

**Horry County Board of Education**



**Facilities Committee Minutes**

**September 12, 2016**

District Office, 335 Four Mile Road, Conway, South Carolina

**Board Members Present:**

Neil James, Facilities Committee Chairman	Joe DeFeo
Holly Heniford, Facilities Committee Member	David Cox
Sherrie Todd, Facilities Committee Member	Ray Winters

**Staff Members Present:**

Dr. Rick Maxey, Superintendent	
Mary Anderson	Kenny Generette
Amber Barnhill	Leann Hill
Edward Boyd	Mark Koll
Teal Britton	Boone Myrick
Daryl Brown	Trevor Strawderrman
Carolyn Chestnut	Mark Wolfe
John Gardner	

**Media Present:**

Christian Buschult, Sun News  
August Dittbenner, Myrtle Beach Herald  
Taylor Herlong, News 13

**Others Present:**

Steve Usry, UWPD Architecture

**Welcome**

Mr. James called the meeting to order at 4:30 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**

Ms. Heniford moved that the agenda be accepted as presented. Mrs. Todd seconded the motion. All voted in favor, motion passed.

### **Review and Approval of Minutes**

Ms. Heniford moved that the minutes of the August 22, 2016 meeting be accepted as presented. Mrs. Todd seconded the motion. All voted in favor, motion passed.

### **Discussion**

#### **Consider Modification of the Scope of Work for the North Myrtle Beach High School Renovation Project**

Mr. Wolfe gave a brief overview of the delivery process being used for the North Myrtle Beach High School renovation project. He noted that the Integrated Project Delivery (IPD) method is not a traditional delivery method used by HCS. A Design, Bid, Build delivery method is used on most projects. With the IPD method, HCS hired the architect and contractor separately. They combine to become the IPD Team and work with Facilities staff and school staff to develop a design and scope of work that fits within the established budget.

Mr. Koll then gave a brief history of the project noting that the school was originally built in the late 1970's, was over 250,000 square feet, and that the design phase has lasted about a year. He then reviewed the recommended final scope of work as presented.

Mr. James clarified that 70 parking spaces would be added for student parking.

Regarding aesthetic modifications, Mr. Koll stated that the retention pond would be omitted as it was not serving as storm water retention. Mr. James asked the staff to confirm that drainage issues have been addressed to ensure that there will be no issues going forward. Mr. Koll confirmed that drainage issues have been addressed with this design.

Ms. Heniford inquired about the FEMA grant that may help with funding. Mr. Wolfe answered that the application had been submitted and staff is waiting for a response from FEMA.

Mr. Koll noted that the Student Learning Commons would not be included in the renovations as it had just been renovated in 2003. He added that the way it is configured now satisfies the needs of the building quite well at this time.

Additionally, Mr. Koll noted that there were significant cost savings by leaving four science rooms as currently configured and reconfiguring the others as planned and refurbishing all 9 of

the science rooms. This met the needs of the school and gave them added abilities due to the various sized rooms.

Mr. James asked which part of the building was renovated in 2003. Mr. Koll answered that the rectangular wing is the area that was completed in 2003.

Mr. Koll then explained that some exterior renovations are being completed with this scope of work. He added that the upgrade to the elevator would not be included in the scope as it is still serviceable – saving about \$80,000. Additionally, HVAC replacement, which is the largest cost, is included in this project with the exception of the 2003 renovated areas.

Mr. James asked why the partitions in the auditorium were listed as “omitted due to code” on the handout. Mr. Koll explained that the code referenced the Americans with Disabilities Act (ADA) regarding access to seating, and these partitions would conflict with the code. With the addition of new seating, the total seating capacity is 653.

Ms. Heniford asked about the requested modifications to the showers in the boy’s locker room. Mr. Koll explained that those modifications are not included in the scope due to cost, noting that any changes to the male side would have to be duplicated on the female side.

Mr. James had several questions for staff. He asked about security at the front of the building. Mr. Wolfe answered that there is a guard house at the front entrance, and a locked vestibule in the front lobby.

Mr. James asked if all modifications meet code specifications and OSF requirements, as well as fire and security system concerns. Mr. Wolfe answered that it has been designed to meet code and there will be an inspection by each agency to ensure compliance. Mr. Wolfe explained that the whole building has an updated fire alarm system, intercom system, and improved sprinkler system, and all work together during an emergency.

Mr. James asked for confirmation that all three entities (HCS, builder, and designer) are in agreement with this scope of work as presented and are recommending it to the whole Board. Mr. Wolfe, Mr. Koll, and Mr. Usry (of UWPD Architecture) confirmed agreement on the scope.

Mr. DeFeo clarified that the total project budget for this scope of work is \$21,086,340, barring any unforeseen circumstances. Mr. Wolfe confirmed the cost would be submitted by the contractor as the Guaranteed Maximum Price, noting that there is a small contingency for the project to hopefully cover much of the unforeseen costs.

Ms. Heniford asked if there is oversight on this project such as peer-review, or third-party review. Mr. Wolfe assured the Committee that OSF inspections are required intermittently

during the project. Additionally, Mr. Koll and staff project manager Amber Barnhill will oversee the project on a daily basis. He explained that peer-review and commissioning are more in-line with building performance and whereas this project is replacing an existing system, there is not a need for that type of review on this project. Ms. Heniford stated for the record that she has concerns with oversight and would like to ensure that the project is diligently monitored. Mr. James suggested that if the Board elects to adopt an oversight plan, the same protocol should be applied to all three IPD projects; North Myrtle Beach High School, North Myrtle Beach Middle School, and Midland Elementary School. Mr. Wolfe stated that he would bring back a schedule of values from the contractor to the Board once this final scope was approved.

Ms. Heniford made a motion to recommend the scope of work as presented for the North Myrtle Beach High School renovation to the full Board for adoption. Ms. Todd seconded the motion. All voted in favor, motion passed. Mr. DeFeo noted that it would be added to the September 12, 2016 Board Agenda.

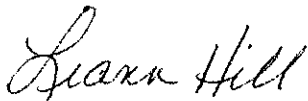
Mr. James asked if the other IPD projects were proceeding as scheduled. Mr. Wolfe answered that the other two projects are on schedule, noting that the North Myrtle Beach Middle scope of work has been enhanced and remains within budget.

Mr. DeFeo asked if there would be a delay on the North Myrtle Beach High School project if the Board does not approve the final scope of work. Mr. Wolfe answered that there would be a delay in delivering the schedule of values until there is Board approval, noting that the project should not be delayed.

### Adjourn

Ms. Heniford moved to adjourn. Ms. Todd seconded the motion, all voted in favor.

Respectfully submitted,



Leann Hill  
Administrative Asst. – Support Services

Approved: 9/26/16