

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, March 22, 2021

Board Members Present:

Neil James, Facilities Committee Chairman
James Edwards, Facilities Committee Member
Sherrie Todd, Facilities Committee Member

Shanda Allen
Howard Barnard
Janet Graham
Helen Smith
Ray Winters

Staff Members Present:

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

Kenneth Generette
Leann Hill
Boone Myrick
Frank Smith

Media Present:

Andrew James, WPDE
Mike McCormick, WBTW
David Weissman, The Sun News
Katie Powell, My Horry News

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

Mrs. Todd moved to approve the agenda as presented. Mr. Edwards seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Mrs. Todd moved to accept the minutes of February 22, 2021, as presented. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

Discussion

Construction Projects Update

Green Sea Floyds Elementary Canopy

New canopy added to the existing drop-off loop at Green Sea Floyds Elementary is completed. Lighting on the canopy to be completed shortly.

Socastee High Guard Rail

The addition of a guard rail and associated fencing at Socastee High by the student parking lot is now complete.

Tennis & Track

At Loris High School the track is 100% complete and released for use. All drainage work, curbing and grading is complete at St. James High School and Carolina Forest High School. Paving has commenced and is nearing completion at both projects. The tracks will soon enter the curing phase for asphalt before final synthetic surfacing and lane striping can be completed. Work on Track and Field event areas is also nearing completion.

SOAR Academy

Interior work at SOAR continues as the contractor looks to finish above ceiling installations. OSF above ceiling inspection is scheduled for March 17th. All storm drainage is complete with roof drains and underdrains being tied in. Permanent power is now provided to the building. Recent good weather helped move along the site work.

NMBM OAU Replacements

Mr. Burch reported that the replacement of the Outdoor Air Unit at North Myrtle Beach Middle School is anticipated to be delivered and installed by end of spring break.

LKE BARD HVAC Unit Replacements

Mr. Burch reported that replacement of the BARD HVAC unit at Lakewood Elementary is also ahead of schedule due to an earlier delivery than expected. The units are in a Conex trailer now and plans are on schedule to install over spring break.

Mr. Burch added that the Forestbrook Middle School and St. James High School outdoor air unit bids will be opened on Friday. That will allow the Notice of Intent to be released prior to spring break, allowing for the work to be completed over the summer. In addition, the Green Sea High School cooling tower bids were opened today, with an installation installed in the summer. He added that the bid for the chiller at Socastee High School is being finalized.

Bipolar Ionization Technology

Mr. Brown introduced a video regarding Bipolar Ionization Technology being used to improve indoor air quality. At the conclusion of the video Mr. James asked staff to gather information from outside sources such as environmental engineers for further consideration.

Preliminary Facility Condition Assessment Scope of Work

Mr. Burch presented the Committee with details about scope, objectives, requirements, and presentation of findings for the Facility Condition Assessment project. The presentation compiled previously discussed topics as well as staff suggestions regarding the process with regard to the following areas:

Scope & Objectives

Long Range Plan for Facilities and services

- Facilities Condition Assessment (FCA) of the specified buildings and their systems
- Revise and Update the Educational Specifications for use in determining how our schools are to be designed and retrofitted in the future
- Report of findings by facility
 - Objectively rate the remaining life span of the facility
 - Is replacement of the facility within the 10-year planning window warranted?
- Develop the 10-year Facility Plan in coordination with the Facilities Department

Requirements

- Visual and non-destructive inspection
- Registered architectural and engineering professionals
- Accurate quantitative and qualitative assessment of each facility
 - identifies deficiencies
 - safety issues and/or
 - ADA non-compliance situations
- Create an inventory of the facility sub-elements utilizing "Standard Classification for Building Elements and Related Sitework - UNIFORMAT II", ASTM E 1557-09"
- Assess condition of sub-elements
- Limited to the facilities and buildings that are accessible for visual observation using non-destructive techniques.

Example of NIST/ASTM* Uniformat II Hierarchy

**National Institute of Standards and Technology and American Society for Testing and Materials*

Level 1 – Major Group Elements – D Services

Level 2 – Group Elements – D30 HVAC

Level 3 – D3020 Heat Generating Systems *(Most of the evaluation will be done at this level.)*

Level 4 – Sub-Elements – D3021 Boilers, D3022 Piping & Specialties, D3024 Insulation
(HVAC, roofs, water heaters and others at this level.)

Rating Levels

Green

"Green+" - Free of observation or known distress

"Green" - Slight deterioration, but functionality totally intact. Routine maintenance or minor repair could be accomplished.

"Green–" - Minor deterioration. Complete functionality largely met. Minor repair required.

Amber

"Amber+" - Moderate deterioration. Functionality adequate, but somewhat impaired. Moderate level of repair required.

"Amber" –Moderate deterioration. Functionality definitely impaired. Improvements needed. Moderate level of repair required.

“Amber–“ – Moderate deterioration. Adversely affects other components. Functionality definitely impaired. Moderate repair required.

Red

“Red+” - Significant deterioration resulting in major impact on functionality. Major repair or rehabilitation required.

“Red” – Significant deterioration resulting in little functionality remaining. Major rehabilitation or replacement required.

“Red-“ - Total deterioration resulting in complete loss of functionality. Total replacement or renewal warranted.

Requirements

- Condition Ratings will be done using a combination of Direct Observation and Relative Age Service Life Ratings.
- Most items will be visually surveyed with no destructive testing or intrusion.
- Some items can only be rated using Relative Age because of accessibility.
- Visual ratings combined with age will give an indication of relative condition and remaining life of the component.

Example of Age Based Service Life Condition Rating

Table 3 - Direct Condition Rating (DCR) Definition Summary – Relative Age		
(Service Life Standard: 67 years for longer-lived non-structural components such as floor, metal roof deck, exterior wall and stair construction)		
Rating	Remaining Service Life (Std)	Estimated Age Range (Years)
Green (+)	100%	0-1
Green	99% - 81%	1-12
Green (-)	80% - 61%	13-26
Amber (+)	60% - 51%	27-33
Amber	50% - 41%	34-39
Amber (-)	40% - 31%	40-46
Red (+)	30% - 20%	47-56
Red	19% - 0%	57-67
Red (-)	Older than service life standard	> 67

Provide Findings

- Top level executive summary
 - Rating each facility
- Detailed report of findings for each facility
 - Graphic, tabular and narrative analysis
- Provide data collected in electronic format (Excel) to be utilized in district software systems
- Digital photos of representative components and significant observed deficiencies
- Educational Specifications
- Long Range Plan – 10 years

Utilize District Staff and Data

- Interview District Staff who are knowledgeable of the history of the facility
- Utilize district data including age, revision history, current projects
- Utilize district plans, drawings and other background information
- Roofing
 - HCS has a roofing consultant on contract currently. We are considering having them utilize their capabilities of assessment and reporting to develop a roofing analysis of every building that will be included in the FCA. As a result, the FCA

would exclude Roofs in the solicitation, and we would merge that information in the final data.

Educational Specifications

- Coordinate with the appropriate District departments to develop a revised and updated set of Education Specifications for use in determining how our schools are to be designed and retrofitted going forward
 - Data Collection / Preparation
 - Preliminary Meeting with Learning Services Department to determine program goals and methodology
 - Analysis / Evaluation
 - Develop draft Elementary, Middle, High School educational specifications.
 - Meet with District representatives to present draft document
 - Refinement
- Incorporate HCS review comments.
- Meet with District representatives to review final document.
- Submit final Educational Specifications.

Long Range Plan

- Provide assistance to the Facilities Department in the development of a 10-year Long Range Facility Plan in the form of conducting an educational adequacy assessment based upon the FCA and Educational Specifications:
 - Facility Surveys / Assessment
 - Report Preparation / Refinement
 - Submit final Educational Adequacy Assessment, and coordinate with FCA.

Conceptual Example – FCI Reporting

Below is a concept of how FCI data may be reported in the future.

Life Cycle	Roofing	HVAC	Conveying	Fire Protection	Exterior Enclosure	Electrical	Plumbing	Interior Construction	Interior Finishes	Equip & Furnishings
Average of Over/under age										
Row Labels										
Academy for Arts Science and Tech. - 0196										
Black Water Middle - 0062										
Conway Education Center - 0172										
Early College - 0074										
Horry Ed. Center - 0176										
Kingston Elementary - 0028										
Loris High - 0008										
Riverside Elementary - 0068										
Scholars Academy CCU - 0178										
St. James High - 0058										
Waterway Elementary - 0067										

Mr. Burch noted that the topic of Education Specifications (Ed. Specs) is still under discussion regarding completing them internally or externally and asked for the Committee's input. Mr. James commented that there is extensive experience in house and the previous Ed Specs that were done internally were excellent. He added that starting with those specifications would be wise, and attention will need to be given to the impact of virtual school enrollment on school needs. Mr. Edwards moved to use internal staff for development of Education Specification Guidelines. Mrs. Todd seconded the motion. All voted in favor. Motion passed.

Mr. James asked if the long range plan information could include a notation of facilities that have portable classrooms to determine if the capability is there to expand on the existing facility or replace the facility elsewhere. Mr. Burch responded that that would be a valuable addition to the information.

Mr. James and Mrs. Graham inquired about the impact of functionality issues that impact the rating – for example will roofs or fire protection have a different weighting than painting or other cosmetic projects. Mr. Burch answered that those details are being discussed. Mr. Brown added that further discussion regarding that topic can be added to the April agenda which will still allow for release of the RFP in June.

Mr. James also asked if the assessment will be of just the educational facilities in the district. Mr. Burch replied that it would include every facility currently owned by HCS.

Mr. James commented that thermal imaging of the roofs would be beneficial. Mr. Burch stated that thermal imaging has been used in the past and that equipment has been purchased to complete that work in-house, although some education is needed on evaluating the data. Mr. James suggested that staff members of Santee Cooper may be able to assist with that training.

Mr. Barnard noted the importance of establishing numerical values that determine levels of improvement needed. He added that facilities that fall below the established benchmark should be prioritized. Mr. Burch agreed and asked for input to determine those thresholds during the detailed discussion in April.

Future Use of Old HCEC Building

Mr. Brown advised the Committee that the facility on Highway 90 that will be vacant when the new SOAR Academy opens is being considered as a new home for the JROTC division. This will allow for the space to be used for the many areas in that department such as PE, Drivers Education cars, and possibly JROTC events.

Request for Portable

Mr. Brown explained that the move into the new SOAR Academy will also leave several portable classrooms vacant on that property. The recommendation is to allow interested organizations to remove the portables for their use, once proper inspections are completed. The Committee agreed that while they are older units, there may be organizations that could utilize the structures.

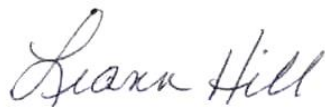
Naming Projects

Mr. Brown informed the Committee that there are two schools requesting to rename athletic facilities: North Myrtle Beach Middle School and Loris High School. The two requests have been reviewed by the schools, advisory boards, and school improvement councils. Mr. James asked that the requests be presented to the Board for consideration in April, stressing that community input is essential.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: April 19, 2021