Horry County Board of Education

Facilities Committee

Facilities Committee Meeting Minutes
Monday, August 17, 2020

Board Members Present:

Neil James, Facilities Committee Chairman
John Poston, Facilities Committee Member
Sherrie Todd, Facilities Committee Member
Ken Richardson, Board Chairman
Shanda Allen
Helen Smith
Ray Winters

Staff Members Present:

Dr. Rick Maxey, Superintendent
Velna Allen
Mary Anderson
Lisa Bourcier
Daryl Brown
Joe Burch
Roger Dixon
John Gardner
Kenneth Generette
Leann Hill
Boone Myrick
Lucas Richardson
Davida Rohlf

Media Present:

Katie Powell, Horry Independent
Hannah Strong, Post & Courier
David Weissman, The Sun News

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 May 18, 2020, as presented. Mr. Poston seconded the motion; all voted in favor. Motion passed.

Discussion

Project Updates

- Modular Classrooms

- Tennis & Track
- SOAR Academy
- MBIS Conversion/HCS Adult Education

Mr. Brown began the updates by introducing a video that showed the progress and condition of several of the projects underway – Modular Classrooms, Tennis & Track, and SOAR Academy. At the conclusion of the video, Mr. Burch explained that the modular classrooms at Carolina Forest Elementary, Ocean Bay Elementary, and River Oaks Elementary have since been inspected by the fire marshal without issue, and the Office of School Facilities (OSF) inspection is scheduled for August 18th. All required site work and additional parking has been completed. The Certificate of Occupancy is expected in a few days.

Mr. Burch reviewed the Tennis Court projects underway as shown in the video, noting that sealing and resurfacing have been completed on the first four schools - Aynor High, Loris High, St. James High, and Socastee High. New Courts have been started and are on schedule to be completed in November at Carolina Forest High, Conway High, and Green Sea Floyds High.

Mr. Burch then gave an overview of the Track projects currently underway. The work at Loris High started recently, and the other projects at Carolina Forest High and St. James High will begin at the end of football season. The Loris High track is in the process of being demolished and should be ready for paving the week of September 21st, which will have to cure for 28 days before the rubberized surface can be installed. All projects will be completed in March.

Continuing with updates, Mr. Burch shared that SOAR Academy has had some site work delays due to rain. It has not delayed other work such as digging foundations, pouring concrete, and plumbing/electrical rough-ins. The significant completion date has not been impacted by the weather and is set for the middle of June, 2021. Mr. Brown added that since the groundbreaking ceremony was postponed, a new event will need to be scheduled and he will return with options for the Committee.

Mr. Burch then updated the Committee on the conversion of the former Myrtle Beach Intermediate School (MBIS) for Adult Education, Records Retention, and Science Kits. Since the conversion is 90% complete, work is underway to move in the new occupants. He noted that two HVAC units have been ordered to replace the faulty ones at that location. In addition, Transportation has moved into the former Records site beside Conway High School.

Mr. James requested that the video been shown at the full Board meeting.

2020-21 Meeting Dates

The Committee accepted the 2020-21 meeting schedule with no objections.

Phase 2 Tennis and Track; Schedule & Funding Plan

Mr. Brown opened the discussion by explaining that since Phase 1 of the Tennis Court and Track Improvements project is nearing completion, the Committee needs to make some decisions on Phase 2. He asked Mr. Burch to provide more information and details regarding Phase 2.

Mr. Burch presented the Tennis and Track Phasing and Funding Plan which included a proposed 4th Phase in order to include a replacement of the 4 courts that were resurfaced this year in the Spring of 2023, at which time the resurfacing will be reaching the end of its useful life. Staff suggested use of Building Modification funds for Phase 3 and Phase 4.

Mr. Poston moved to accept the Tennis and Track Phasing and Funding Plan as presented and send it to the full Board for approval. Mrs. Todd Seconded the motion. Mr. James called for discussion on the motion. Mr. Poston asked if there are any anticipated projects that will need to be funded from the remaining $766,000 in the Building Modification fund. Mr. Burch answered that he does not have any projects that would require funding at this time, however, he will bring some sustainment projects to the Committee at a future meeting. Mr. Poston confirmed that a 10% contingency balance is maintained. Mr. Burch answered that yes, there is a 10% contingency balance which, if not needed, will be combined with residual funds when projects are completed.

Mrs. Smith asked if funding sources were established when the Tennis and Track projects were originally discussed and prioritized. Mr. Brown responded that only funding for Phase 1 has been identified. Mr. Burch added that, if approved, Phases 3 and 4 will be funded through the Building Modification Fund, but Phase 2 would need to be funded from residual funds since the Building Modification Fund for this year was all allocated.

Mr. James called for a vote on the motion accept the Tennis and Track Phasing and Funding Plan as presented and send it to the full Board for approval. All voted in favor. Motion passed.

Sustainment Projects

- Forestbrook Elementary Boiler
- Cooling Towers
    - Green Sea Floyds High School
    - Loris High School
- HVAC
    - Lakewood Elementary School BARD Units
- Bleachers
    - Socastee High School
    - Loris High School
    - Green Sea Floyds High School
    - St James Middle School
- Green Sea Floyds Fire Alarm Replacement

Mr. Brown reminded the Committee that several Sustainment Projects were approved in the spring and added that these are the remaining projects. Mr. Burch presented that there will be additional projects brought forward that need to be funded with the remaining residual funds. He then reviewed each item on the list and the estimated budgets as attached to the agenda. He noted that the cost estimate for cooling towers at Green Sea Floyds High will be brought back in September, and Loris High will be brought back at a meeting next year. He also noted that only the bleachers at Socastee High are included in the funding request. He proposed replacing one set per year of those that are older, with the Loris High, Green Sea Floyds High, and St. James Middle bleachers being brought to future meetings for consideration. Mr. Burch then explained that the Green Sea Floyds

High Fire Alarm Replacement project is needed since the panel was damaged by a lightning strike. The temporary panel being used will cost about $20,000 to replace.

Mrs. Todd moved to accept the Sustainment Project Requests as presented and move forward to the full Board for consideration. Mr. Poston seconded the motion.

Mr. James called for discussion regarding the motion. Mr. Todd asked if the bleacher projects were being addressed in priority order. Mr. Burch answered yes, the Socastee High bleachers were most in need of replacement given their age (41 yrs.) and non-compliance with ADA requirements. Mr. Poston asked if an evaluation was done on the cooling tower system to ensure that replacing current systems is best option rather than upgrading the systems. Mr. Burch answered that replacement options incorporate upgrades as needed to ensure longevity.

Mrs. Todd inquired about establishing a schedule to replace HVAC components on a rotating basis to avoid letting equipment become deteriorated. Mr. Burch answered that he and the staff are working on identifying projects that are imminent in order to stay ahead of needs while balancing funding availability.

Mr. James called for a vote on the motion to move forward the Sustainment Project Requests as presented to the full Board for consideration. All voted in favor. Motion passed.

Adjourn

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

Respectfully submitted,

Leann Hill

Leann Hill
Administrative Asst. – Support Services

Approved: September 28, 2020