

Horry County Board of Education



Facilities Committee Minutes

Monday, January 25, 2016

District Office, 335 Four Mile Road, Conway, SC

Board Members Present:

Neil James, Facilities Committee Chairman
Holly Heniford, Facilities Committee Member
Sherrie Todd, Facilities Committee Member

Joe DeFeo
Janet Graham
Janice Morreale
Ray Winters

Staff Members Present:

Dr. Rick Maxey, Superintendent
Bobbi Antonucci
Sandy Barfield
Edward Boyd
Teal Britton
Daryl Brown
Joe Burch
Jeff Carland
John Gardner
Kenny Generette
Jason Hardee

Leann Hill
Kathy Johnson
Mark Koll
Dennis McCrary
Boone Myrick
Greg Sponseller
Kathy Stockholm
Trevor Turner
Mark Wolfe

Welcome

Mr. James called the meeting to order at 4:00 p.m. He asked that everyone introduce themselves for the record.

Acknowledge Compliance with FOIA

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. James requested moving the Construction Update to item C and adding Carolina Forest High School Traffic Concerns to the agenda. Ms. Todd motioned to approve changes to the agenda. Mr. James seconded the motion. Motion passed.

Review and Approval of Minutes

Sherrie Todd moved to approve the minutes of the December 14, 2015 meeting as presented. Mr. James seconded the motion. Motion passed.

Composting Pilot Program

Mr. Sponseller gave a brief update on the Composting Pilot Program. He stated that the three schools participating have seen a reduction in fees and expenses. Seaside Elementary, Ocean Drive Elementary, and River Oaks Elementary have seen a reduction in the amount of trash disposed of and an increase in composting materials. This results in spending less on solid waste hauling and trash bags and one school was able to eliminate the rental of a dumpster.

Mr. Sponseller commended the participating schools on their efforts and noted that he hopes to see other schools join the program next year.

Discussion

Project Management for New Construction Projects

Mr. Wolfe reported on the recent search for a project manager. Out of the seven applicants that met the minimum qualifications, only one was considered to be a strong candidate and does not reside in South Carolina. There were others that would warrant an interview, although it is unlikely that they would meet our needs. He recommended that a project management company be hired to oversee the new construction projects.

Committee members asked if current staff could be reallocated and expressed concern over the cost of hiring an outside company. Mr. Wolfe explained that the current project managers are fully committed to the projects they currently oversee.

Mr. James stated that the Committee would not support the recommendation of hiring an outside firm because of the large expense. The Committee agreed that there is a need for project managers and asked the staff to re-post the positions, advertising in other areas such as trade associations.

Dr. Maxey noted that staff is working to provide oversight on the projects while being mindful of the expenses. The Committee stressed the need to find qualified individuals within the construction community. Mr. Gardner added that project management must be in place quickly as the construction begins so that services are verified and approved before payment is made. He added that hiring a third party will add another layer of supervision which removes liability from HCS.

Mr. James asked suggested that firms used in the past be contacted to see if they know of someone that might be interested. He hopes that there will be more information by the next meeting.

Aynor High Lease Agreement with Anderson Brothers Bank

Mr. Brown directed the Committee to the copy of the signed lease attached to the agenda. He reviewed the details of the agreement to lease space on US 501 for the Aynor High School digital sign.

Construction Update

Mr. Ferris gave a brief presentation on the status of the five construction projects currently underway.

Ms. Todd asked if the Myrtle Beach Middle School would face 29th Avenue. Mr. Ferris answered that the building would sit diagonally on the property.

Mr. Ferris stated that the Socastee Middle School (SMS) property has a scheduled closing date in early March and construction of the road should begin shortly after the closing.

Mr. Ferris added that the Myrtle Beach location will begin to show signs of progress when the tenants have moved from the location. Dr. Maxey shared with the Committee that he had just learned of a government agency that has offered to temporarily house Adult Education. This move will accelerate the time frame that the building can be demolished.

Mr. DeFeo asked what the latest possible date is that the SMS property can be delivered and still have the schools finished on time? Mr. Ferris answered that if it was not accessible until August, then accommodations would have to be made to have several shifts working to finish on time.

Mr. Burch shared that he is in constant conversation with the attorneys regarding the SMS property. The anticipated closing date is March 1st and anticipate property disturbance permit by May 1st. Mr. DeFeo asked if arrangements could be made to begin work on the road prior to the closing date. Mr. Burch answered that the owner is moving forward with the access road to our property- they have started design work, surveys, etc. Mr. Wolfe added that we have already had our topographic survey completed and wetlands have been addressed which will save time after the closing.

Dr. Maxey asked if Mr. Ferris knew a date when the Myrtle Beach Middle School plan would go before the Community Appearance Board. Mr. Ferris answered that his colleagues would have that answer as they were a part of those conversations. Mr. Ferris believed that they were waiting on the modular unit before submitting it. Mr. Wolfe noted that he spoke with the Myrtle Beach building official and because the modular is a temporary unit, it is not a factor in the review of plans by the Community Appearance Board. Mr. Ferris will speak with his colleagues regarding this matter.

Mr. James asked Mr. Ferris to plan to deliver updates at future Facilities Committee meetings and possibly the full Board.

Short-term Facilities Plan - Owner's Contingency

Mr. Gardner reviewed the current balance of the Owner's Contingency fund. He explained that the expenses shown are the cost of the conceptual design. Mr. James asked why these charges were just appearing now when the conceptual design was completed about a year ago. Mr. Gardner explained that these fees are usually charged back to each project and we did not have a line item previously.

After brief discussion the Committee requested Mr. Gardner provide more information about what expenses fall in the "other engineering" category at a future meeting.

Student Lockers in the New Middle School Designs

Mr. Wolfe provided a brief update on the discussion about lockers in the middle schools. He explained that traditionally, middle schools have lockers. The new plans do not include lockers. HT Lee has gathered input from middle school principals who had mixed opinions. In summary, principals felt lockers were not necessary as there are more digital materials in use. They wish to have something in the room for book bags, like a hook. It was agreed that the athletic lockers currently included in the plans are needed.

Current Capital Project Contingency Funds

As requested at a previous meeting, Mr. Gardner reviewed the balance of the Capital Project Contingency Funds. He said there is about \$2.4 million available for use on projects such as Aynor High School's Blue Jacket Road.

Mr. James inquired about using these funds to cover overages on the Facilities budget. He asked that Mr. Gardner report back to the Committee with a recommendation on showing an overage on the equipment budget or funding it from these contingency funds.

Pee Dee Elementary School Playground Surface

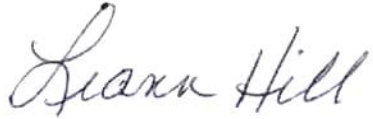
Mr. Brown gave an overview of the condition of Pee Dee Elementary School's playground. He shared that over time roots that were buried on that campus have rotted which results in very large divots around the campus and in the playground. He asked Trevor Turner to explain the proposed repairs. Mr. Turner presented two options: continue our current practice of weekly inspections and fill; or till the area, remove the stumps, fill and regrade the whole area which would cost about \$125,000. If irrigation were added the cost would be about \$160,000. He noted that the work would be done over the summer to minimize the impact on the students. There was brief discussion on the choice of turf and if irrigation was needed. Mr. Turner said he would review turf options.

Ms. Heniford moved to recommend to full board that we proceed with this project which includes stump removal, tilling the soil, and placement of sod with funding in the amount of \$125,000 from the contingency fund. Ms. Todd seconded the motion, all voted in favor.

Adjourn

Mr. James requested that the last two agenda items be moved to the next agenda. Ms. Heniford moved to adjourn the meeting. Mrs. Todd seconded the motion, all voted in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Leann Hill".

Leann Hill
Administrative Asst. – Support Services

Approved: February 22, 2016