



The Ocean Forest Hotel was one of the first major hotels in Myrtle Beach, South Carolina, U.S.A. The Ocean Forest and the adjoining Ocean Forest Country Club and Golf Course were the vision of John T. Woodside, a textile magnate from Greenville, South Carolina. Woodside's company purchased 65,000 acres from the Myrtle Beach Farms Company, which included the land for the hotel along the oceanfront. Woodside completed the golf course and country club in 1928, and turned attention to building a hotel catering to upper-class clientele.

Designed by Raymond Hood, the architect of New York's Rockefeller Center, the Ocean Forest was completed and formally opened on February 21, 1930. It cost approximately \$1 million to build, and featured a ten-story main tower with two five-story wings. This hotel was different from all other existing hotels in Myrtle Beach, with many ornate features like marble columns, crystal chandeliers, large ballrooms and elevators. The hotel property covered 13 acres including gardens, stables and pools. It stood oceanfront near present-day Porcher Drive.

Upon completion, Woodside was unable to make the mortgage payments, having lost most of his fortune during the stock market crash of 1929. The hotel, country club and surrounding property were all foreclosed upon by Woodside's bank, Iselinand Company of New York, and remained in their hands for several years. A group of independent investors purchased the hotel and country club, but much of the land was ultimately repossessed by the Myrtle Beach Farms Company.

Located halfway between New York City and Miami, the Ocean Forest was considered "the Grand Central Station of the area".

After World War II, the hotel did not receive the required maintenance and upkeep. Niles "Sonny" Stevens and Dexter Stuckey bought the hotel in 1973. The 10-acre site was worth \$7.5 million but the purchase price was not made public. The owners began selling items from the hotel. The lighthouse that once stood on top later became part of Family Kingdom Amusement Park. The cost of operating the Ocean Forest was too high and, a *Sun News* article from the time said, it was "unable to meet the requirements of its insurers".

The hotel was imploded on Friday September 13, 1974, to make way for a condominium development. Only a roundabout remains today where the entrance to the hotel once stood with roads extending towards present-day Pine Lakes Country Club, the former Ocean Forest Country Club and Golf Course.





BEACH

NORTH OCEAN BOULEVARD

ORIGINAL HOTEL SITE

PORCHER DRIVE

SITE

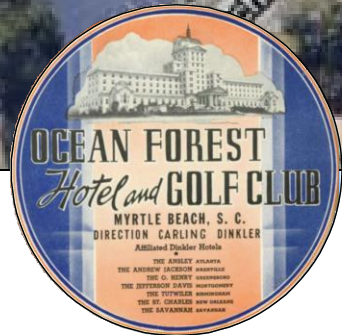
MEMORIAL PARK

CALHOUN ROAD

POINSETT ROAD

0 30' 60' 120'





EXISTING AERIAL VIEW WITH HOTEL OVERLAY





EXISTING ROUNDABOUT  
FROM CALHOUN ROAD

OCEAN FOREST VILLAS

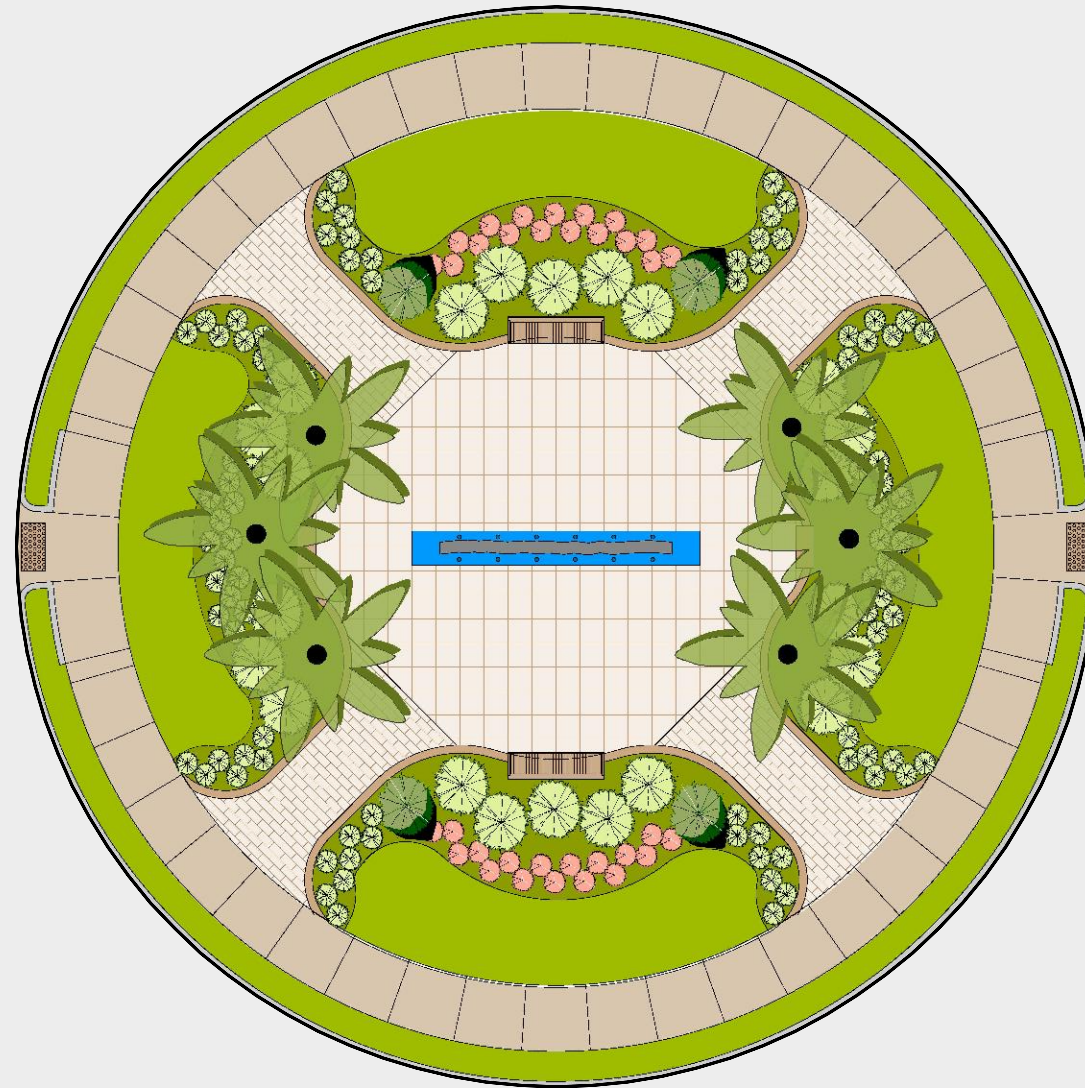
OCEAN FOREST VILLAS

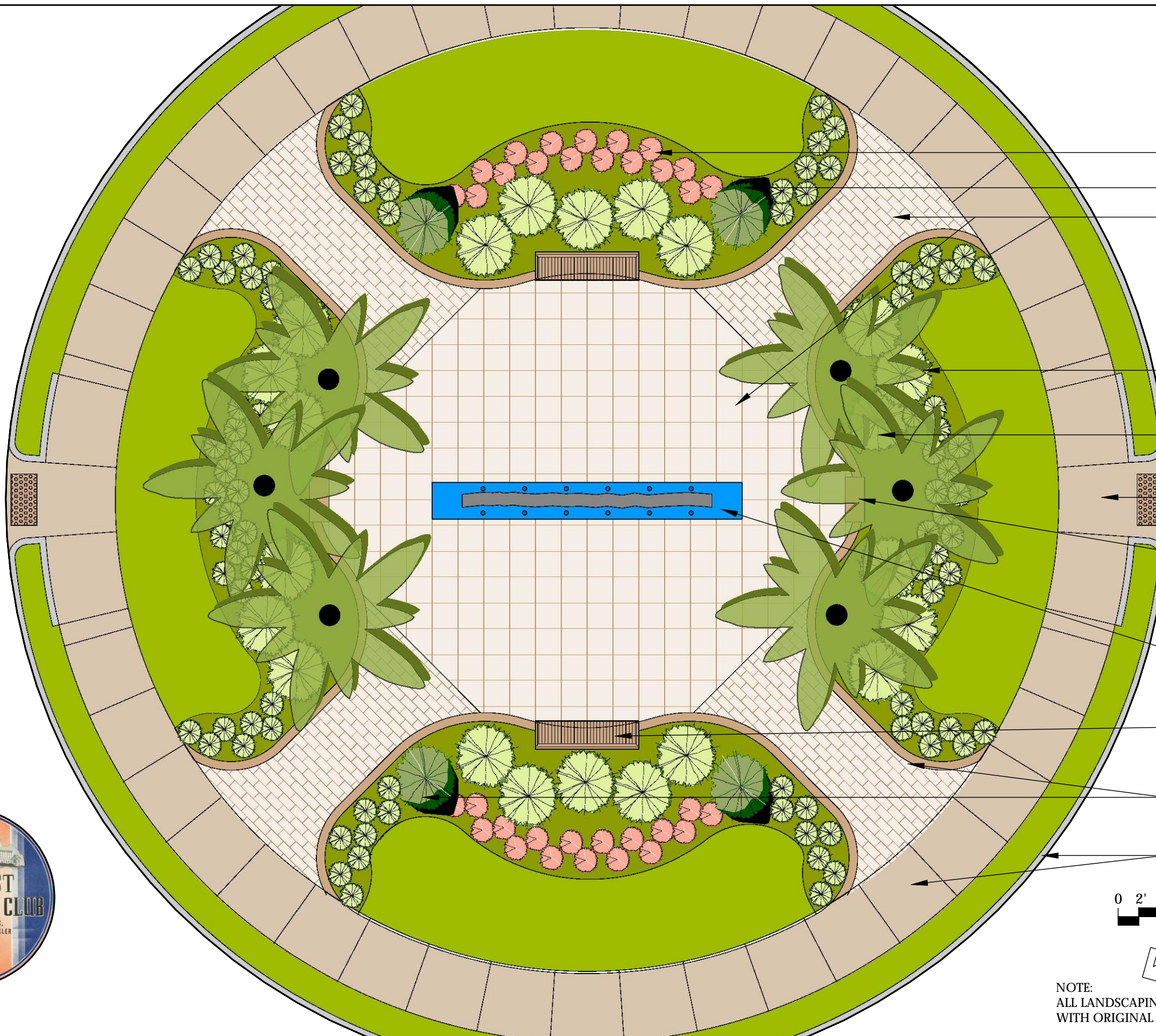
PORCHER DRIVE

PORCHER DRIVE

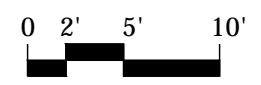
POINSETT ROAD

CALHOUN ROAD



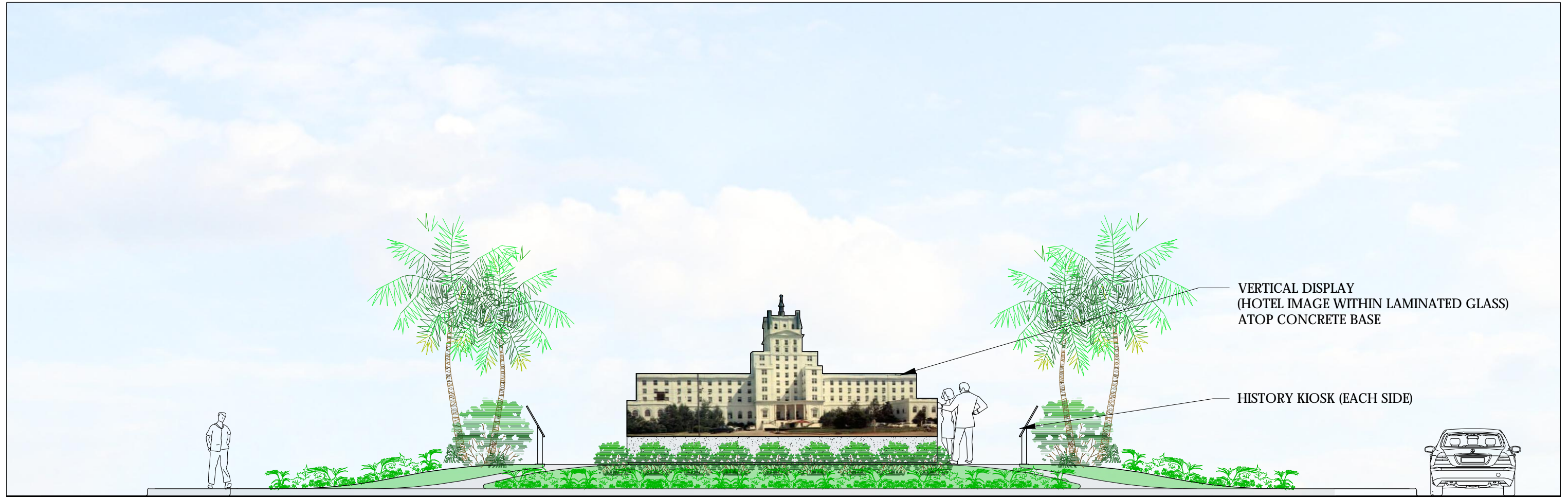


- ANNUALS
- LOW FORMAL HEDGE
- SPONSOR PAVERS (2 SIZES)
- GROUND COVER PLANTING
- PALM TREES WITH UPLIGHTING
- ADA ACCESS POINT EACH SIDE
- HISTORY KIOSKS (EACH SIDE) WITH SCAN-DOWNLOAD INFC
- VERTICAL 3-D DISPLAY WITH IN-GROUND UPLIGHTING
- BENCH BY DONOR (EACH SIDE)
- HANDICAPPED ACCESSABLE RAMP WITH HAND RAILS
- EXISTING CURB AND SIDEWALK



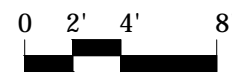
NOTE:  
ALL LANDSCAPING IN KEEPING  
WITH ORIGINAL HOTEL PLANTINGS.

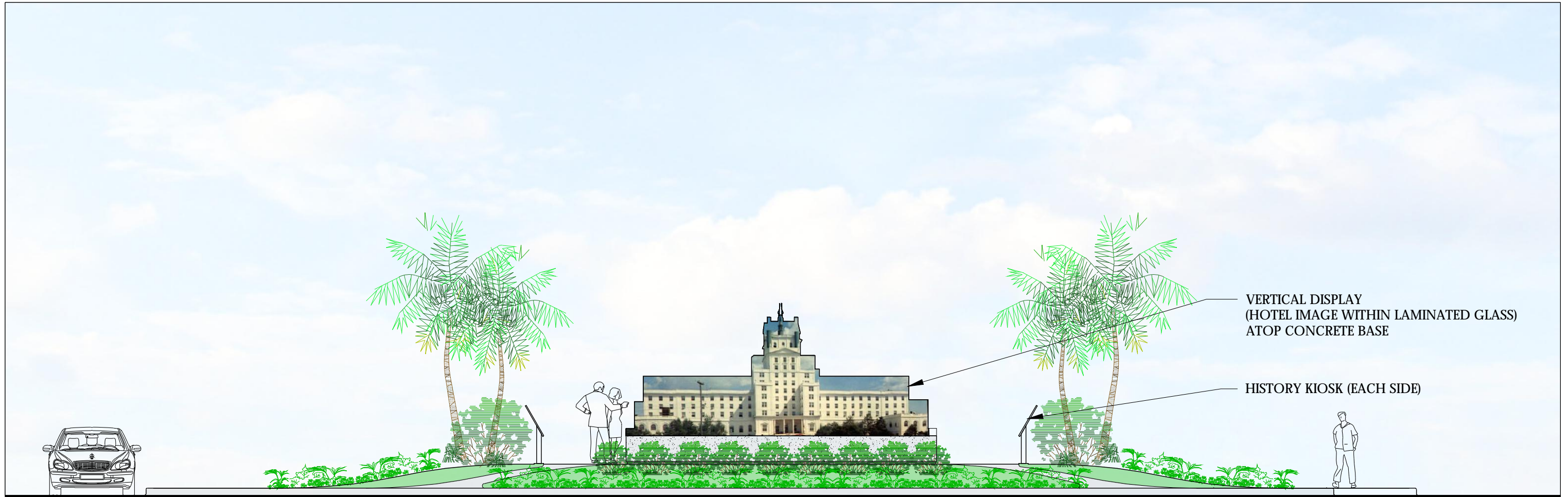




## ELEVATION LOOKING TOWARD OCEAN

(WITH STREET SIDE IMAGE OF HOTEL)

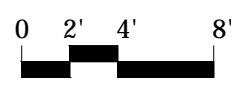




VERTICAL DISPLAY  
 (HOTEL IMAGE WITHIN LAMINATED GLASS)  
 ATOP CONCRETE BASE

HISTORY KIOSK (EACH SIDE)

**ELEVATION LOOKING TOWARD KINGS HIGHWAY**  
 (WITH OCEAN SIDE IMAGE OF HOTEL)



HARRISCOST, LLC				Architect: Mozingo-Wallace								
116 Park Shore Drive West, Columbia, S.C. 29223				Estimator: Roger M. Harris, Jr.								
Telephone: 864 307 0021				<a href="mailto:rocky@harriscost.com">Email: rocky@harriscost.com</a>								
Line No.	CSI No.	Item Description	Quantity	U/M	Material Cost		Labor Cost		Subcontractor Cost		Total Cost	Unit Cost
					Unit	Total	Unit	Total	Unit	Total		
1												
2												
3												
4		<b>Site Work Cost Summary</b>										
5												
6	31	Site Preparation								13,724	13,724	
7	32	Site Paving								31,430	31,430	
8	32	Site Improvements								95,720	95,720	
9	32	Landscaping								28,130	28,130	
10	33	Site Utilities								7,000	7,000	
11	01	Sales Tax / Labor Burden										
12	01	General Conditions								26,401	26,401	
13	01	G.C. Fee								30,361	30,361	
14	01	Permits / Bonds / Insurance								6,983	6,983	
15	01	Design / Estimating Contingency								11,987	11,987	
16												
17		<b>Total Probable Construction Cost</b>	<b>1,100</b>	<b>SF</b>						<b>251,736</b>	<b>251,736</b>	<b>228.85</b>
18												
19												
20												
21	30	<b>Site Work</b>										
22												
23	31	Site Preparation										
24		- mobilization	4	MSF					300	1,200	1,200	
25		- layout / staking	4	MSF					150	600	600	
26		- clear / grub										
27		trees / haul off	9	EA					500	4,500	4,500	
28		clean up all mulch and debris, haul off	4,180	SF					1	4,180	4,180	
29		- grading										
30		finegrade										
31		pavers, curb	1,540	SF					0.6	924	924	
32		planting, mulch area	6,600	SF					0.2	1,320	1,320	
33		street cleaning	1	LS					1000	1,000	1,000	
34												
35	32	Site Paving										
36		- permeable paver										
37		pavers										
38		8" x 16"	500	SF					20	10,000	10,000	
39		24" sq	880	SF					16	14,080	14,080	
40		- concrete										
41		vertical curb - 8"	245	LF					30	7,350	7,350	
42												
43	32	Site Improvements										
44		- site furniture										
45		benches	2	EA					2000	4,000	4,000	
46		history kiosk	2	EA					1000	2,000	2,000	
47		hand railing	92	LF					160	14,720	14,720	
48		vertical graphic display board	1	LS					75000	75,000	75,000	
49												
50	32	Landscaping										
51		- trees / shrubs / ground cover										
52		palm trees, large maturing trees	10	EA					1000	10,000	10,000	
53		amended planting soil	155	CY					40	6,200	6,200	
54		shrub, 10 gal	28	EA					75	2,100	2,100	
55		planting, annuals	1,680	SF					5	8,400	8,400	
56		hardwood mulch	930	SF					1	930	930	
57		plant maintenance	1	LS							F.B.O.	
58		misc.	1	LS					500	500	500	
59												
60	33	Site Utilities										
61		- electrical										
62		upgrade power source at traffic circle	1	LS					4000	4,000	4,000	
63		uplighting for graphic display board	1	LS					3000	3,000	3,000	
64												
65		Subtotal								176,004	176,004	
66		Sales Tax	7%									
67		Labor Burden	50%									

Estimate No.: 70-23  
 Schematic Design  
 Probable Cost Estimate

Ocean Forest Hotel and Mini-Park  
 Ocean Forest Traffic Circle  
 Myrtle Beach, S.C.

10/31/2023  
 12:15 PM

<b>HARRISCOST, LLC</b>				<b>Architect: Mozingo-Wallace</b>								
<b>116 Park Shore Drive West, Columbia, S.C. 29223</b>				<b>Estimator: Roger M. Harris, Jr.</b>								
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Line No.	CSI No.	Item Description	Quantity	U/M	Material Cost		Labor Cost		Subcontractor Cost		Total Cost	Unit Cost
					Unit	Total	Unit	Total	Unit	Total		
68		Subtotal									176,004	
69		General Conditions	15%							26,401	26,401	
70		Subtotal									202,405	
71		G.C. Fee	15%							30,361	30,361	
72		Subtotal									232,765	
73		Permits / Bonds / Insurance	3%							6,983	6,983	
74		Subtotal									239,748	
75		Design / Estimating Contingency	5%							11,987	11,987	
76												
77		<b>Total Probable Construction Cost</b>								<b>251,736</b>	<b>\$ 251,736</b>	
78												
79												