

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, August 19, 2019

Board Members Present:

Neil James, Facilities Committee Chairman
John Poston, Facilities Committee Member
Sherrie Todd, Facilities Committee Member

Shanda Allen
Janet Graham
Holly Heniford
Helen Smith
Ray Winters

Staff Members Present:

Dr. Rick Maxey, Superintendent
Velna Allen
Mary Anderson
Lisa Bourcier
Daryl Brown
Roger Dixon
Kenneth Generette
John Gardner

Leann Hill
Mark Koll
Dennis McCrary
Boone Myrick
David Rohlf
Trevor Turner
Mark Wolfe

Media Present:

Nick Papantonis, WPDE
Katie Powell, Horry Independent
Chris Spiker, WBTW
David Weissman, The Sun News

Others Present:

Ed O'Hara, CHA
Patrick Graham, CHA

As required by SC Law 30-4-80, local news media were informed of the date, time, place, and agenda of this meeting. Copies of the agenda were posted at the District Office and distributed to schools for posting.

Review and Approval of Agenda

Mr. Poston moved to approve the agenda as presented. Mrs. Todd seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Mrs. Todd moved to accept the minutes of the May 20, 2019 meeting, as presented. Mr. James seconded the motion; all voted in favor. Motion passed.

Updates

Old Warehouse Demolition Update

Mr. Wolfe informed the Committee that there has been a delay as a result of the relocation of the fiber-optic cables for the Records Retention Department that run through the old warehouse building from Conway High School. This will require a new fiber optic service from the highway. Once that has been addressed, demolition will commence. The demolition process should take about two weeks. He added that abatement has already been completed on the building.

“New” HCEC Update

Mr. Koll presented the current status of the construction project to the Committee. He commented that Quackenbush Architects have been retained to design the school, with significant and engaging input from the principal. Mr. Koll anticipates completion in January, 2021.

Mr. Poston asked about the project schedule, and if the site work could begin early. Mr. Wolfe answered that while the schedule is aggressive, it can be achieved through the IPD (Integrated Project Delivery) method. He added that the smaller size of the building may help expedite the construction process. Mr. Wolfe noted that one of the benefits of having the contractor already selected is that they can expedite the site work process, including the permitting process.

Ms. Heniford questioned the decision to not construct a full-sized gym. Mr. Koll answered that school administration and district leadership evaluated the cost effectiveness of installing a full-sized gym and determined that it was not necessary given the school's programming needs. Mr. Wolfe added that this P.E. feature is similar to that of Early College High School with regards to the space needed to meet program needs.

Mrs. Smith and Mr. James both asked questions regarding the potential for growth and the size requirements for the school. Mr. Wolfe answered that the plan will be able to accommodate growth, if needed. Mrs. Allen addressed size requirements by explaining that each grade level was evaluated to determine the maximum and minimum enrolled over the past several years to ensure each grade could be accommodated.

Discussion

CHA Consulting Report on Tennis and Track Facilities

Mr. Wolfe introduced Mr. O'Hara and Mr. Graham of CHA and explained that they will be delivering an overview of the projects. Mr. Graham explained that CHA had met with the Athletic Directors and principals at each of the nine high schools to evaluate the needs of the school. Additionally, topographic surveys and geotechnical borings have been done at each location. Recommendations were then sent to the schools for input. A master plan with budget estimates was created that addressed each school's individual needs, with a primary emphasis on the tennis courts and track needs.

Mr. James asked if consideration was given to the CHS facilities with regards to flooding. Mr. James specifically asked if the location of the athletic sites should be moved to another location on campus. Mr. Graham answered that after reviewing the topography of the campus, the athletic facilities are in one of the higher elevations and the best possible location at that campus.

Mr. Graham detailed the following improvements:

- Tennis Courts (Budget estimate = \$4,681,000)
 - Full depth replacement, elevate courts, add drainage, new fencing with windscreen (8 schools)

- Crack repair and resurface
(1 school – NMBHS)

Tracks (Budget estimate = \$7,025,000)

- Mill and overlay
(3 schools – AHS, NMBHS, SHS)
- Remove and replace asphalt
(4 schools – CFHS, GSFHS, LHS, SJHS)
- New surfacing on existing asphalt pavement
(1 school - CHS)
- All tracks to have synthetic surfacing, inside drains, D-zones for jump events, and new throw events (discus and shot put)

Track Infields (Budget estimate = \$897,000)

- Improve drainage in existing sand capped infields (4 schools – CFHS, CHS, NMBHS, SHS)
- Improve existing irrigation and drainage systems (1 school – GSFHS)

Other Facilities (Budget estimate = \$14,974,000)

- Football Stadia – restrooms/concessions, press boxes, storage, ticketing, fencing, lighting, scoreboards, parking, access
- Baseball/Softball – backstop netting, bullpens, batting cages, restrooms/concessions, press boxes, drainage, practice infields
- Practice Fields – additional fields, lighting

Mr. James commented that the Socastee track had been replaced one year prior to Conway, and wondered why it is being redone but Conway only needs a resurface. Mr. Graham answered that the Socastee track had weathered faster than anticipated and borings revealed that the asphalt varied in thickness. The recommendation from the geotechnical engineer was that a thin milling and overlay would be best for the Socastee location.

Mr. James then asked if funding for this project has been approved yet. Mr. Wolfe answered that a funding source had not yet been identified, but the project was prioritized with an estimated budget of \$11,000,000.

Mr. James asked if all the tennis courts are owned by Horry County Schools. Mr. Wolfe answered that the courts in Aynor and Green Sea Floyds are maintained by HCS, but are not owned by HCS. Mr. Winters raised concern regarding the East/West orientation of the tennis courts at LHS. Mr. Wolfe and Mr. Graham agreed that consideration would be given to correcting that based on available space.

Mrs. Smith commented on the decision to prioritize tennis courts and tracks over other athletic areas and requested that the detailed report on each school be shared with the Board. Dr. Maxey explained that the meeting's limited time prevented CHS from sharing the comprehensive report, but it will be sent to Board members following the meeting.

Mr. James noted that funding sources will need to be discussed in order to move the projects forward.

Old MBI Repurposing/Relocation of Transportation Offices

Mr. Wolfe reviewed the plan for the old Myrtle Beach Intermediate facility to be converted for use by the Adult Education program, Science Kits, and Records Retention Department. Staff is in the

process of coordinating with the Office of School Facilities to confirm the requirements for the conversion.

Mr. James asked about the timing of the project. Mr. Wolfe answered that it would be about an eight month project due to our procurement constraints for design and bidding. Mr. Brown added that he will be following up with Dr. Fore of HGTC to discuss the timing of relocating the Adult Education program and Science Kits off of the HGTC property.

Mr. Wolfe then reviewed the current site of the Records Retention Department and discussed the intended plans for housing the Transportation Department. He noted that this conversion could be funded within the current funds from the insurance claim received when the Horry Street property was damaged by Hurricane Matthew. Dr. Maxey added that these conversions are be presented as permanent solutions for the departments displaced when the building on Horry Street was damaged.

Mr. James clarified that these projects will be brought back to the Committee for consideration once staff has met with OSF and expenses are projected. Mr. Wolfe answered that yes, staff wanted to demonstrate how the conversions all tie together and a cost estimate will be presented.

Indoor Air Quality (IAQ) Standard Operating Procedures

Dr. Maxey informed the Committee that he had consulted other similar-sized districts in the state to determine how they handle indoor air quality issues. Based on recommendations from those districts, HCS was able to provide training to our staff through the Greenville Technical College on the campus of HGTC.

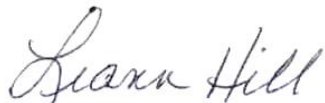
Mr. Wolfe gave an overview of the IAQ Standard Operating Procedures, noting that the purpose is to develop a comprehensive approach for responding to reported or perceived IAQ concerns. He explained that while there are no specific guidelines for indoor air quality policies, the Standard Operating Procedures we have developed are largely based upon "Tools for Schools" Environmental Protection Agency (EPA) document, as well as other recognized agencies such as the Centers for Disease Control and Prevention (CDC), U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), and others.

He explained that the procedures being implemented will address concerns uniformly, through the principal of each school. The principal will assess each situation and, if warranted, have a short survey completed which will then be reviewed by a team of trained staff members to assess the reported concerns and to take any corrective measures that may be required.

Adjourn

Mr. Poston moved to adjourn, seconded by Mrs. Todd; all voted in favor. Motion passed.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: September 23, 2019