

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, December 7, 2020

Board Members Present:

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

Chris Hardwick
Helen Smith
Ray Winters

Staff Members Present:

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

Kenneth Generette
Leann Hill
Boone Myrick

Media Present:

Christian Boschult, My Horry News
Katie Powell, My Horry News
Jennifer Roberts, WMBF
Hannah Strong, Post & Courier
David Weissman, The Sun News

Others Present:

Justin Yarborough

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. Mr. James seconded the motion. All voted in favor of approving the agenda. Motion passed. It was noted for the record that Mr. Poston had submitted a Recusal Statement pertaining to item 5.b – Land Planning.

Review and Approval of Minutes

Mr. Poston moved to accept the minutes of September 28, 2020, as presented. Mr. James seconded the motion; all voted in favor. Motion passed.

Discussion

Construction Projects Update

Mr. Brown presented a narrated video update of the following items:

- Tennis & Track
 - The new courts at Conway High School, Green Sea Floyds High School, and Carolina Forest High School are currently in the paving and curing process as we prepare for the final surfacing, fencing, lighting, and court markings. Track construction has begun at St. James High School and Carolina Forest High School.
- SOAR Academy
 - The roofing systems at SOAR are nearing completion and are ready for the final roof covering soon. Exterior brick work has begun. HVAC systems in the common areas are underway. Site work continues and is improving due to the dry weather in October.
- Pee Dee Elementary Loop Road
 - The parent loop road construction is nearing completion. Landscaping, repaving of the existing front parking lot and site lighting are underway.
- HVAC at NMBH and MBH
 - The final rooftop HVAC units have been installed at North Myrtle Beach High and are operational as of October 2. Seven units were replaced, and this completes all rooftop HVAC upgrades at the school. Make-up air rooftop units at MBH have also been completed.

Mr. James asked if the parent loop road at Pee Dee Elementary School was in use. Mr. Burch answered that signage and landscaping are being finished and the project will be substantially complete by the end of the month. He added that parking was temporarily moved to complete improvements such as paving and painting.

Mr. James then asked about the anticipated completion date of SOAR Academy. Mr. Burch answered that the project is still on track to be completed in August, and added that the windows have been ordered. The current roof color shown in the video is not the final color, it is the undercoat for the final surface material. Mr. Poston requested that staff provide images of the interior work progress at the next meeting.

Sustainment Projects: Myrtle Beach High School Wall Flashing Remediation

Mr. Burch presented the Committee with the Wall Flashing Remediation Sustainment Project at Myrtle Beach High School. He explained that the flashing in the high wall sections of the auditorium has deteriorated, causing water intrusion. Remedies tried in the past have not lasted which leaves the options of removing brickwork and replacing the through-wall flashing or covering the surface with embossed stucco metal wall panels. Mr. Burch added that the second solution, which is estimated to cost \$500,000, has a 20-year life expectancy. Funding for the project would include \$141,022 from various residual roofing project funds, and \$358,978 from the 2020-21 Sustainment funds, which has some contingency. The project would be bid on and worked on next summer. Mr. Burch added that

should MBHS undergo a major renovation in the future, then more extensive reconstruction may take place.

Ms. Todd asked it was the same wall that had issues previously. Mr. Burch answered that yes, the issue had been recurring since previous remediation attempts were unsuccessful.

Mr. James asked what steps the Committee needed to take to proceed with the project. Mr. Burch answered that Committee approval was needed. Mr. Gardner added that the amount being funded from the residual roofing projects will need full Board approval due to the description. Mr. Poston commented that through-wall roof flashing is a roofing issue and could be considered appropriate for that funding. After brief discussion, the Committee decided it best to move the matter to the full Board for approval since it would not delay the project.

Mr. Poston moved to send the Myrtle Beach High School Wall Flashing project to the full Board for consideration. Mrs. Todd seconded the motion. All voted in favor. Motion passed.

Sustainment Projects: Land Planning – El Bethel Road Site, George Bishop Parkway Site

Mr. James noted for the record that Mr. Poston had submitted a recusal statement for this Land Planning item. Mr. Burch informed the Committee that complete topographical, tree, and soil boring surveys are being requested for each property to assist with future land design and development of the properties. Since the initial budget will not cover these expenses, an increase of \$13,000 would be needed for each property. Mr. Burch suggested funding the increase from residual funds left in the access road project at the George Bishop Parkway Site.

Mr. James asked if surveys completed now would still be useful at the time of development. Mr. Burch answered that yes, the surveys would maintain usefulness since there would be minimal changes to the topography or soil condition. He added that additional soil borings may be needed once the building placement is determined.

Mrs. Todd moved to request the full Board to approve an increase of \$13,000 to both the El Bethel Road site and the George Bishop Parkway site projects for the purpose of surveying the topography, trees, and soil. Mr. James seconded the motion. Motion passed unanimously.

Long Range Planning – Facility Condition Assessment

Mr. Burch presented the Committee with the 2020 Facility Condition Index for their reference. He explained that the initial assessment for that index was completed in 2012 and consisted of a complete walk-through of every building. He further explained the need for another assessment of the buildings across the District to keep in line with the 10 year industry standard. The walk-through would include experts for electrical, plumbing, HVAC., roofing, and general trades. Mr. Burch stated that the process would take about 8 – 10 months for assessment and data compilation. Based on that timeframe, he would like to begin the process in the summer of 2021. The cost to complete the evaluation in 2012 was about \$.07 per square foot, estimates for the process now are about \$.10 per square foot or \$800,000 - \$1,000,000.

Mr. Poston and Mrs. Todd voiced their support of the evaluation, noting that the data is important and useful to all future projects and contracted firms. Mr. James agreed and commented on the frequency that the data has been used in the past and the value of the investment in the data to help maintain

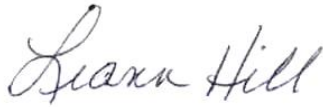
facilities. Mr. Winters commented on the importance of the data to help prioritize future projects. Mrs. Smith also agreed with the importance of the data the assessment would produce.

Mr. Poston asked that the Committee see the framework of the Request for Qualifications (RFQ) prior to it being sent out. Mr. Burch said that he would provide a work plan in the Spring. Mr. Brown suggested discussion at the April meeting to prepare for a June release of the RFQ. The Committee agreed with the timeline proposed.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: January 25, 2021