Horry County Board of Education

Facilities Committee

Facilities Committee Meeting Minutes
Monday, November 20, 2017

Board Members Present:

Neil James, Facilities Committee Chairman
Janet Graham, Facilities Committee Member
Holly Heniford, Facilities Committee Member
Sherrie Todd, Facilities Committee Member
Ray Winters, Facilities Committee Member
Pam Timms, Facilities Committee Member
Joe DeFeo
Shanda Allen
Chris Hardwick

Staff Members Present:

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

Media Present:

Christian Boschult, Sun News
Abbey O'Brien, WBTW
Katie Powell, Horry Independent
Nick Papantonis, WPDE

Others Present:

Robbie Ferris, FFEP
Erin Heaney, PR for FFEP
Joe Pike, Pike McFarland Hall Associates
Graham Reynolds, HG Reynolds Company
Jeffrey Reynolds, HG Reynolds Company

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. Winters moved to approve the agenda as presented. Mrs. Graham seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Mrs. Graham moved to accept the minutes of October 23, 2017 as presented. Mr. Winters seconded the motion, all voted in favor. Motion passed.

Project Updates

Myrtle Beach Middle School, Socastee Middle School, and Punch List Update for TOMS, SJIS, and SES
Mr. Ferris presented the Committee with the status of the construction projects, noting that there were not many changes from last month's presentation. He also clarified his statement from the last meeting regarding the punch list, noting that they had created the list and it is anticipated that only a few outstanding items will remain to be completed after winter break. Mr. Ferris stated that the biggest problem is delivery times for replacement door hardware for equipment that had been improperly installed or was not functioning properly.

Mr. Ferris explained that that the OSF inspection date for Myrtle Beach Middle originally scheduled for November 28th, had been moved to December 5th at the request of OSF. The new date will need to coordinate with the fire marshal inspection. Mr. James asked if this would impact the move-in schedule. Mr. Ferris answered that he did not believe it would change the schedule, and asked Mr. Wolfe for his thoughts. Mr. Wolfe commented that passing the inspection early in December would not change the move-in schedule, however; anything later would likely cause impact to the schedule.

Midland Elementary School
Mr. Pike detailed the renovations currently underway at Midland Elementary School. He noted that the cafeteria has been completed and is operational, and the two-story section will be completed by the end of December. Parking, fire lanes, and parent drop-off areas will be completed once the portable classrooms are able to be removed from the site.

Mr. James asked if the project was on budget, and if there were any rain delays. Mr. Pike answered that the project is under budget, and the substantial completion date is December 31st. Mr. Wolfe added that the project is currently several hundred thousand dollars under budget.

North Myrtle Beach High School
Mr. Graham Reynolds updated the Committee on the renovation project at North Myrtle Beach High School. Mr. Reynolds stated that Phase 6, the final phase, would be finished by the beginning of January. His presentation included photos from all phases of the project.

5-Year Plan
As an update to the status of the 5-Year Plan, Mr. Wolfe informed the Committee that finalizing is contingent on the 45 day Average Daily Membership and the possible Attendance Policy revision. He said that he may be able to have information for the December meeting, but certainly anticipates having the draft plan ready for discussion at the January 2018 meeting.

Discussion

45-Day Average Daily Membership (ADM) Report

Mr. Burch presented a slide confirming the student population growth of 872 since last year, higher than the projected growth of 755 students. He noted that much of the growth is in kindergarten and that enrollment is higher than the birth rate for Horry County five years previous, indicating that more families are moving into the District. This is a marked change over the last few years.

Mr. Burch discussed functional capacity and explained that it is an analysis of the building and a calculation of how the building is being utilized. It shows how many students the building can effectively house. He also explained that in order to accurately determine the capacity of a building, the ADM is modified to reflect the actual number of students on campus. He has removed the students that attend our program schools but are counted in the ADM at their base school. Mr. Burch noted that Myrtle Beach Middle is shown based on the new school being open, and not the current location. Mr. DeFeo requested that Mr. Burch prepare a chart that depicts a scenario if everyone attended schools within their assigned zone.

Mr. Wolfe added that modifying the transfer policy to factor in capacity issues will help staff plan for facility needs prior to their being a capacity issue. Facilities recommends that the Board consider when a school reaches 90% capacity it be considered a red-zoned school. The Committee briefly discussed transfer scenarios such as restricting transfers to red-zone schools and acknowledging true hardship needs.

Mr. James asked how modular classrooms are reflected in the capacity numbers for schools. Mr. Burch explained that modular classrooms are not factored into capacity numbers, as it would not be an accurate reflection of the building's true capacity. Mr. Wolfe added that it is important to also consider the additional impact over-capacity facilities have such as traffic concerns. The Committee requested that a column be added that compares the use of portable classrooms to the main building.

Discussion of the Horry Street Property

Mr. Burch updated the Committee on the disposition of the Horry Street Property. At their December 4th meeting, the Conway City Council will discuss accepting the property from Horry County Schools. Mr. James clarified that the District has determined there is no need to retain the property and that the insurance settlement has been collected. Mr. Wolfe said that the insurance settlement has not yet been collected, but a request has been made to proceed with settlement. Mr. James also stated that the same stipulations applied to the property in Loris should be applied in this case. Mrs. Graham moved to donate Horry Street property to the City of Conway to be used for the benefit of the public. Ms. Heniford seconded the motion. All voted in favor. Mr. James noted that he would report on this at the Board meeting.

Purchasing the Leased Modular at Burgess

Mr. Wolfe proposed to the Committee that the modular classrooms currently being leased at Burgess Elementary be purchased. He explained that the units, which are currently two years old, would be

about 35% of the cost of new units. The total cost for all four units plus restrooms would be $187,900. This will help will anticipated capacity issues at that school since it remains at 99% even after the entire fifth grade was moved to the new St. James Intermediate School.

Mr. DeFeo asked if the units could be moved, if needed. Mr. Wolfe explained that the units would meet current code requirements and require minimal modifications if moved. Ms. Timms said that she supported the purchase to help with the growth in that community. The Committee briefly discussed the portables currently being leased that are in use around the District and their potential use to relieve capacity issues at other schools. It was agreed that Mr. Wolfe should work with Mr. Gardner to obtain a funding source to purchase the units currently at Burgess Elementary as well as others that are of equivalent value in the District.

Socastee Middle School Move-in Schedule

Mr. Brown explained that a mid-February move-in date is anticipated for the Socastee Middle School, based on current inspection schedules and approvals. He will work closely with Ms. Myrick and Mrs. Scott to develop a detailed move-in schedule to present to the Committee at a future meeting.

Adjourn

Ms. Heniford moved to adjourn, seconded by Mrs. Graham, all voted in favor. Motion passed.

Respectfully submitted,

Leann Hill
Administrative Asst. – Support Services

Approved: December 11, 2017