

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, August 21, 2017

Board Members Present:

Neil James, Facilities Committee Chairman	Joe DeFeo
Janet Graham, Facilities Committee Member	Janice Morreale
Holly Heniford, Facilities Committee Member	
Sherrie Todd, Facilities Committee Member	
Ray Winters, Facilities Committee Member	

Staff Members Present:

Dr. Rick Maxey, Superintendent	
Velna Allen	John Gardner
Mary Anderson	Kenneth Generette
Joe Burch	Leann Hill
Edward Boyd	Boone Myrick
Daryl Brown	

Media Present:

Christian Boschult, Sun News
Abbey O'Brien, WBTW

Others Present:

Robbie Ferris, FFEP
Graham Reynolds, HG Reynolds Co.
Erin Heaney, PR, FFEP

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 that item 4C AT&T Small Cells Project Request, and 4E Personal Electrical Items be removed. He also requested that that 5A3 Update on North Myrtle Beach High School be moved up to replace 4C, with the agenda being renumbered accordingly.

Mr. Winters moved to approve the agenda with modifications. Mrs. Todd 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 August 7, 2017 as presented. Ms. Graham seconded the motion, all voted in favor. Motion passed.

Discussion

Construction Projects Update

Mr. Ferris presented an update on the construction projects, commenting on the impressive team effort that has resulted in the schools opening in time for students. He informed the Committee that there were several “punch list” items that remained at each school, which would be addressed in a timely manner. These items include the dashboards at the schools, paving at St. James Intermediate, and some kitchen items that need attention. Mr. Ferris also noted that the substantial completion dates for Socastee Middle and Myrtle Beach Middle have not changed since his last presentations.

Mr. James asked if there would be a post-construction meeting to discuss what went right on these projects, and what might need to be reviewed for any future projects. Mr. Wolfe answered that a specific meeting has not been scheduled yet, but he will plan one shortly. Ms. Morreale requested that principals be included in that meeting to share their thoughts and observations.

Mr. Winters and Dr. Maxey both commented that they had received positive feedback from the community. Dr. Maxey also commented that parents and students are excited to be in the new schools, and that we look forward to learning from these new types of schools.

Old Transportation Building - Mr. Burch

As requested at a previous meeting, Mr. Burch presented the research compiled regarding the property behind Whittemore Park Middle School, where the Transportation Department was housed prior to hurricane Matthew. The property is in the process of being appraised, and is zoned R1. In conversations with the City of Conway, Mr. Burch learned that the City would not support the location being used for a commercial structure. The City would support subdividing the 11 acres for housing which would be its highest and best use. The City is very interested in acquiring the property for the purposes of a community center. Mr. Burch also presented figures for remediation and/or demolition; remediating the environmental issues will cost about \$287,000.

Ms. Heniford inquired about possible future use by the District. Mr. Burch and Mr. Wolfe explained that the property is not large enough for a new school, unless the Whittemore Park Middle School property was included. Mrs. Graham commented that it is very important to the community that Whittemore Park Middle School maintain its location and structure. Ms. Graham asked how the proceeds from the building would be used. Mr. Wolfe answered that more than likely, the funds would help with the costs associated with accommodations for the departments that were displaced.

The Committee asked Mr. Burch to bring back the appraisal and any relevant estimates to a future meeting. At that time, a decision will be made regarding a recommendation to the full Board.

North Myrtle Beach High School Renovation Update

Mr. Brown explained to the Committee that the inspection date for the school does not allow adequate time to prepare to have students on the first day of school, August 23rd. He added that as of right now, North Myrtle Beach High students will have a make-up day on October 9th.

Mr. Reynolds presented an update on the renovation underway at North Myrtle Beach High School. He noted that it is an extensive 6 Phase project, which is currently in Phase 5. He explained some of the work that has been completed, such as new HVAC, new parking lots, removal of asbestos, addition of

ADA compliant restrooms, code-compliant wall renovations, cafeteria serving line improvements, air conditioning in the kitchen, installation of new seating in the auditorium, addition of dressing rooms, and back stage space that did not exist before.

Ms. Heniford mentioned that she had received positive feedback from teachers and community members. She noted that several teachers had commented that more electrical outlets are needed in the classrooms. Mr. Reynolds and Mr. Wolfe said that they would look into a solution.

Mr. Reynolds explained that the State Fire Marshal required that the fire alarm panel and several detectors needed to be replaced in many areas throughout the school. The final inspection for the work and documentation is scheduled for August 22nd, and he does not anticipate any issues.

Facility Condition Index

Mr. Wolfe presented the Committee with the Facility Condition Index (FCI), dated June, 2017. He noted that it does not include projects that are ongoing, such as North Myrtle Beach High School. It also does not include athletics, grounds, or parking – those conditions are tracked separately.

Mr. James stressed the importance of addressing the comprehensive facility needs that includes all factors such as structures, athletic facilities, grounds, etc. He further said that this must be considered in conjunction with the fiscal capabilities of the District.

Ms. Heniford commented that Dr. Angie Jones would like to speak at a Finance Committee meeting to share her knowledge of investment opportunities available.

Mr. Wolfe explained that the schools at the top of the list, shaded in grey, are those with the greatest improvement needs. He noted that the Committee needs to determine criteria to filter the highest and greatest needs throughout the District. He added that the proposed renovations of the Myrtle Beach Middle School may need to be addressed prior to the development of a new capital plan, in order to meet the timeline of renovations while the school is vacant.

Ms. Morreale asked if capacity is factored into the FCI. Mr. Wolfe answered that capacity is not a factor, it is strictly structures. He also noted that this does not include required code compliance improvements. Ms. Morreale stressed the importance of considering both building conditions, and capacity.

Mr. James requested that staff prepare information to review at the full Board meeting on September 11th, to include the Facility Condition Index, the athletic/grounds assessment, capacity projections, timing, and available resources. Mrs. Todd requested that renovations at Myrtle Beach Middle should be discussed on September 11th as well.

Ms. Heniford and Ms. Morreale inquired about what funds are available from the penny sales tax at the current time. Mr. Gardner explained that there is enough to cover our current capital improvement plan and debt service. Mr. James asked that information be brought back to a future meeting regarding the penny sales tax.

Updates

Mr. Wolfe briefly updated the committee on the progress at Midland Elementary, Myrtle Beach Primary, and North Myrtle Beach Middle. All have received their Certificate of Occupancy and staff is working hard to prepare each school for the first day of classes. Midland Elementary is entering phase 2 with an anticipated inspection date of mid-October.

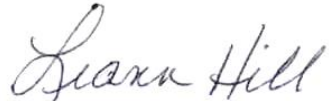
Mr. James asked about the approval date for modular classrooms at Aynor Elementary. Mr. Wolfe explained that the fire lanes were awaiting approval from the State Fire Marshal. The Academy for Arts Science and Technology is also scheduled for inspection.

Mr. James thanked Mr. Wolfe and his staff for outstanding work preparing all schools for the start of school. Mr. Wolfe was appreciative of the kind words and complimented every department across the District for working together to open schools on time.

Adjourn

Ms. Heniford moved to adjourn, seconded by Mr. Winters, all voted in favor. Motion passed.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: September 25, 2017