

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, May 21, 2018 REVISED

Board Members Present:

Neil James, Facilities Committee Chairman
Janet Graham, Facilities Committee Member
Holly Heniford, Facilities Committee Member
Pam Timms, Facilities Committee Member
Sherrie Todd, Facilities Committee Member
Ray Winters, Facilities Committee Member

Shanda Allen
David Cox
Janice Morreale

Staff Members Present:

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

Kenneth Generette
Leann Hill
Dennis McCrary
Boone Myrick
Davida Rohlf

Media Present:

Christian Buschult, Sun News
Dan Fanning, WPDE
Katie Powell, Horry Independent
Chris Spiker, WBTW

Others Present:

James rice , FFEP

1 community member

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

Ms. Timms moved to approve the agenda as presented. Mr. Winters 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 April 23, 2018, as presented. Mrs. Graham seconded the motion; all voted in favor. Motion passed.

Discussion

Punch List Update

Mark Wolfe distributed a summer project work list to the Committee that was created by FirstFloor Energy Positive. He explained that it details the work schedule and responsible party for the punch list items to be completed over the coming months. Mr. Wolfe introduced Mr. Koll, Coordinator of Design, and Davida Rohlf, Project Manager, to present the punch list update.

Mr. Koll told the Committee that Socastee Middle School had passed the final inspection on April 27th, and the move-in process has begun. Of the 1500 punch list items, 470 still remain and it is anticipated they will be completed by the end of May. The lighting controls and HVAC continued to be a concern. He noted that commissioning the lighting controls may be difficult over the summer months as they are not used in the same manner as when students are in the building. The HVAC process may last into the fall as well as a result of the system functioning at different levels during the summer months. He added that this is the same at each of the schools and will require time to stabilize the system. Mr. Koll also discussed that the grass at each site has been problematic. The contractor has assured staff that the problem will be resolved.

Mr. James clarified that the punch list items will be completed at Socastee Middle School by the end of May, giving staff an understanding of what will be required in order to complete the punch lists at other schools in time for teachers and students. Mr. Koll answered that yes, the punch list should be at least 90% complete with only larger items remaining that require extensive work at Socastee Middle School, Mr. Koll noted that the schedule that was presented by First Floor reflects an August 1st punch list completion date for all locations, and HCS staff is committed to making sure the vendors are able to meet the deadlines. Mr. Wolfe further explained that the two main areas of concern are lighting and heat/air conditioning. The consultant, UCI, is working to resolve issues between the building automation systems the school works on and the system used to monitor all schools by Facilities. Mr. Koll noted that the goal is to have schools programed appropriately to be the most energy-efficient.

Mr. James asked about the landscaping at the new schools. Mr. Wolfe explained that the landscape architect evaluated each school and agrees that the conditions are unacceptable. Staff has provided a list of resources to provide soil testing and develop a plan to move forward promptly while the schools are empty.

Mrs. Graham asked who would be responsible for the cost of the upgrade to the lighting system. Mr. Wolfe explained that the cost of about \$20,000 was being split three ways to ease the burden between HCS, First Floor, and Brady Trane Company which handles the on-site system.

Mr. Wolfe noted to the Committee that there has been a concern regarding an odor in the areas near the restrooms at Myrtle Beach Middle which is being addressed. Mr. James asked that they keep the Committee updated on the status.

Mr. Wolfe reviewed the North Myrtle Beach High School punch list for the Committee. The original list had 891 items to start, with 63 remaining that will be completed when school is out. Ms. Heniford asked about the air conditioning in the theatre dressing room that has been not functioning properly, and asked for information on the party responsible for the engineering

design. Mr. Wolfe answered that they are aware of the problem and it is being addressed, and he will get her the requested information.

Mr. Wolfe then discussed the minimal amount of work to be done at Midlands Elementary School, including finalizing the parent loop, and the playground.

Mr. James asked if there were any other updates available. Mr. Wolfe explained that, weather permitting, the North Myrtle Beach Middle School soccer field is anticipated to be completed about three weeks from now. The sod is being placed which was held up due to the significant amounts of recent rain. The field will require light use for the first several weeks.

Solicitation for Demolition of Former Socastee Elementary School

Mr. Wolfe updated the Committee on the solicitation process currently underway for the demolition of the former Socastee Elementary School. He stated that bids were received on May 15, 2018, noting that the procurement procedures precludes him from sharing actual costs, but he did share that the bids ranged from about \$350,000 to about \$700,000 for complete demolition. The bids are valid for 45 days. Noting that most bids reduced their fee if the Board did not decide on a full demolition. Mr. Wolfe also noted that consideration should be given to the fact that if a portion of the building is maintained for future use, there would be a cost associated with bringing it up to current code requirements. He also noted that a decision will need to be made by June 11th for this solicitation.

Mr. James asked for a cost estimate for retaining a portion of the building for future use in order to fully consider all proposals. Mr. Wolfe answered that it is not a simple answer because the details of the proposed use would have to be factored into a design to get an estimate. It was agreed that this subject will be included on the next full Board meeting agenda as an Executive Session item.

Modular Updates

Mr. Wolfe explained that the modular classroom purchases will be on-site on August 13, 2018. He further explained that there will be about three weeks of work once on-site to get them ready for students, including utility work, IT, fire alarms, and ramps, canopies, sidewalks, and the inspection process. He anticipates move-in at River Oaks Elementary School on September 17th at the latest. Pee Dee Elementary is anticipated for September 24th.

Mr. Brown asked where the manufacturer is based. Mr. Wolfe answered that they are based in Georgia and have been significantly impacted by the needs of hurricane-damaged Caribbean Islands. He also added that Charleston County Schools are having the same problem obtaining modular classrooms. Mr. Brown asked if there was any situations that would delay the delivery. Mr. Wolfe answered that while anything could happen, it is not anticipated.

Summer Projects

Mr. Wolfe presented a handout that details the work the maintenance department has committed to complete over the summer months for the Committee's information. Mrs. Todd asked if the air conditioning problem at Myrtle Beach High School will be addressed over the summer. Mr. Carland answered that the loop system is being addressed and should alleviate the problem.

Adult Education Update

Mr. Brown informed the Committee that he has recently spoken with Dr. Foye of HGTC regarding the Memorandum of Understanding that allows Adult Education to use space on the south campus. Dr. Foye has informed HCS that Adult Education may have to vacate the space prior to next June. Mr. James asked Mr. Wolfe if there is another space available. Mr. Wolfe answered that finding a home for Adult Education is difficult given the many specifics of the program. The Committee discussed the needs of the program and the recent change in classification to business as a result of the child care component. It was agreed that staff will continue to research options in the unlikely event that HCS receive a 30 day notice to vacate.

Request for Qualifications for Architectural Design Services

Mr. Wolfe asked the Committee if there is an interest in pursuing an RFQ for Architectural Design Services for the projects identified as priorities in the five-year plan. Mr. James reminded the Committee of the recent decision to move forward on renovations at Aynor Middle School, a facility for the Horry County Education Center, and the Transportation/Records Retention/Science Kits building. Mrs. Todd moved to present the three projects to the full Board at the meeting that night. Mrs. Graham seconded the motion. Mr. James called for discussion of the motion. Mr. Wolfe explained that we can distribute the RFQ to seek a pool of firms, and include the list of proposed projects. Mr. Winters asked if this procurement process will preclude us from sending out a bid for another project on the five-year plan list. Ms. Morreale added that new architectural drawings may not be necessary if we already have the plans for that grade-level school. Mr. Wolfe explained that traditionally, HCS would retain the rights to the plan for recently constructed schools. Mr. Gardner added that the delivery method will be impacted by this decision; Design/Bid/Build is acceptable but Design/Build is not.

Mr. James called for a vote on the motion of pursuing an RFQ for Architectural Design Services for the three projects identified as three priorities in the five-year plan - renovations at Aynor Middle School, a facility for the Horry County Education Center, and the Transportation/Records Retention/Science Kits building. All voted in favor; motion passed. Mr. James will present this item to the full Board this evening.

New Construction Project Priorities

Mr. Wolfe presented the Committee with conceptual cost estimates for the major renovation projects listed on the five year plan, as requested at a prior meeting. He further explained that some of the numbers are from the Facility Condition index to help determine the cost based on age and condition. Additionally, he noted that the numbers may increase as the process proceeds. Mr. Brown asked consideration was given to those crucial needs projects – those that would result in not being able to open the school. Mr. Wolfe explained the column headings on the handout and the prioritization process given to each project.

Ms. Heniford asked about the variance in costs from the recent North Myrtle Beach High School renovations and the proposed Myrtle Beach High School renovation budget. Mr. Wolfe explained that the scope of services will vary between the schools, which will factor into the costs. Ms. Heniford expressed her concerns over the cost estimates in relation to North Myrtle

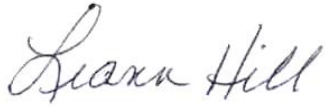
Beach High School's budget. Mr. James asked the Committee review the presentation with the goal of working on a priority list at a future meeting.

Ms. Heniford requested a comparison of the NMBHS renovation and the proposed MBHS renovation. Mr. Wolfe said he would provide that to her. Mr. James requested it be provided to the whole Board for consideration.

Adjourn

Mrs. Todd moved to adjourn, seconded by Mrs. Graham; all voted in favor. Motion passed.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Revised Minutes Approved: July 23, 2018