

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, February 22, 2021

Board Members Present:

Neil James, Facilities Committee Chairman
James Edwards, Facilities Committee Member
Sherrie Todd, Facilities Committee Member

Ken Richardson, Board Chairman
Shanda Allen
Howard Barnard
Helen Smith
Ray Winters

Staff Members Present:

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

Kenneth Generette
Leann Hill
Boone Myrick

Media Present:

Andrew James, WPDE
David Weissman, The Sun News
Katie Powell, My Horry News
Jennifer Roberts, WMBF

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

Mrs. Todd moved to approve the agenda as presented. Mr. Edwards 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 January 25, 2021, as presented. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

Discussion

Construction Projects Update

- Socastee High School Parking Lot Lights
- Tennis & Track
- SOAR Academy

Socastee High Parking Lot Lighting

Light pole and fixture replacement at Socastee High will be completed soon providing much improved lighting to these areas.

Mr. James asked about the estimated completion date. Mr. Burch explained that the lights have been installed and some ground work is still needed, adding that the photos shown were about a week old. Mr. James noted that LED lighting is known to have very low repair rates. Mr. Burch agreed with that feature and said that another is that the lighting does not bleed onto neighboring properties like older lighting.

Tennis and Track

Striping and netting on tennis courts has been done to allow for play while we wait for favorable weather to install final surface. Construction at the track facilities of St. James High and Carolina Forest High continues, although it is being severely impacted by weather.

Mr. Brown added that the wet weather has hampered not only construction but the ability to get more video footage. The track at St. James High School is near completion with paving, synthetic surfacing and striping being the last steps in the process once the conditions dry out. Mr. James asked if the delays will impact the track & field season. Mr. Burch answered that practice has already started for the spring season and the schools have been quite accommodating. He added that he is hopeful to have the track projects completed by the end of April.

Mr. Brown also stated that those schools that have recently undergone resurfacing will be evaluated in alignment with the Tennis & Track Renovation Project. If it is determined that the resurfacing has extended the life of the existing courts, then the schedule may be adjusted.

Mr. Brown informed the Committee that prior to the use of the new track by the school a Use and Maintenance Protocol will be shared with the principal and athletic director. This will include information about the proper equipment to be used to maintain the life of the track. The District will provide the necessary materials needed to ensure the success of the school's adherence to the guidelines. This will include such items as the coverings needed for crossing the track to the inner field, hurdles, and starting blocks. Mr. James stressed the importance of community awareness of the regulations. Mr. Brown stated that signage will be prominently displayed at the track. Mrs. Smith requested that those projects identified in the Track & Tennis Renovation Project list be properly evaluated at the time designated.

SOAR Academy

Work on SOAR Academy interior construction continues as fire sprinklers are being installed, ceiling work including HVAC on the middle school wing, installation of the kitchen hood, and ceiling grid being placed in the high school wing.

Mr. James asked if the project was on schedule. Mr. Burch answered that yes, it is on schedule although the weather has impacted the site work. Mr. Burch added that the brick work and windows are done and the internal work is moving along on schedule also.

Modular Classrooms

Mr. Brown gave a brief overview of the need for additional modular classrooms, and asked Mr. Burch to go over the details for the Committee.

Mr. Burch explained that the contract with Mobile Modular expires in May of 2022. With the uncertainty around enrollment for next year and beyond, uncertainty in construction costs, uncertainty with fiscal needs, and any potential changes in regulations and codes, it may be wise to go ahead and order and install the additional modular classrooms that were planned for at Carolina Forest Elementary, Ocean Bay Elementary, and River Oaks Elementary this year. He further explained that even though we may not need them for next school year, it is very likely we will need them in coming years. They would already be on campus and they could be put into service as needed. Carolina Forest Elementary needs 2 additional units, Ocean Bay Elementary and River Oaks Elementary both need 6 additional units. The estimated cost for all 14 units is \$3.2 million. Mr. Burch added that if leasing is done within 5 years that could result in a slight savings although the ancillary costs are firm.

Mr. James asked for clarification that the chart indicates that Carolina Forest Elementary, Ocean Bay Elementary, and River Oaks Elementary are still exceeding capacity during the lower enrollment of this year. Mr. Burch answered that yes, each of those schools has surpassed capacity, and these would likely be the last units that will fit on each site. Mr. James asked if the addition of the modular classrooms would delay the need to build a new elementary school in the area. Mr. Burch answered that a new facility will be needed around 2024. After brief discussion regarding capacity at neighboring attendance area elementary schools, the Committee discussed that construction of two new schools in the Carolina Forest attendance area would relieve overcrowding and will need to be shovel-ready when funds are available in 2024.

Socastee High School Structural Remediation

Mr. Burch explained that there are several structural issues at Socastee High School which have been evaluated by staff and a structural engineer. The report of findings and recommendations for remediation indicated the following issues: The interior brick veneer on the “bump-out” wall has become unstable. Anticipated remediation would be removal of brick and reconnecting structural supports and rebricking; There is cracking at vertical corner expansion caulked joints and horizontal parapet mortar joints. Anticipated remediation would be removal of brick for installation of additional expansion joints and investigation of brick ties and supports; Interior cracks are showing in south exterior brick clad non-load bearing wall because of building settling. Anticipated remediation would likely be helical piers in the foundation and accompanying roof repairs; Exterior brick cracking along third story wall. Anticipated remediation would likely be removal of brick, addition of additional expansion joints, and rebricking. The opinion of probable cost is in the range of \$350,000.00. Mr. Burch noted that there is currently \$477,777 available in the Sustainment Fund.

Mr. James asked if there are any integrity issues with the building in these areas. Mr. Burch said that the engineer would need to evaluate for structural integrity, and if issues are found it may require additional funds.

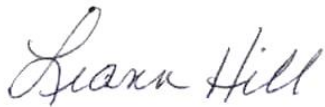
Mrs. Todd moved to proceed with staff recommendation for remediation of the structural issues as detailed at Socastee High School. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

Mr. James asked for clarification on the timeframe. Mr. Burch answered that the hope is to have the work completed over the summer.

Adjourn

Mrs. Todd moved to adjourn, seconded by Mr. Edwards; 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: March 22, 2021