

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, February 26, 2024

Board Members Present:

Neil James, Facilities Committee Chairman
Pam Dawson, Facilities Committee Member
David Cox, Board Chairman, Ex-officio member of Facilities Committee

Shanda Allen
Howard Barnard
Debbie Edmonds
Wendy Hodges
Melanie Wellons
Tracy Winters

Staff Members Present:

Dr. Rick Maxey, Superintendent	
Velna Allen	John Gardner
Lisa Bourcier	Kenneth Generette
Daryl Brown	Leann Hill
Joe Burch	Boone Myrick

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. Dawson moved to approve the agenda as presented. Mr. Cox seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Ms. Dawson moved to accept the meeting minutes of January 22, 2024, as presented. Mr. Cox seconded the motion; all voted in favor. Motion passed.

Discussion

Mr. Burch presented a video update on the following projects:

New Elementary Schools

Tree clearing activities have commenced on both sites. Land disturbance permits are in hand for Ronald McNair Blvd and permits for the Stafford Drive site are in progress. Full site work should begin soon at the Ronald McNair site followed shortly thereafter at the Stafford Dr. site.

Fantasy Harbor Bus Facility

The regional bus lot is progressing nicely as concrete pouring begins. Facilities is working on the delivery of the modular offices and pre-fab metal bus service building. The project is still on track for summer completion.

Whittemore Park

Whittemore Park Middle School is seeing lots of progress on finishes and final systems. Parking lot striping is nearing completion, landscaping, flooring, and other finishes are well underway. Kitchen equipment will be installed soon. The facility is really coming together and we anticipate furniture deliveries in the next few months.

Consider Approval of Vendor 179D Tax Credit Request

Mr. Brown presented a 179D Tax Credit Request on behalf of Whole Building Solutions.

As part of the Energy Policy Act of 2005, Congress enacted Section 179D of the Internal Revenue Code to encourage the design and construction of energy efficient buildings. Per IRC §179D(d)(4) and Notice 2008-40, building owners of energy efficient commercial buildings may take a deduction arising from the installation of energy efficient commercial building property as part of the interior lighting, HVAC and hot water systems, or building envelope systems. If the building owner is a government entity, the government entity may allocate the deduction to a designer of the energy efficient commercial building property.

The role of the allocating government entity is to confirm the scope of work performed and related information as eligible to pursue for the IRC §179D deduction by the taxpayer seeking the allocation, and not for determining if in fact the commercial building property is energy efficient.

Whole Building Systems requested that Horry County Schools allocate the deduction on the recent project at Aynor High School. Whole Building Systems created technical specifications for the installation of the energy efficient systems which resulted in reduced energy consumption. Whole Building Systems created sealed plans and technical specifications for the mechanical renovation. The mechanical renovation comprised of split systems, rooftop units, heat recovery units, makeup air units, and associated electrical connections.

Mr. Brown requested that the Committee recommend consideration of the request to full board. Mr. James asked if there was an estimated value for the credit. Mr. Brown answered that there is not an estimate available yet. Mr. Burch added that the credit can be anywhere from .50 to \$1.80 per square foot of the building. The estimated tax credit is not known until the end of the project when a third party evaluator determines the projected energy efficiency, which will be at the end of the summer for the Aynor High School project.

Ms. Edmonds asked if the credit is considered during contract negotiations for projects. Mr. Burch answered that the concept has been discussed however, it would be difficult to determine the value on the front end of the contract, and many vendors do not pursue the tax credit.

Mr. James requested that staff review the request and requirements. Mr. Brown answered that he will target a July 1 date to have more information on the project and request.

Mr. Barnard commented that the district needs to proceed cautiously regarding requesting private tax information. He added that he supports approving the tax dedication requested.

Ms. Dawson motioned to table the item until a determined value for the tax credit is established. Mr. Cox seconded the motion. All voted in favor; motion passed. Mr. James noted that the 179D tax credit request on behalf of Whole Building Solutions' project at Aynor High School has been tabled until completion of the project so that the value of the tax credit can be determined.

Funding Request for Aynor High Auditorium Upgrades

Funding Request for Daisy Elementary Theater Upgrades

Funding Request for Myrtle Beach High Auditorium Seating Replacement

Mr. Burch presented the following information that summarized the proposed auditorium upgrades for Aynor High School, Daisy Elementary School, and Myrtle Beach High School.

Aynor High School Auditorium

- Updates for Disabled Accessibility and Safety
- Seats, Carpet, Stair Treads, Risers, Railings, Grab Bars, Signage, Emergency Lighting
- Possible other code items depending on regulatory review
- Design work is funded and underway

Estimated Construction Cost: \$1,500,000

Daisy Elementary School Theater

- Updates for Disabled Accessibility and Safety
- Carpet, Stair Treads, Risers, Railings, Grab Bars, Signage, Emergency Lighting
- Possible other code items depending on regulatory review
- Design work is funded and underway

Estimated Construction Cost: \$1,500,000

Myrtle Beach High School Auditorium

- Seats in the Myrtle Beach High auditorium need replacement.
- Roughly 2,000 seats, the largest auditorium in Horry County Schools.
- Facilities has been aware of issues continuing to occur with the springs in the seats, coverings, broken seat connections, and other issues.
- Seats appear to be original to the construction in 1986.
- The school will be vacant this summer due to the ongoing HVAC replacement and it would be an ideal time to do the replacement.
- Facilities needs to order the seating soon to meet the summer window.

Estimated Replacement Cost: \$1,050,000

Mr. James noted that the auditorium upgrades had been previously discussed and completing the Myrtle Beach High School project while the school is empty this summer will minimize the impact on the students.

Mrs. Allen asked about the anticipated completion date for Daisy Elementary School and Aynor High School. Mr. Burch answered that the goal is to have it completed over the summer, barring any complications with scheduling.

Mr. Cox made a motion to approve the proposed renovations to the auditoriums at Daisy Elementary school, Aynor High School, and Myrtle Beach Elementary School. Mrs. Dawson seconded the motion; all voted in favor. Motion passed.

Funding Request for Modular Classrooms for 2024-25

Mr. Burch presented the Committee with the following modular classroom request for the 2024-25 school year.

Carolina Forest Elementary

- Adding 4 positions
- Consider adding 4 leased classrooms
- Leased units can be returned once capacity is addressed

Pee Dee Elementary

- Adding 4 positions
- Consider adding 4 leased classrooms and bathroom
- Relocate modulares we own from Carolina Forest Elementary/Ocean Bay Elementary/River Oaks Elementary once the two new elementary schools open

River Oaks Elementary

- Adding 8 positions
- Consider adding 8 leased classrooms and bathroom
- Leased units can be returned once capacity is addressed

Ten Oaks Middle

- Adding 4 positions next year, added 2 additional this year after school started
- Consider adding 8 leased classrooms and bathroom
- Relocate modulares we own from Carolina Forest Elementary/Ocean Bay Elementary/River Oaks Elementary once the two new elementary schools open

Summary:

Total Classrooms Requested: 24 + 3 restrooms

Recommendation: Lease all units

Analysis:

- HCS currently owns 126 modular classrooms.
- 64 of these classrooms are located at Carolina Forest Elementary, Ocean Bay Elementary and River Oaks Elementary
- Two new elementary schools for the Carolina Forest area are under construction.
- Once new schools come on-line, modular classrooms we own can be relocated.
- Leased modulares can then be returned.

Budget Request: \$3,600,000

Funding Source: Unassigned General Fund – Fund Balance: \$3,600,000

Mr. James inquired about the availability of funds for this project in the Undesignated General Fund. Mr. Gardner answered that the amount needed, \$3.6M, is available.

Ms. Dawson asked if the fencing issue at Carolina Forest Elementary School had been addressed. Mr. Burch answered yes, the fencing/gate has been modified to better serve the security needs at that school. Ms. Dawson also asked about the status of the power panels for the modular units, noting that there have been some delays. Mr. Burch answered that there are several in the warehouse and more are due in April – devices were ordered well in advance again this year to ensure arrival in time.

Ms. Edmonds asked Mr. Gardner what the current fund balance is in the unassigned general fund. Mr. Gardner answered that the exact figure will be available at the next meeting, although the amount is over \$20 million.

Ms. Dawson noted for record that the proposed funding amount includes a contingency of 15%.

Ms. Dawson moved to approve the purchase of modular classrooms as presented and bring it to the Board for consideration. Mr. Cox seconded the motion; all voted in favor. Motion passed.

Request from Powerhouse Church for Sewer Easement at Riverside Elementary

Mr. James stated that additional information was requested at the last meeting regarding the easement request from the Powerhouse Church. Mr. Burch stated that he met with representatives from the church to review the site plans and easement request. He noted that he does not see any financial exposure to the district, and share the following details:

- The initial building will be a prefabricated steel building with various amenities. Future plans are to build a larger sanctuary at the front of the lot a few years down the road.
- Building size is approximately 9,600 sf.
- Discussions with Grand Strand Water and Sewer indicated the current pump station can handle the addition of the church facility and should also be able to handle any future needs.
- If additional improvements to the pump station are needed in the future, GSWSA would address them since they own the pump station.

Mr. James noticed that this is a 15 foot easement to serve a neighbor and that any additional impacts are the responsibility of Grand Strand Water and Sewer. Mr. Cox asked about the future needs at that site. Mr. Burch answered that there is a daycare serving about 20 children and a the church itself holds about 300 people.

Ms. Dawson moved to approve the Request from Powerhouse Church for Sewer Easement at Riverside Elementary, pending legal review. Mr. Cox seconded the motion. Motion passed, Mr. James did not vote on the matter due to the involvement of a family member. Mr. Cox asked that the legal review take place prior to the next board meeting.

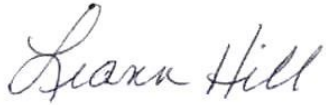
Mr. Barnard asked that as part of the information to be provided at the board meeting, the current capacity of the school be presented. Mr. Burch stated that he will gather the information, although he believes the school is currently at capacity or slightly below.

Prior to adjournment, Ms. Dawson requested a status report on the ongoing security projects before budget discussion get underway. Mr. Barnard requested that Mr. Brown and Mr. Beaty inquire with the Summerville School District regarding their success with a weapons dog. Mr. James asked that Mr. Barnard bring up the topic in executive session.

Adjourn

Mr. Cox moved to adjourn, seconded by Ms. Dawson; all voted in favor. Motion passed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Leann Hill".

Leann Hill
Administrative Asst. – Support Services

Approved: _____