

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, January 28, 2019

Board Members Present:

Neil James, Facilities Committee Chairman
Janet Graham, Facilities Committee Member
Holly Heniford, Facilities Committee Member
Helen Smith, Facilities Committee Member
Ray Winters, Facilities Committee Member

Ken Richardson, Board Chairman
Shanda Allen

Staff Members Present:

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

Kenneth Generette
Leann Hill
Mark Koll
Boone Myrick
Mark Wolfe

Media Present:

Patrick Lloyd, WMBF
Katie Powell, Horry Independent
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. 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 December 10, 2018, as presented. Mrs. Graham seconded the motion; all voted in favor. Motion passed.

Discussion

Building Modification/Sustainment Project Addition

Mr. Wolfe reviewed the handout which listed the current Building Modification and Sustainment Projects with three new sustainment requests added: exterior window replacement at Loris High School, site drainage repairs at Socastee High School, and greenhouse repairs/sustainment at various high schools. Additionally, the list included a new building modification project to increase the length of the parent drop off loop at Aynor Middle School.

Mr. James asked about the origin of the budget for this list that is indicated on the handout. Mr. Wolfe explained that there is approximately \$13 million budgeted annually for building modifications and sustainment projects. As projects are completed, any remaining funds from those projects are returned to the fund to allow the addition of projects to the list. The totals were indicated in yellow at the top of the handout.

Mr. James noted that all areas of the District are covered within the list. He informed the Committee that the Facilities staff is presenting this list to keep the committee informed, and traditionally the Committee has approved the new additions to the list. Mr. Winters moved to accept the building modifications and sustainment projects, including the new projects presented. Mrs. Graham seconded the motion. Mr. James asked for discussion on the motion. Mrs. Smith asked if the list was subject to change during the course of the year. Mr. Wolfe answered that project requests are regularly reviewed by Facilities staff and that depending on available funding, the list may have additions based on need as determined through work orders, the Facility Condition Index (FCI), growth, traffic concerns, and observations.

Mrs. Graham asked if the Conway High School gym HVAC project funding from a prior project list is still in place. Mr. Wolfe explained that the funding for projects approved on a prior list are secure. Mrs. Graham then asked if Whittemore Park Middle School was on the list to have a new school built, would the roof be replaced or repaired. Mr. Wolfe explained that the roof would be evaluated to determine the best option, but repairs may be the most cost-effective plan.

Ms. Heniford asked for clarification on the metal roof listed for North Myrtle Beach Middle School. Mr. Wolfe explained that only the membrane-type roofing is being replaced; the metal roofing portion does not require it since it has a longer life cycle than the membrane.

Mr. James called for the vote on the motion to accept the building modifications and sustainment projects, including the new projects presented. All voted in favor. Motion passed.

Proposed Building Projects

Mr. James reminded the Committee that following the project prioritization process by the Board at the December 3, 2018 meeting, staff was asked to develop a plan to address the projects based on the pay-as-you-go model.

Mr. Wolfe explained the handout that detailed the prioritized items, with the addition of a land purchase for a new elementary school in the Carolina Forest area. He noted that the property has been set aside for a school, and the option to purchase it will expire in 2019. The list also included the construction of a new facility for Horry County Education Center (HCEC) for \$13 million, which does not include energy positive or high performance options. Mr. Wolfe went on to explain that staff hoped to address many of the outdoor athletic needs across the District by upgrading various facilities. He added

that a request for qualifications (RFQ) for athletic professional design services is nearly complete which will help determine project costs and scopes of work at each location.

Mr. James asked if the \$11,250,000 designated for athletic upgrades would be split between the 9 high schools. Mr. Wolfe answered that the intent was to see what scope of work is needed at each location to bring them all up to a uniform standard across the District. Ms. Heniford asked if athletic renovation costs were included in the cost of the high school renovations listed. Mr. Wolfe explained that the Five-Year Plan estimates did include some of the athletic upgrades, but that the conceptual designs created by the sports design firm from the RFQ will help determine budgets and priorities for athletics that will be addressed over the next few years.

Mr. James asked for information about the set-aside property in Carolina Forest. Mr. Burch explained that the 35 acre property is adjacent to Ronald McNair Boulevard, has been on a five year set-aside that ends in 2019, and is an ideal location for a future school site.

Ms. Heniford asked about the cost per acre and the condition of the soil. Mr. Burch answered that the cost has not yet been set, although he is estimating it to be about \$60,000-\$70,000 per acre. It was discussed that soil remediation is often needed at many of Horry County's sites due to our close proximity to the ocean.

Mrs. Smith asked if the location of the property is conducive to attendance zone line changes if necessary in the future. Mr. Burch answered that the property is in a great location and would be an asset to Horry County Schools. Mr. Wolfe added that the executive summary of the Five-Year Plan details the need for a school in this location.

Mr. James noted that the HCEC project is on the Board's agenda (January 28, 2019) to decide if the new facility will include features such as being high performance or energy positive. The estimate for the basic structure is \$13 million; however, if those features are added, the price will increase by an estimated \$750,000 per feature. Ms. Heniford asked why the budget did not include an allotment for these features. Mr. James answered that the project has not yet been approved by the Board. Mr. James also noted that the Education Specifications could be modified to include energy conservation attributes to new construction if the Board so desired.

Mrs. Graham mentioned to the Committee that the City of Conway and Conway High School have had discussions regarding constructing a joint tennis facility to better meet the needs of the community. Mr. James requested that staff gather information and report their findings at a future meeting.

Ms. Heniford stated that the North Myrtle Beach High School football field is in need of sod repair. Mr. James answered that each school will be able to prioritize their athletic needs and allocate funds accordingly from the amount being distributed. Mr. Wolfe added that the Board will establish the budget for those schools needing renovations and the conceptual design process will help determine the athletic needs at each site.

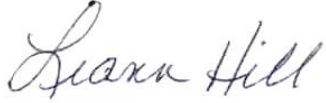
Mrs. Smith stated that she had concerns with the prioritized list of projects since she and the new Chairman were not on the Board at that time. She added that Socastee High School is older than some of the schools on the list and feels it may be premature to allocate funds to design fees for projects if the list may change over the next few years. Mr. James noted that while he understands her perspective, the objective is to have shovel-ready projects when the funding is available. Mrs. Smith asked that the projects listed under Professional Design Work for Future Capacity/Growth Projects be removed from the list at this time. Mr. James noted that the full Board will need to vote on projects

prioritized by the Board at the December 3rd retreat and proposed that the list be presented for approval, with each project being voted on separately.

Adjourn

Mr. Winters moved to adjourn, seconded by Mrs. Graham; 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: February 18, 2019