

Rock Hill School District Three of York County 660 North Anderson Road Rock Hill, SC 29730 Telephone 803-981-1000 Fax 803-981-1094

To: Members of the Board of Trustees

From: Kelly Pew

C: Cabinet

Date: January 19, 2017

The following items have been included for your information:

Reminders: Monday, January 23, 2017

Business Meeting – 6:00 p.m. (Board Room)

Thursday, January 26, 2017

School Choice Fair – 6:00-8:00 p.m. Kenneth Monroe Transformation Center

785 Saluda Street, Rock Hill

Friday, February 3, 2017

Community School Visits

Richmond Drive - 8:30 a.m.

Ebinport – 10:00 a.m.

Monday, February 13, 2017

Data Session – 4:00 p.m. (Board Room)

Dinner – 5:00 p.m.

Work Session – 5:30 p.m. (Board Room)

1. **Information:** Construction Reports for Downtown TF & Textile Corridor TIF

2. **Information**: Capital Projects Update

3. **Information:** Superintendent's Event Schedule



January 13, 2017

Jim Vining, Chairman
Dr. Kelly Pew, Superintendent
Terri Smith, CFO
Rock Hill School District
660 N. Anderson Road
Rock Hill, SC 29730

Dear Chairman Vining, Dr. Pew, and Ms. Smith,

Please find enclosed mid-year Construction Reports for the Downtown TIF and Textile Corridor TIF districts in the City of Rock Hill as required in the 2014 intergovernmental agreement. Our Annual audit report will be mailed to you by the end of the month.

Thank you,

Anne P. Harty, CFO

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cc: David B. Vehaun, City Manager

Stephen Turner, Economic and Urban Development Director

Cindi Howard, General Services Director

1/1/16-6/30/16 Project Narrative Downtown Redevelopment Area

During this period of time the Downtown TIF funds were spent on the following projects:

1. Freedom Walkway (previously Woolworth)

This project includes the design and construction of a public pedestrian walkway to link Main Street to the City's White Street parking lot, through the site of the former Woolworth building. The walkway is designed to celebrate the community's history and progressive spirit. The walkway is adjacent to a \$4 million private investment in Downtown's largest residential project, 139 Main, which opened at the end of June, 2016. The walkway was a key element for the private project to move forward as it enabled the Developer to have retail spaces open into the walkway based on the walkway being a primary pedestrian access from Main Street to the White Street parking lot which serves that section of the downtown. Thus the Developer enhanced its potential return on investment while creating additional space for new business to locate in the downtown. This project is 99% complete and only four trees need to be planted so this project can be closed out.

This project addresses the following goals that are listed in the 2011 Amended Downtown Redevelopment Plan:

- Main Street continues to function as the community's central commercial district with attention given to improved pedestrian linkages, adequate parking, appropriate lighting and other public improvements.
- The rich cultural and economic history of the community is preserved and enhanced through the adaptive reuse of historic properties and interpretation of historic events.
- Through new construction, rehabilitation and adaptive reuse the Amended
 Redevelopment Project Area becomes a significant urban neighborhood with thousands of residents served by urban amenities.

2. White Street Parking Lot

The White Street Parking Lot Project is a re-orientation, resurfacing, and landscaping project for a portion of the existing City of Rock Hill parking lot along White Street behind the stores along Caldwell. These improvements will adjust the accessible parking (4 spaces), add a pedestrian connection to the Old Town Market and the Freedom Walkway, as well as add landscaping and beautification and resurfacing of the existing asphalt lot (35 total spaces). This project will be constructed in 2017. Improvements to the parking lot will help expand economic development opportunities in the Downtown area.

1/1/16-6/30/16 Project Narrative Textile Corridor Redevelopment Area

Textile Corridor TIF funds were spent on the following projects:

1. Improvements to White Street

White Street is being improved from Dave Lyle Boulevard to Columbia Avenue/Constitution Boulevard to serve as the spine for planned redevelopment of former textile mill properties in this area. Phase one of the project (Dave Lyle to Wilson) was completed in 2013. Phase two of the project (Wilson to Adams) was completed during 2015 and portions of this project were funded during the 2014-15 fiscal year. Phase three of the project (Adams to Constitution) began construction in 2015. The primary funding source for all phases of the improvements is York County's Pennies for Progress, a capital sales tax program.

This project addresses the following goals that are listed in the 2014 Amendment to the Downtown Redevelopment Plan (Textile Corridor Redevelopment Project Area):

- Vacant, blighted industrial properties are redeveloped to provide new office, residential, restaurant, entertainment, financial, civic and institutional uses and once again become community assets.
- Public utilities and infrastructure improvements adequate to support the new uses planned for the amended Redevelopment Project Area are completed.

2. Development of the Former Bleachery Site

During the 2016 fiscal year, the City completed a Restated and Amended Development Agreement with Sora-Phelps Rock Hill LLC, the master developer for the former Bleachery site. The agreement provides that the developer will construct all public infrastructure on the Bleachery site at the developer's cost. Once the infrastructure is completed and accepted by the City, the City will then purchase the infrastructure from the developer through the TIF District.



Facilities Services
Telephone: 981-1150 - Fax: 981-1881

MEMORANDUM

To: Dr. Pew

From: Brian Vaughan

CC: Anthony Cox

Date: January 19, 2017

Re: Capital Projects Update

Attached you will find a list that includes contractor and scheduling information on the upcoming capital projects.



Overview of Major Construction Projects

January 18, 2017

New Montessori and School of Inquiry Ebenezer Avenue Elementary School

DESIGNER: LS3P Architects

CONTRACTOR: Beam Construction

CONSTRUCTION SCHEDULE

DATES ARE TENTATIVE AND SUBJECT TO CHANGE

START: January 13, 2017

FINISH: January 25, 2018*





New Language Immersion Academy Sullivan Middle School

DESIGNER: Moseley Architects

CONTRACTOR: TO BE DETERMINED

CONSTRUCTION SCHEDULE

DATES ARE TENTATIVE AND SUBJECT TO CHANGE

BIDDING: February 3 to March 2, 2017*

START: March 15, 2018*

FINISH: July 3, 2018*



New District Office

DESIGN-BUILD

FIRM: Edifice Construction / LS3P Architects

CONSTRUCTION SCHEDULE

DATES ARE TENTATIVE AND SUBJECT TO CHANGE

DESIGN: January 3 to May 22, 2017*

START: May 23, 2017*

FINISH: January 31, 2018*



Exterior Cladding Repair

Northwestern High School

Rock Hill High School

DESIGNER: REI Engineers REI Engineers

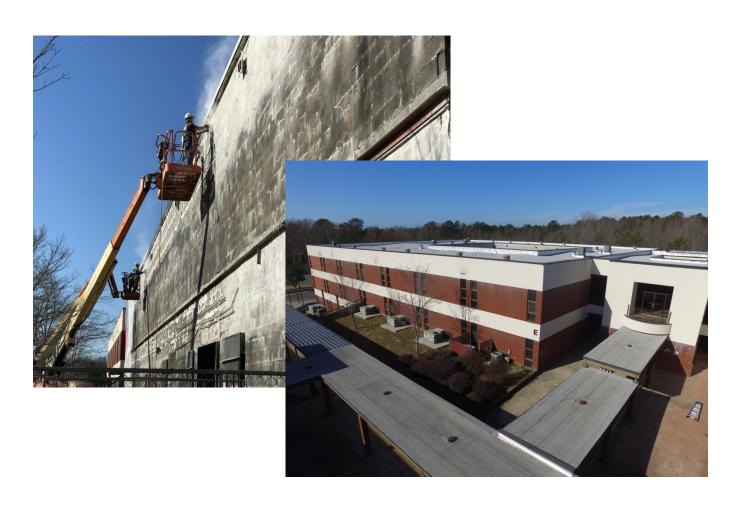
CONTRACTOR: Mid-West Maintenance Leitner Construction

CONSTRUCTION SCHEDULE

DATES ARE TENTATIVE AND SUBJECT TO CHANGE

START: January 9, 2017 December 21, 2016*

FINISH: August 15, 2018* December 15, 2017*



STEM/STEAM Renovations & Wrestling Room South Pointe High School

DESIGNER: KSQ Design

CONTRACTOR: Southern Builders

CONSTRUCTION SCHEDULE

DATES ARE TENTATIVE AND SUBJECT TO CHANGE

START: July 27, 2016

FINISH: January 16, 2017*



Training Room Renovations and Repair Rock Hill High School

DESIGNER: LS3P Architects

CONTRACTOR: Heartland Contracting

CONSTRUCTION SCHEDULE

DATES ARE TENTATIVE AND SUBJECT TO CHANGE

START: August 8, 2016

FINISH: February 10, 2017*



Additions and Improvements Ebinport Elementary School

DESIGNER: Moseley Architects

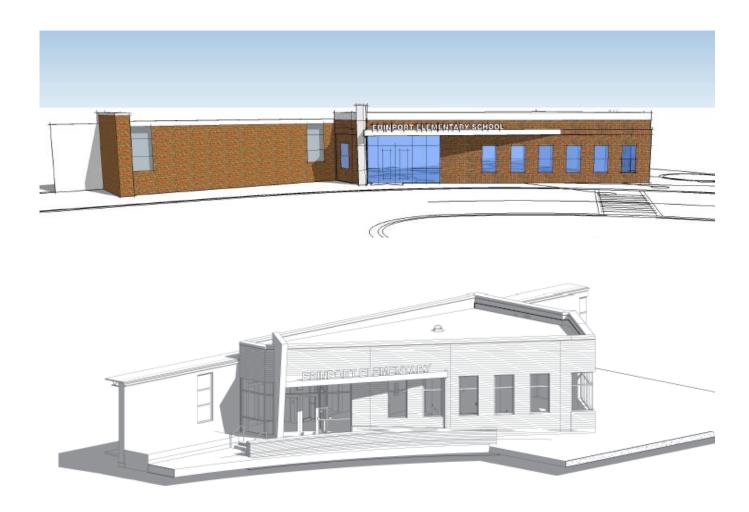
CONTRACTOR: Southern Builders of York County

CONSTRUCTION SCHEDULE

DATES ARE TENTATIVE AND SUBJECT TO CHANGE

START: July 27, 2016

FINISH: August 1, 2017*



UPCOMING PROJECTS

Applied Technology Center

DESIGNER: KSQ Design

CONSTRUCTION SCHEDULE

START: March 22, 2017* FINISH: January 17, 2017*

Rawlinson Road Middle School

DESIGNER: KSQ Design

CONTRACTOR: To be determined

CONSTRUCTION SCHEDULE

START: April 5, 2017*

FINISH: January 31, 2018*

Sunset Park Center for Accelerated Studies

DESIGNER: Quackenbush Architects

CONSTRUCTION SCHEDULE

START: March 29, 2017* FINISH: April 1, 2018*

Northside Elementary School

DESIGNER: Quackenbush Architects

CONSTRUCTION SCHEDULE

START: December 5, 2017* FINISH: April 11, 2019*

^{*}DATES ARE TENTATIVE AND SUBJECT TO CHANGE

Superintendent's Event Schedule			
Event	Date	Time	Location
MLK Interfaith Breakfast	1/16	7:30-9:00 a.m.	First Baptist Church
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Early Learning Partnership (ELP) Board Meeting	1/18	8:30-9:30 a.m.	York School District Office
Principal Mid-Year Review	1/18	2:00-3:00 p.m.	District Office
Principal Mid-Year Review	1/18	3:00-4:00 p.m.	District Office
Conference Call w/Board Chair, Vice Chair	1/19	1:00-1:30 p.m.	District Office
Principal Mid-Year Review	1/19	2:00-3:00 p.m.	District Office District Office
Principal Mid-Year Review	1/19	3:00-4:00 p.m.	District Office
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Principal Mid-Year Review Principal Mid-Year Review	1/20	9:00-10:00 a.m.	District Office
Principal Mid-Year Review	1/20	10:00-11:00 a.m.	District Office
Principal Mid-Year Review	1/20	11:00 a.m 12 Noon	District Office District Office
Tillcipal Miu-Teal Review	1/20	11.00 a.iii 12 1\0011	District Office
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