

# Horry County Board of Education

## Facilities Committee



## Facilities Committee Meeting Minutes Monday, April 19, 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  
Lisa Bourcier  
Daryl Brown - *Virtually*  
Joe Burch  
John Gardner

Kenneth Generette  
Leann Hill  
Boone Myrick

### Media Present:

David Weissman, The Sun News  
Katie Powell, My Horry News  
Jennifer Roberts, WMBF  
Andrew James, WPDE  
Maria DeBone, WBTW

*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. Edwards moved to approve the agenda as presented. Mrs. Todd 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 March 22, 2021, as presented. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

## **Discussion**

### **Construction Projects Update**

Mr. Burch presented a video with updates on the following construction projects underway:

#### **Grounds Maintenance**

Grounds Maintenance has acquired a John Deer with a progressive tow behind mower. The Grounds Techs will be mowing the football fields at the high schools, saving the schools time and effort. The mower can mow a football field in 20-25 minutes.

#### **Carolina Forest High School Bus Lot Improvements**

Potholes and severe rutting of parking areas for HCS owned busses has been improved with coquina and asphalt.

#### **North Myrtle Beach Middle School Outdoor Air Unit Replacement and Lakewood Elementary School Bard Units**

New outdoor air units have been set in place at North Myrtle Beach Middle. All new sheet metal ductwork and insulation is nearing completion and controls are underway. Replacement of 29 wall hung heat pumps at Lakewood Elementary was completed over Spring Break.

#### **Tennis and Track**

Final surfacing and striping has begun on the tennis courts and should be completed in the next few weeks. Final synthetic surfacing and lane striping on the tracks is expected to commence in the next few weeks as well.

Mr. James asked when the striping of the tennis courts will be complete. Mr. Burch answered that striping has been started at Green Sea Floyds High with Carolina Forest High scheduled for later this month. Mr. Burch added that all track surfaces and striping should be completed within the next month.

Mr. James reminded the Board members that all are invited to the County-wide Track meet being held at Loris High School on April 16<sup>th</sup>, with a ribbon cutting ceremony around 1:00 p.m.

#### **SOAR Academy**

Interior work at SOAR continues. Contractor has installed and completed all above ceiling work. A second coat of paint to the interior surfaces has been applied. Kitchen floor is installed and protected, and bathroom floors are underway along with fixtures. Fire alarm devices are currently being installed. All curbing has been installed on site and the installation of sidewalks has begun. Footers for the canopy at the rear drop off area have been installed. Substantial completion is expected to be in June with staff moving into the building in July. A ribbon-cutting ceremony will be scheduled for early August.

Mr. Barnard asked staff about an issue with the storm water drain at St. James Elementary School. Mr. Burch said that he has reached out to the State regarding the situation because the ditches in front of the school are state-owned. He will keep the Committee updated on the progress and added that consideration must also be given to the residents in the area when resolving the problem. Mr. Barnard asked that the topic be added to future agendas until it is resolved.

## **Facility Condition Assessment – Index System and Ratings**

Mr. Burch presented a short presentation on the Facility Condition Assessment RFP being developed which showed possible reporting formats. He explained the 4 proposed colors and shapes that would differentiate the various levels of condition, factoring in life expectancy, remaining service life, and current age range. It was noted that shapes are an important addition since color blind people may not be able to differentiate between the colors.

The Committee suggested balancing the distribution of years on the estimated age range scale and discussed the need to factor in costs associated with replacements vs. repairs when determining project lists based on assessment results. Mr. Burch noted that the overall value of the building and each system will have a replacement value.

The Committee was pleased with the foundation being built for the Facility Condition Assessment RFP. Mr. Burch will bring discussion of the display format back to the Committee once the RFP has been issued in June.

### **St. James Middle Fire Alarm Replacement**

Mr. Burch explained to the Committee that there have been problems with the fire alarm system at St. James Middle School generating alarm activation at various hours. Discussions with the vendor have revealed that a replacement panel is not an option due to compatibility issues with the old and new components. The recommendation is to replace the whole system which can be done over the summer. Mr. Burch said that the estimated project cost is about \$600,000, which includes the necessary architect/designer and electrician consultants. He added that the funding source is the 2021/22 Sustainment Fund and proposal details should be available for the May meeting.

Mr. James asked if the security system would be incorporated into the replacement. Mr. Burch answered that the designer would have to see what options are available, such as adding a verbal alert when the alarm sounds.

Mr. James also asked if the current FCI indicated that this system was due to be replaced or if repeated problems led to the replacement. Mr. Burch answered that repeated problems warranted the replacement in this case. Mr. James noted that the new FCA needs to include a methodology where projects such as this are prioritized. Mr. Burch agreed and stated that this shows how important it is to incorporate the FCA with the work order system and staff input when determining projects.

### **North Myrtle Beach High Electrical Switchgear Servicing**

Mr. Burch informed the Committee that while planning for the main electrical switchgear replacement for this summer it was discovered that the impact of this work is much more substantial than anticipated. The option staff is recommending is to rework the main components of the panel which will only require the school system to be shut down for about three days. The estimated cost of this project is \$171,500, which could be funded out of the Sustainment Fund.

Mrs. Todd asked these repairs were not included in the recent renovation. Mr. Burch answered that the subject was discussed in the original scope, but other issues took precedence due to budget constraints. Mrs. Todd and Mr. James commented that the renovation project considerably exceeded the initial budget of \$10 million.

Mr. James asked about the warrantee the vendor will provide for this critical infrastructure project. Mr. Burch answered that the standard warrantee is full replacement, although a request for an extended warrantee can be researched. Mr. James added that arc flash assessment will need to be performed to ensure the safety of the workers involved. Mr. Burch said that the designer will address those issues. He added that consideration should be given to address matters such as these across the district and establish funding. Mr. James agreed and suggested that any major renovation projects include an electrical capacity evaluation.

Mrs. Todd moved to authorize the use of \$100,000 from the Sustainment Fund for the Electrical Switchgear Servicing at North Myrtle Beach High School. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

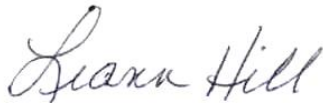
### **Track and Field Phase 2 Update**

Mr. Burch provided a quick update on Phase 2 of the Track and Field Project. He stated that bids were opened on April 12<sup>th</sup>. The Notice of Intent to Award for the Track projects in the South and East regions (AHS, GSFH, and NMBH) was awarded to GeoSurfaces. Mr. Burch clarified that there are no tennis court projects in this phase. This is the same vendor being used for Phase 1. Mr. James asked if the contract included deadlines and penalties. Mr. Burch said that yes, the timeline was clearly established in the contract. He added that the protest period will end on April 29<sup>th</sup> with the contract being awarded shortly thereafter.

### **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: May 17, 2021**