

# Horry County Board of Education

## Facilities Committee



### Facilities Committee Meeting Minutes Monday, March 18, 2019

#### Board Members Present:

Neil James, Facilities Committee Chairman  
Holly Heniford, Facilities Committee Member  
Helen Smith, Facilities Committee Member  
Sherrie Todd, Facilities Committee Member  
Ray Winters, Facilities Committee Member

Ken Richardson, Board Chairman  
Shanda Allen  
Chris Hardwick

#### Staff Members Present:

Dr. Rick Maxey, Superintendent  
Velna Allen  
Mary Anderson  
David Beaty  
Lisa Bourcier  
Daryl Brown  
Joe Burch  
John Gardner

Kenneth Generette  
Leann Hill  
Dennis McCrary  
Mark Wolfe

#### Media Present:

Marissa Tansino, WMBF  
Nick Papantonis, WPDE  
Katie Powell, Horry Independent  
Chris Spiker, WBTW  
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. Winters moved to approve the agenda as presented. Mrs. Smith 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 February 18, 2019, as presented. Ms. Heniford seconded the motion; all voted in favor. Motion passed.

## **Updates**

### **Horry County Education Center**

Mr. Wolfe updated the Committee on the solicitation for the Horry County Education Center construction project. He noted that responses were received on March 12<sup>th</sup> and the initial meeting for the evaluation committee is in the process of being scheduled. Mr. Wolfe stated that he anticipates seeking Board approval of the selected firm in early June, with designs being ready in early 2020. He added that the projection is to occupy the building during the summer of 2021. Mr. Wolfe stated that special attention is being paid to the programming needs of the school to ensure the new facility meets those needs.

Mr. James asked how many bids were received. Mr. Wolfe answered that he believes about 8 or 9 firms responded to the solicitation.

### **Update on North Myrtle Beach High School Property**

Mr. Brown updated the Committee on the recently-acquired property adjacent to North Myrtle Beach High School. He explained that staff met with officials from Horry County and began the process of incorporating the property into the NMBHS property. He added that the County has requested for safety reasons that there be no direct vehicular access to this property from Sea Mountain Highway. Permission was given for tree removal of those with a trunk measuring less than 8 inches in diameter.

Mr. James asked for the estimated time-frame for the official consolidation of the parcels. Mr. Wolfe answered that the boundary plats have been received and the demolition permit application has been submitted. He noted that the abatement contractor should be able to access the building soon and then demolition can take place. Ms. Heniford commented that trees may need to be removed from the property. Mr. Wolfe explained that his understanding of the tree protection ordinance is that any large trees that are removed must be mitigated.

### **St. James Elementary School Indoor Air Quality**

Mr. Brown then updated the Committee on the St. James Elementary School Indoor Air Quality issue. He stated that since the last update given at the February 18<sup>th</sup> Facilities Committee and Board Meetings, only 2 rooms remained that showed amplified counts: E100 and the Reading Room. On February 26<sup>th</sup> SJE parents were notified that the reading room was clear, but mold spores were still amplified in E100. On March 14<sup>th</sup> it was reported to parents that another retest of E100 came back all clear.

He added that the following statement was sent to SJE Parents on March 14<sup>th</sup>:

"Indoor air quality will remain a priority throughout our District, and HCS is currently soliciting a Request for Qualifications (RFQ#1819-34) for Environmental Consulting Services. The advertisement was posted on March 4, 2019, and the scope of work is to procure a properly-licensed professional to provide environmental consulting, indoor air quality, industrial hygiene, and asbestos testing and inspections on an as-needed basis. To view the full RFQ proposal, please visit <http://apps.hcs.k12.sc.us/apps/protrac/>. Bids will close on March 20, 2019, and a final proposal will be brought before the Horry County Board of Education for approval. Once selected, this professional will assist HCS should any concerns with indoor air quality arise in the future."

Mr. James asked for more details about the RFQ. Mr. Gardner answered that he anticipates the Board voting on the selected firm in about a month. Mrs. Smith confirmed that the firm selected

would be serving the entire District. Mr. Brown answered that yes, the firm selected will be able to address concerns at any school in the District.

### **Conway High School Tennis Courts**

Mr. Burch reminded the Committee that staff was discussing the potential of joint-use tennis courts with the City of Conway. At their recent budget retreat, the City preliminarily earmarked \$400,000 for tennis courts at Collins Park. Mr. Burch stated that he is currently waiting for the phasing plan which would add 2 courts in each of the two phases, ultimately having 8 courts at that location in total. He stated that he is also waiting for the sports design firm to provide analysis of the current courts at CHS and associated costs for repairs.

Mr. James asked about the surface of the courts, if the CHS principal supports the plans, and suggested that a joint-use agreement be developed based on the one currently in use by MBHS. Mr. Burch answered that the courts would have a hard surface, and the CHS principal would prefer the courts be on campus but is willing to consider other options.

Mr. Richardson commented that currently Collins Park is one of the few locations that people can play tennis that does not require a membership. Ms. Heniford suggested that the agreement address memberships, if that is what the City decides to offer.

### **Discussion**

#### **Right of Reversion Pertaining to Aynor-Galivants Ferry Cultural Heritage Foundation Property**

Mr. Burch stated that in 2015 HCS deeded property to Aynor-Galivants Ferry Cultural Heritage Foundation which is now defunct. Per the deed, the property is required to revert back to Horry County Schools. He noted that the property is about a half-acre adjacent to AHS off Jordanville Road and contains a small building.

The Committee asked about the building on the property. Mr. Brown explained that the building would become surplus and could be sold. He added that maintaining the building would be cost-prohibitive as it would have to meet Office of School Facilities (OSF) guidelines.

Mrs. Allen asked if the property could be combined with unused land at AHS to make a practice field. Mr. James asked that staff bring back suggested uses once the property is back in the possession of HCS.

#### **Approval of Site Location for new Horry County Education Center**

Mr. Brown reviewed the potential site location of the new Horry County Education Center on Four Mile Road, adjacent to the District Office. He noted that the property is owned by HCS and land costs were not included in the approved budget for the project.

Mrs. Smith suggested considering ways to save costs during construction, such as relocating the bus loop to the front of the school rather than behind it. Mr. Wolfe noted that a parent loop is not needed at this site, which will be a savings.

Ms. Heniford asked if the timber would be sold from the property. Mr. Wolfe answered that typically the contractor will handle clearing the timber and credit HCS through the bid price, although it could be done by a separate company if the Board would prefer.

Ms. Heniford moved to forward this item to the full Board for approval. Mrs. Todd seconded the motion; all voted in favor. Motion passed.

### **Permanent Location for Science Kits, Transportation, and Records**

Mr. Wolfe reminded the Committee that HCS is currently leasing space from HGTC for the Science Kits. Notification has been received from HGTC that renovations are planned for that site in about a year, and the lease will not be renewed. Mr. Wolfe added that relocating the Science Kits is costly and difficult.

The Committee briefly discussed the requirements for the Science Kits program as well as the Records department and Transportation to see if they could be housed together. Mr. James requested that staff bring back options such as property locations recently discussed during Executive Session as viable options. Mr. Wolfe noted that a 30-40,000 sq. ft. building would be needed to accommodate Science Kits, Records, and Transportation.

### **Warehouse Located Beside HCS Records Facility**

Mr. Wolfe explained that the two-story structure between CHS and the records department is beyond its useful life and staff is recommending that it be demolished. He noted that an asbestos survey has been completed and some remediation is required for the floor tiles.

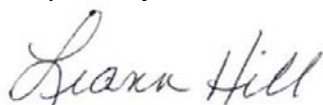
Mr. Winters moved to forward this item to the full Board for approval. Mrs. Todd seconded the motion; all voted in favor. Motion passed.

Mrs. Smith requested that the outdoor-space needs of Socastee High School be an agenda item for the next Facilities Committee meeting. She commented that although meetings with school staff and District Office staff have been beneficial, the topic warrants further discussion. Mr. James said that it will be on the next agenda and asked that staff provide a proposal for the use of greenspace at SHS.

### **Adjourn**

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

Respectfully submitted,



Leann Hill  
Administrative Asst. – Support Services

**Approved: Aril 29, 2019**