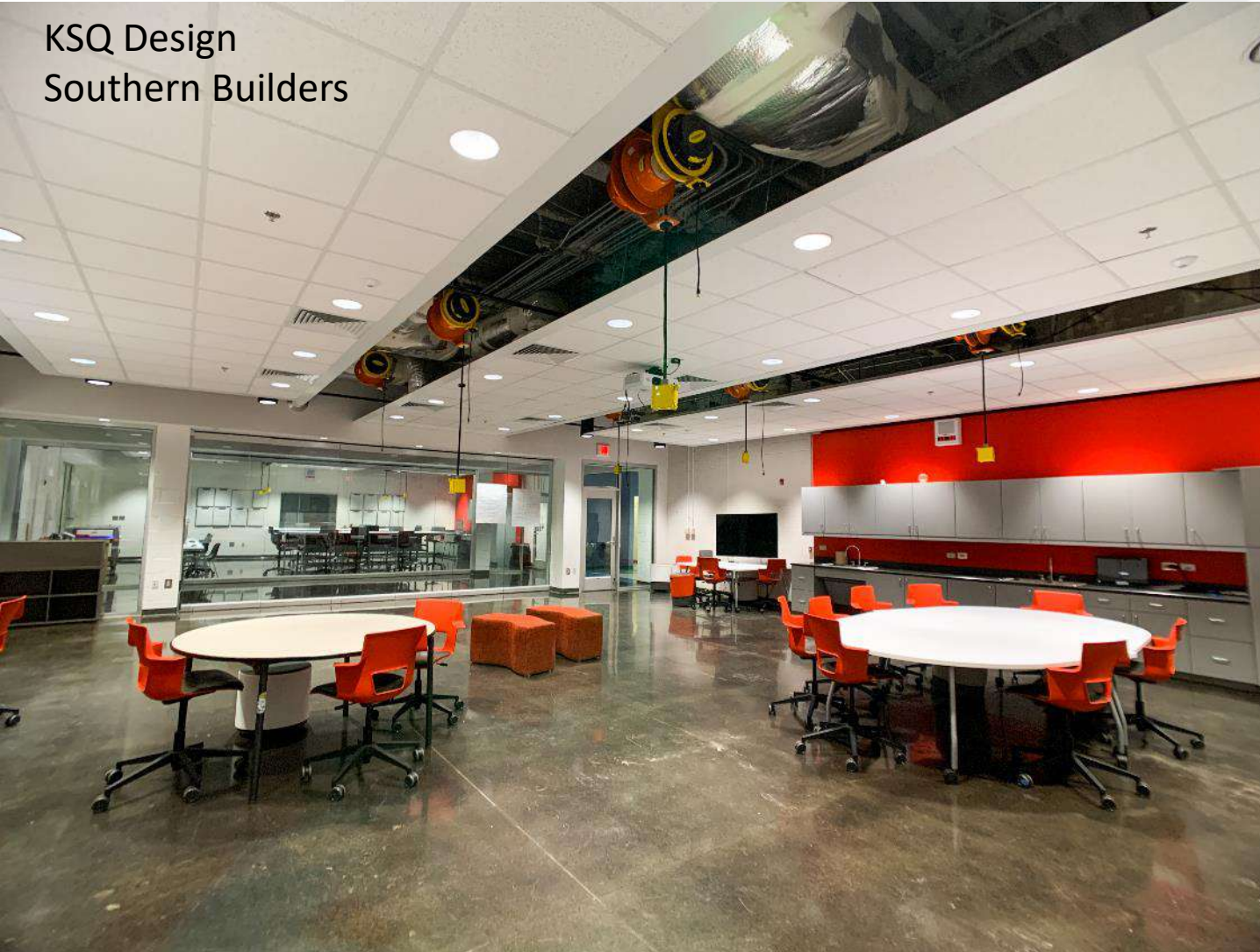


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S.T.E.A.M. Renovations: South Pointe High School



KSQ Design
Southern Builders



South Pointe High School began applying STEAM principles in its instruction in 2015. This "makerspace" renovation provides students a state-of-the-art space to explore, design, build, and test real-world applications.

A unique part of this project is that South Pointe alumnae Katie Nicholson, who was an architect-in-training with KSQ, was instrumental in the design process.

Completed: April 12, 2017
Cost: \$1,971,400

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- **Rock Hill High School**
 - Building C – updated training room, enlarged wrestling room, added family restrooms
 - New lights at the baseball field
 - Auxiliary gym and locker rooms were air conditioned
 - New softball support building
- **Northwestern High School**
 - New soccer field concessions building
 - New baseball support building
 - New lights at the baseball field
 - Auxiliary gym and locker rooms were air conditioned
- **South Pointe High School**
 - Renovated athletic support building
 - Wrestling room renovated
 - Laundry room addition

High School Athletic Facilities: Rock Hill High School



LS3P Architects

Heartland Contracting – Training Room

Hostetter & Son Construction – Athletic Support Building



To update facilities and ensure student-athletes and athletic trainers have appropriately sized spaces, Rock Hill High School's C building was renovated to update the athletic training room, increase the size of the weight room, and provide a new code-compliant family restroom in the "old gym" lobby. Additionally, new lights were added at the baseball field and a fieldhouse support building was built at the softball field. Auxiliary gyms were air-conditioned at Northwestern and Rock Hill High Schools.

Training Room Completed: March 22, 2017

Athletic Support Building Completed: July 21, 2017



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High School Athletic Facilities: Northwestern High School



LS3P Architects
Hostetter & Son Construction – Soccer Support Building
Batson-Cook – Baseball Building



To improve playing conditions and make facilities safer, aging wooden light poles were replaced at Northwestern and Rock Hill High baseball fields. Additionally, a code-compliant concession building was built near the bleachers at the NHS soccer field.

Athletic Field Building Completed:
July 21, 2017
Baseball Field Building Completed:
April 2, 2018



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High School Athletic Facilities: South Pointe High School

LS3P Architects
Southern Builders – Wrestling Room
Hostetter & Son Construction – Laundry Room Addition
Salem Builders – Athletic Support Building



The athletic support renovations included a wrestling room expansion and renovation, athletic storage addition and laundry room relocation, expansion and renovation. The new wrestling room and multi-functional space now provides a practice area for Stallion wrestling. When not used for wrestling, this space serves needs of other programs on campus.

Wrestling Room Completed: March 28, 2017
Laundry Room Completed: October 21, 2019
Athletic Support Building Completed: December 7, 2018



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The following slides show additional examples:

- Ebinport Elementary School Renovations
- Rosewood Elementary School Renovations
- Elementary School Media Centers
- Energy Efficiency Projects and Improvements
- Safety Projects and Improvements

Ebinport Elementary School Renovations



Moseley Architects
Southern Builders

The Ebinport Elementary School project involved additions and improvements to better serve the students, parents, staff and community. Renovations included a new front office and entrance that provides a new reception area, offices, and work room for staff. Also, an existing room was renovated to create a more functional health clinic area. The old office was converted into a classroom and several other classrooms were enlarged.

Completed: August 10, 2017
Cost: \$2.5 Million



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Rosewood Elementary School



Moseley Architects
Batson-Cook Construction



Completed: August 7, 2018
Cost: \$1,766,505

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As part of the district's capital program, several aging school media centers were renovated. New flooring, furniture, painting, and shelving have brightened up media centers to make them a new hub of teaching and learning. The new furniture and shelving allow for flexible configurations of the space and, in many cases, makes the rooms seem much larger and more functional.

Bellevue ES
Finley Road ES
Independence ES
Lesslie ES
Mt. Gallant ES
Richmond Drive ES
Sunset Park ES
York Road ES

Elementary Schools Media Center Updates



Independence



Lesslie



Mt. Gallant

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Energy Efficiency Projects and Improvements



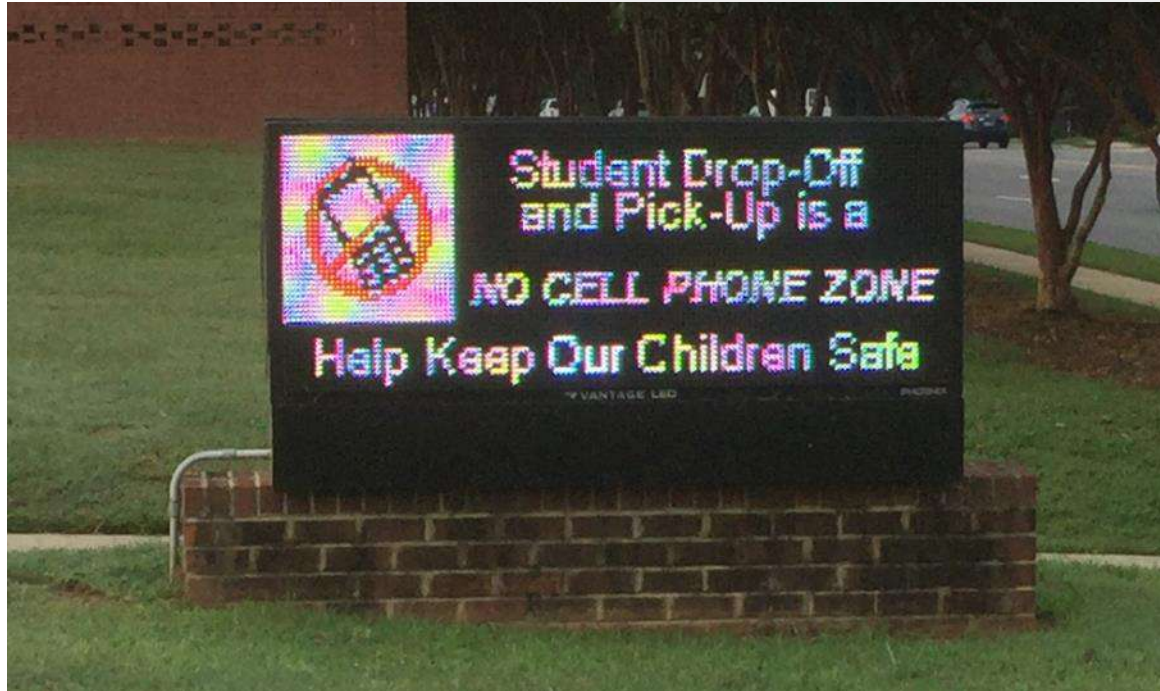
Solar at Independence ES



Solar at Oakdale ES

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Safety Projects and Improvements



Finley Road Elementary School



Examples of new marquee signs and security vestibules.

Other projects include installation of fencing, locks and cameras.



SECTION 5: Budget Overview



	\$110M Referendum	\$110M Referendum Premium / Interest	Prior GO Bond / Interest	General Fund / Land Proceeds	8% GO Bonds	Total
Building Renovations	\$46,662,146	\$6,304,345	\$1,014,596		\$1,659,450	\$55,640,537
Repairs & Replacements	\$11,822,246	\$2,642,394	\$781,753			\$15,246,393
New Construction	\$32,116,611	\$2,569,555		\$430,957	\$5,615,352	\$40,732,475
Buses & Grounds	\$7,021,241	\$2,280,000		\$144,317	\$28,106	\$9,473,664
Safety & Energy Efficiency	\$8,993,356	\$835,000			\$466,133	\$10,294,489
Mgmt & Technology	\$2,821,490	\$1,350,000			\$21,000,000	\$25,171,490
Program Contingency	\$562,910	\$100				\$563,010
	\$110,000,000	\$15,981,394	\$1,796,349	\$575,274	\$28,769,041	\$157,122,058

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SECTION 5: Budget Detail



New Construction	\$40,732,475	Building Renovations	\$55,640,537	Safety & Energy Efficiency	\$10,294,489
Language Immersion	29,999,749	Applied Technology Center	8,198,607	ADA Compliance	218,000
Montessori School at Ebenezer Avenue ES	9,928,276	Rawlinson Road Middle School	4,273,508	Asbestos Abatement	839,027
India Hook Elementary School	804,450	Bellevue Elementary School	392,964	Energy Retrofits	1,900,000
Repairs and Replacements	\$15,246,393	Finley Road Elementary School	209,435	Intercom Systems Upgrades	2,201,286
Modular Units HVAC Replacements	653,000	Lesslie Elementary School	150,826	Lighted Digital Marquee Signs	713,449
Northwestern High School Structural Repairs	1,964,113	District Support Sites	941,546	Detention Basins Upgrades	130,185
Rock Hill High School Structural Repairs	2,155,516	Central Child Development Center	239,514	Safety & Security Improvements	3,316,905
Replace Custodial Equipment	610,000	Ebinport Elementary School	2,465,715	Strategic Security Fencing	813,172
Restroom Renovations	2,366,946	Flooring Replacements	44,975	Grease Interceptor Upgrades	162,465
Roof Replacements	5,348,441	Northside Elementary School	6,845,604		
Upgrade Furniture, Fixtures and Equipment	2,146,687	Northwestern High School	7,733,005	Management and Technology	\$25,171,490
Upgrade Support Systems	1,690	Rock Hill High School	9,051,802	Program Contingency	\$563,010
Buses and Grounds	\$9,473,664	Oakdale Elementary School	3,605,790		
Athletic Facilities & Equipment Improvements	144,683	Richmond Drive Elementary School	1,494,444		
Athletic Field Lighting Upgrades	413,135	Rosewood Elementary School	1,766,505		
Grounds, Paving & Sidewalk Improvements	414,727	Saluda Trail Middle School	373,104		
HS Athletic Facilities Improvements	3,867,739	South Pointe High School	1,971,400		
Playground Replacements and Improvements	1,840,795	Sunset Park Elementary School	5,611,656		
Support Vehicle Replacements	1,851,745	Upgrade Media Centers	270,137		
Track Repairs and Upgrades	614,388				
Parking and Driveways	326,452				

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ROCK HILL *Schools*

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