

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, September 28, 2020

Board Members Present:

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

Ken Richardson, Board Chairman
Shanda Allen
Janet Graham
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
Kathy Stockholm

Media Present:

Katie Powell, Horry Independent
Maria DeBone, WBTW
Jennifer Roberts, WMBF
Hannah Strong, Post & Courier

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.

Due to lack of quorum, the start of the meeting was delayed until 4:07 p.m.

Review and Approval of Agenda

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

Review and Approval of Minutes

Mr. Poston moved to accept the minutes of August 17, 2020, as presented. Mr. James seconded the motion; all voted in favor. Motion passed.

Discussion

Updates

Mr. Brown showed a video as an update on three areas: Electrostatic Sprayers, Tennis & Track projects, and construction of SOAR Academy. Mr. James asked about the cost of the electrostatic sprayers. Ms. Stockholm answered that the prices have increased recently with hand-held units costing around \$1,100 each and the backpack units range from about \$1,600 to \$1,800. Mr. James commented that there is value in purchasing the machines rather than the expense of hiring a company to disinfect sites. Mr. James also asked if health offices are treated with the same machines. Mr. Brown answered that yes, they are sprayed daily and air scrubbers are being installed in each health office.

Mr. Poston commented that he had visited Loris High School recently and wanted to make sure staff reminded contractors to secure all areas of the work site during the work day and after, although he did not see any unsecured areas during his visit. Mr. James noted that he had spoken with staff regarding the need to use the Loris facilities for football games. Mr. Burch stated that he is working with the contractor to address scheduling issues promptly at the Loris sites and the other sites to make sure there are no interruptions to fall athletics.

Mr. Poston asked if there were any significant weather-related delays at the SOAR Academy site. Mr. Burch answered that the construction timeline is on schedule. He noted that there have been some delays in the site work which will be completed without impacting the substantial completion anticipated in June of 2021. Mr. Brown added that a dedication will be scheduled since a formal groundbreaking ceremony was not possible this year.

Mr. James asked if the Loris Middle parent loop road is open for walking by community members during non-school hours. Mr. Brown answered that the principal could work with the community for availability after school hours. Mr. Burch added that the loop road at Pee Dee Elementary is underway and four other sites are in the design phase.

Discussion

SH Student/Stadium Parking Lot Lights

Mr. Burch informed the Committee that staff has been working with the district lighting vendor regarding the lighting situation at Socastee High School. He shared that the recommendation for the best way to address dark areas is to install taller light poles at a cost \$180,000. The original budget was \$120,000. A separate project included modification to the drainage ditch as discussed previously. He added that since the drainage ditch portion of the project has been reconfigured, there is a surplus in the budgeted funding. Mr. Burch suggested that \$60,000 of the residual funding from the drainage project be applied to the lighting improvements. Mr. James asked if it would be considered a sustainment item or a new request. Mr. Burch answered that both projects were sustainment projects. Mr. Gardner noted that the item would need to go before the full Board for approval.

Mr. Poston moved to forward to the full Board for approval the request to move \$60,000 from the Socastee High School drainage project to the lighting project. Mr. James seconded the motion. All voted in favor, motion passed.

Mr. James asked if the lighting issue would be an issue for the football season. Mr. Burch assured the Committee that lighting would be ample since the rental of lighting equipment will continue until the improvements have been completed. Mr. James also requested the "K" code rating of the equipment that will be installed, as well as confirmation that the illumination code of the County has been followed. Mr. Brown answered that staff would obtain the "K" code rating from the vendor. Ms. Rohlf confirmed that the project is in compliance with all County codes.

Sustainment Projects

Mr. Burch presented the Committee with a handout that detailed the sustainment projects which included cooling tower replacement at Green Sea Floyds High School, replacement of the gas reheat units (RHU) at Forestbrook Middle School, and replacement of the makeup air units (MAU) at St. James High School.

He shared that the Green Sea Floyds High School cooling tower replacement would cost about \$450,000 and because it is an addition to the 2020-2021 funding, does not need to go to the full Board for approval. The replacement would be a closed-loop system to improve efficiency. Mr. Poston moved to utilize 2020-21 funds for the replacement of the Green Sea Floyds High School cooling tower. Mr. James seconded the motion. All voted in favor, motion passed.

Mr. Burch went on to explain that the reheat units (RHU) at Forestbrook Middle School have been unusable for 6 to 7 years. The units are old and simply replacing pipes is futile because of the age of the units. Replacement of the units will require removal of the old units that are above ceiling and will help with humidity levels in the school. The budget includes design fees and removal costs. The total estimated budget is \$1,150,000 plus \$50,000 for gas piping replacement. Mr. Burch recommended that this project be added to the sustainment project list for the 2020-21 school year.

Mr. Burch continued by explaining that the St. James High School make-up air unit (MAU) replacement, with a total estimated budget of \$1,950,000, would only require \$525,000 from the 2020-21 sustainment funds since \$600,000 was originally allocated from the repair budget and \$800,000 would be from the reserve fund. The repairs were previously approved but after further evaluation and an anticipated life expectancy of only 2 to 3 more years, the consensus was that replacing the units is a better investment. There are nine units at the school and replacing the MAU units will extend the life of the air conditioning units they serve.

Mr. Poston moved to proceed with the Forestbrook Middle School RHU and St. James High School MAU replacements. The motion was seconded by Mr. James. All voted in favor, motion passed.

Growth Planning and Life Cycle Management 2020-2030

Mr. Brown introduced the Growth Planning and Life Cycle Management presentation with the Committee which depicted the anticipated student growth and building capacities through 2030. He explained that this information is given for the Committee to consider and discuss at future meetings. Mr. Burch shared details of the presentation, noting that changing the instructional model because of COVID-19 has created an anomaly with forecasting student enrollment. He explained that these projections are based on numbers from last year since typical enrollment has changed this year. Mr.

Burch offered suggestions through the presentation of long-term needs including growth needs addressed by new schools, replacement facilities, and modular classrooms. In addition, sustainment needs were detailed including renovations and improvements to buildings, HVAC systems, and plumbing/electrical upgrades. The presentation also address short-term issues such as roof repairs, building-wide HVAC systems, modular classrooms, tennis/track renovations, a regional bus lot plan, updated Facility Condition Assessment, and planning for construction and renovation projects.

Mr. James asked if there was enough capacity at the middle schools in the Carolina Forest area to support building two new elementary schools. Mr. Burch answered that there is capacity at all three middle schools in that attendance area to accommodate the additional elementary schools.

Mr. Poston commented on the importance of this document being a dynamic document, with changes anticipated and conversations needed at future meetings. He also added that he would like to see staff develop a probable cost projection for a high school building since elementary and middle school have already been done.

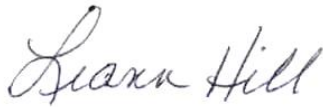
Mr. James asked if the increase to sustainment funds and building modification funds that Mr. Burch referenced should be considered now for projects listed that may be needed prior to 2025. Mr. Burch answered that he is confident after conversations with Mr. Gardner that funding will be adequate for the projects anticipated in the next few years.

Mr. Poston requested that the presentation be shared with all Board members and added to a future agenda for more discussion.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: December 7, 2020