

Horry County Board of Education



Facilities Committee Minutes

Monday, March 21, 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
Ray Winters

Staff Members Present:

Dr. Rick Maxey, Superintendent
Mary Anderson
Teal Britton
Daryl Brown
Joe Burch
Jeff Carland
Carolyn Chestnut
John Gardner

Kenny Generette
Leann Hill
Mark Koll
Kathy Johnson
Dennis McCrary
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 item I - Project Management for New Construction Projects Update to be the second discussion item; moving item K - NMBHS Athletic Fields to the fifth discussion item; and the addition of 11th Avenue widening project.

Ms. Heniford moved to accept the agenda as amended. Ms. Todd seconded the motion. Motion passed.

Review and Approval of Minutes

Ms. Todd moved to approve the minutes of the February 22, 2016 meeting as presented. Ms. Heniford seconded the motion. Motion passed.

Mr. James asked for an update on the Independent Peer Review item discussed on February 22nd. Mr. Wolfe explained that it has been drafted, but not released yet.

Discussion

Construction Update - Robbie Ferris

Mr. Ferris updated the Committee on the progress of the construction projects and approval status, stating that the site for the middle school in the St. James area was moving along without delays. He added that the Socastee elementary site will have extensive pilings as a result of the soil type. Mr. James asked for clarification on the approval process. Mr. Ferris stated that the abatement at the Myrtle Beach location should be finished in about a month. The revised contractual completion date is September 1, 2017. He added that the goal is to finish all the buildings for 2017 occupancy.

Mr. James questioned the billing cycles and if the delay would affect the schedule. Mr. Ferris answered that that payment cycle had not yet been approved.

Mr. Ferris noted that there have been some weather delays, noting that the number of days have not yet been quantified. Mr. Wolfe clarified that weather delays are being reported in the interim until they can be quantified by NOAA. Mr. Gardner asked how many weather delays were anticipated on the March billing. Mr. Ferris did not have that information with him at the meeting.

Regarding the middle school in Socastee, he noted that there was little to report on the site at this time. The goal is to begin construction by May 1st with a completion date that would allow occupancy for the 2017-18 school year.

Mr. Brown asked if the crews were working on the weekends to stay on schedule. Mr. Ferris said that they were not working weekends yet, but he does foresee a need in the future.

Mr. James asked about the status of the Socastee property. Mr. Brown answered that an April closing is anticipated. Progress on the temporary access road is proceeding and not causing a delay.

Project Management for New Construction Projects Update - Mark Wolfe

Mr. Wolfe updated the Committee on the search for project managers. 18 applicants met the minimum qualifications. An evaluation committee reviewed the applicants and selected seven for interviews. Only six responded to the request to interview. The committee recommended three for employment based on qualifications and experience; one having civil engineering experience that would be beneficial at all five sites. Candidates expressed concern over the pay scale and limited term of employment. Mr. Wolfe asked for direction from the Committee on how to proceed and funding of the positions.

Mr. DeFeo asked about the possibility of an increased pay scale due to the limited term of employment. Dr. Maxey answered that there is a set salary scale based on experience and education.

Mr. James summarized that the full Board needs to make a recommendation to proceed with the hiring process for these positions. Mr. DeFeo asked that Attorney Generette research the possibility of the Board approving an alternate pay scale for these positions. Mr. Generette said he would research the matter.

After brief discussion, the Committee agreed to research other hiring options of State Agencies, with funding anticipated to come from the unassigned fund.

Ms. Heniford moved to recommend to the full Board the 3 individuals to be hired as project managers with funding source coming from general fund. All in favor; motion passed. Mr. James asked that this item be added to Board agenda for discussion. He will explain that the hiring of these positions is pending more information and a vote will be scheduled for a future meeting.

Update on Contingency Fund – John Gardner

John Gardner presented the Committee with overview on the Contingency Fund balance. The balance in the Owner's Contingency for Five Design-Build Projects is \$5,668,136. The current Capital Project Contingency Fund balance is \$1,892,403.

Status Report on Conway Area Facilities Improvements

Mr. Wolfe gave a brief update on improvements underway in the Conway Attendance Area. He referenced the Facility Condition Assessment report, which determines priority areas in the District. There are several projects moving forward in the Conway attendance area. Mr. McCrary updated the Committee on the HVAC issues, noting that humidity issues at Whittemore Park Middle School will be addressed this summer. The replacement of South Conway Elementary School's HVAC will be completed by first quarter of 16-17. Conway High School is in need of an upgrade in the gymnasium, which should be scheduled for the fall.

Ms. Graham confirmed that the list of outstanding projects is being reviewed. Mr. Wolfe added that the request to have a dumpster moved from behind WPMS was cost prohibitive, but other solutions to alleviate the smell and other problems are being implemented.

There was brief discussion on the original age of the building and the need for a new HVAC system. Mr. McCrary indicated that the project will be in next year's budget.

Ms. Graham requested that the Conway attendance area be considered for the long-term facility plan, as several schools are beginning to need significant updates. Mr. James noted that Future Facility Needs is on the agenda and should address her concerns.

Myrtle Beach High Stadium Renovation

Mr. Wolfe shared with the Committee the information received from the City of Myrtle Beach regarding proposed improvements to the Myrtle Beach High School Doug Shaw Stadium. The Committee asked that he attend meetings with the City and bring the information back to a future meeting for discussion. Mr. James asked for information on leasing the property and costs associated with maintaining the stadium.

North Myrtle Beach High School Athletic Fields

Ms. Heniford explained to the Committee the concern with drainage at North Myrtle Beach High's athletic fields. Mr. Wolfe explained that although he was not with HCS at the time when the fields were renovated, he believes the scope of work did not address drainage due to funding.

Ms. Heniford asked if a solution could be considered during the current renovations. Mr. Wolfe explained that the equipment that is onsite is not the best or most appropriate to work on athletic fields. It was agreed that the scope of work must be determined and reviewed before any solution can be implemented.

Ms. Heniford suggested that a funding source could be selectively clearing some of the land at North Myrtle Beach High. There was brief discussion regarding the varying value of trees and that procurement procedures would need to be followed. Mr. Wolfe noted that an athletic facility assessment is being completed by the staff that would identify concerns with athletic and grounds conditions. Mr. Wolfe anticipates the report will be completed within a few weeks.

Energy Dashboard at River Oaks Elementary

Mr. Wolfe reminded the Committee of the purpose of the Dashboard at River Oaks Elementary School; an interactive system that allowed students to see energy consumption and savings.

Mr. Wolfe stated that the dashboard stopped working in January 2015, partially because of problem and partially because the company that served as the host for the information went out of business. Mr. Wolfe further stated that the cost to repair the system would be about \$19,000, with a maintenance/monitoring fee of about \$5,000.

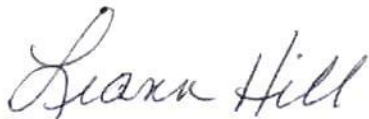
Mr. James asked if the dashboard was being integrated into the curriculum. Mrs. Graham asked if there is an interactive app that could be incorporated into the digital learning curriculum.

It was agreed that staff would determine the classroom usage of the information provided by the dashboard, and if the new schools would have a similar system so that all could be monitored together.

Adjourn

Mr. James suggested that the remaining items be included on the next meeting's agenda. Ms. Heniford moved to adjourn. Mrs. Todd seconded, all voted in favor.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: 5/23/16 with addendum

Addendum to March 21, 2016 Facilities Committee Minutes

Added per Committee vote at May 23, 2016 meeting.

From recording:

H. Heniford: This was brought to my attention a couple weeks ago and it was unfortunate that it was not discovered even though we did meet with several people to talk about the needs of North Myrtle Beach before we put pen to paper to decide how much our renovations would cost. The fields have been so wet that they have not been able to use the fields – they have not been able to practice this March on the softball, baseball, and from my understanding the football fields and that the renovation that we did about 3 years ago – prior to my being on the Board – actually made the football field in worse condition than it is now - so in light of this situation and that we have on the table doing some current renovations and changing and drainage around the school building – the softball and baseball field are near the building – and I would like to see if it is possible since we have the machinery there that we have already paid the fee for these machines to be brought on onto our grounds that we take advantage of that and see if we can do anything around those fields to alleviate within reason – I mean I am not expecting miracles but – Mr. James, you might want to bring up what you said about the football fields though.

N. James: Well, I think first of all, I think we need to define the scope of work; what are we talking about. Secondly, we had significant renovations performed at that complex two or three years ago. What was within that scope of work? If it has made it worse, since that scope of work was done, seems like there should be some remedy back upon the designer and construction of that project.

H. Heniford: The bonding.

M. Wolfe: I can tell you, I wasn't employed by the District at that time, but what I recall from the contract is there was originally a sum of money set aside to renovate a couple of the fields then I think it expanded into 5 or 6 fields or maybe even 7, I don't remember what that number was, but the funding was not expanded with it so that funding had to be divided over the each one of those fields. Therefore scope of work of what should happen got reduced. And so, I really think that the renovations of what they did was take out a lot of dirt and sand which helped for a while but nothing as a permanent fix, there was no sub-surface drainage put in and as some of you know we went back to St. James High School which was one of those fields that was redone and we put in a subsurface drainage system and that has significantly improved that field. I think that was \$78,000 to do that for a field. Relatively speaking, a large size softball field is probably similar in size to a football field in acreage so I'm... you are probably looking for a similar solution in the same cost range.

H. Heniford: Those two fields are near the high school which will we will be doing earth work on the property anyway so I was trying to see if we couldn't encompass that... I'm not into spending more money but these kids can't even use their own fields.

M. Wolfe: I think part of the problem is I understand the concept of using the equipment that we have on-site

H. Heniford: I don't mind being wrong, it just seems to make sense to me.

M. Wolfe: It's a different type of work that has to be done for that. It's really a sports field type of construction because you want to care for the irrigation system that is already there and the kind of soil and what has to happen. It needs to be looked at in more detail before we just have a site-work guy come in and put some drains in. I think it needs to be examined

H. Heniford: or pond

N. James: So can you have someone look at it, define the scope of work – what would be required – and then we will look at the most efficient way to remedy that. I not above suggesting that we go back on the previous project – I think there may be some additional funds, memory may serve me wrong, but I think we did allocate some additional funds to that project.

H. Heniford: I agree; they should have been bonded

(The conversation then goes to clearing the timber.)