

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, December 10, 2018

Board Members Present:

Neil James, Facilities Committee Chairman	Shanda Allen
Janet Graham, Facilities Committee Member	David Cox
Holly Heniford, Facilities Committee Member	Janice Morreale
Sherrie Todd, Facilities Committee Member	
Ray Winters, Facilities Committee Member	

Staff Members Present:

Dr. Rick Maxey, Superintendent	
Velna Allen	Leann Hill
Mary Anderson	Mark Koll
Lisa Bourcier	Dennis McCrary
Daryl Brown	Boone Myrick
Joe Burch	Mark Wolfe
John Gardner	

Media Present:

Dan Fanning, ABC 15
Katie Powell, Horry Independent
Chris Spiker, News 13
David Weismann, The Sun News

Others Present:

Ken Richardson
Helen Smith

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. Winters moved to approve the agenda as presented. Ms. Graham seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Mr. Winters moved to accept the minutes of November 19, 2018, as presented. Ms. Graham seconded the motion; all voted in favor. Motion passed.

Discussion

2018 FCI Report (Facility Condition Index)

Mr. Wolfe explained the handouts regarding the Facility Condition Index (FCI). Detailed on the chart is the new FCI, the comparison to last year's FCI, and an alphabetical listing. Mr. Wolfe explained that the list should be used as a high-level guide and that the current replacement values are what it would take to return the property to its original condition and does not include adding improvements to a facility except for fire alarm upgrades. He noted that the updated FCI values only reflect those projects that had been completed prior to June 30th.

Additionally, Mr. Wolfe noted that the Office of School Facilities (OSF) has indicated they will not allow a major renovation to be done the same way as NMBHS, which may require that future renovation projects completely replace the fire alarm system prior to beginning the other work. This could add significant costs and schedule extensions to such projects.

Mr. Wolfe suggested the Committee take time to review the FCI data and feel free to contact him with any questions. The PowerPoint presentation will be forwarded for their reference.

2019-20 45-Day Average Daily Membership Forecast

Mr. Burch distributed and reviewed the 45-day K-12 Average Daily Membership (ADM) report. He highlighted some of the data which shows that the 45-day ADM was 42,927 for 2018-19. This is the lowest growth since 2009. Horry County Schools added 131 more students than 2017-18 which is a 0.31% increase. Mr. James clarified that projected growth was anticipated to be 740 students.

Mr. Burch also noted that annual change in the grade levels reveals that elementary schools lost 299 students this year, the first time in HCS history that grades K-5 declined. Middle schools saw the bulk of the growth with 402 students and high schools were relatively flat with only 28 more students than 2017-18.

He further explained that across the various attendance areas in the district, growth occurred in only 4 of the 9 attendance areas: Carolina Forest (298 total), St. James (53 total), Socastee (37 total), and North Myrtle Beach (25 total). The other 5 areas experience an overall decrease: Aynor (93 total), Myrtle Beach (87 total), Conway (74 total), Loris (16 total), and Green Sea Floyds (13 total).

Mr. Burch added that an analysis of grade cohorts moving through the system indicates that as the 12th grade continues to get larger year over year, due to the large cohorts now moving up into the high schools, the district's overall membership may be starting to plateau. This possible plateau is a result of a flattening of the overall elementary membership coupled with this larger 12th grade membership exiting the system each year. The average size of the 12th grade membership over the past 10 years has been 2,390. Over the next ten years it is expected to be around 2,900 on average, an increase of over 500 additional 12th graders that would then exit the system each year.

Regarding projections, Mr. Burch stated that an anticipated growth of 397 students is expected for the 2019-20 school year. Moderate growth is anticipated through 2023, with most of the growth occurring at the high school level.

Mrs. Todd asked if charter schools were included in the report. Mr. Burch answered no, and explained that those schools are tracked separately.

Mr. Winters and Ms. Heniford asked about building permits and the correlation of new students. Mr. Burch explained that it is anticipated that the Carolina Forest area will continue to be a one of the highest growing areas for school-aged children. He added that while there may be significant new construction in areas, there is a shift in the demographic and it is anticipated that 70% of the new growth over the next ten years will be ages 50 and older.

Mr. James asked if these numbers will have an impact on the teacher allocation numbers. Mr. Gardner answered that the allocations are recalibrated each year based on actual numbers.

Mr. Burch explained the anomaly that occurred with projections for 2017-18. Last year kindergarten numbers exceeded births for the first time in six years. Projections were based on the thought that the trend would carry forward. This year the numbers returned to the prior pattern of births exceeding kindergarten enrollment. Mr. Burch explained that this change in pattern appears to be simply a one-year variance.

Mr. James asked the Committee to review the information and contact Mr. Burch with any questions.

HCEC Architect RFQ – High Performance/Energy Positive

Mr. Brown reminded the Committee that information regarding the new construction of the Horry County Education Center (HCEC) had been discussed previously. A decision needs to be made regarding construction requirements pertaining to high performance and energy positive characteristics. Mr. James reviewed that the base cost of the school would be \$13 million, with an additional \$750,000 if it is made as a high performance building, and another \$750,000 to construct an energy-positive building. He added that, in his opinion, it is up to the full Board to make the final decision, however; a recommendation from the Committee would be helpful.

Mr. James asked what the anticipated footprint size of the new building will be. Mr. Wolfe answered that, depending on the layout, the estimated footprint size for the two-story building being considered is approximately 25,000 square feet.

Mrs. Graham suggested construction of one building that would house both HCEC and adult education. Ms. Heniford agreed with the proposal and stated that it may reduce costs for land clearing, architectural fees, and other expenses. Mr. Wolfe explained that he has spoken with both administrators and each had concerns. The adult education program uses their facility for various programs both night and day which may cause a conflict with the HCEC schedule. Additionally, transportation availability is critical to the location of both programs.

Mrs. Allen asked if a location had been selected for the HCEC facility. Mr. Brown answered that there is land available beside the District Office that would accommodate the building. The Committee briefly discussed the importance of public transportation to the adult education program.

Mr. James asked what the Committee would like to recommend to the full board. He noted that direction needs to be given to the architect in order to keep the project moving forward. Ms. Heniford moved to return to the full board the consideration of combining HCEC and adult

education within one building. Ms. Graham seconded the motion; all voted in favor. Motion passed.

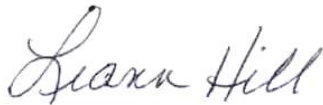
Building Modifications/Sustainment List

Mr. Wolfe asked the Committee for direction regarding the Building Modifications/Sustainment List that was presented at a prior meeting. Mr. James noted that the minutes from the meeting indicate that staff would move forward on the list provided there were no significant changes to the list as a result of the Board Retreat discussion regarding the five-year plan. Mr. Wolfe stated that there were no changes. Mr. James commented that there is \$6 million available for the projects listed. The Committee was in agreement that staff may proceed with the list as previously established.

Adjourn

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Leann Hill".

Leann Hill
Administrative Asst. – Support Services

Approved: January 28, 2019