

# Horry County Board of Education

## Facilities Committee



### Facilities Committee Meeting Minutes Monday, September 23, 2019

#### Board Members Present:

Neil James, Facilities Committee Chairman  
John Poston, Facilities Committee Member  
Sherrie Todd, Facilities Committee Member

Ken Richardson, Board Chairman  
Shanda Allen  
David Cox  
Janet Graham  
Janice Morreale  
Helen Smith  
Ray Winters

#### Staff Members Present:

Dr. Rick Maxey, Superintendent  
Velna Allen  
Mary Anderson  
Lisa Bourcier  
Daryl Brown  
Joe Burch  
Jason Cox  
Roger Dixon

John Gardner  
Mark Koll  
Kenneth Generette  
Leann Hill  
Dennis McCrary  
Boone Myrick  
Mark Wolfe

#### Media Present:

Nick Papantonis, WPDE  
Katie Powell, Horry Independent  
David Weissman, The Sun 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. Poston 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 August 19, 2019, as presented. Mr. Poston seconded the motion; all voted in favor. Motion passed.



## **“New” HCEC Update**

Mr. Koll presented the Committee with details of the new Horry County Education Center that will be built on Four Mile Road in Conway. He showed the architect’s rendering of the 52,000 square foot facility which will address all programming needs and an indicated area for future expansion. He added that the contractor has begun pre-construction services including budgeting, time frames, and pricing. An early site package is being arranged with the hopes that the site will be cleared in November or December of 2019.

Mr. Poston asked about the placement of the driveway and if it will require a traffic light. Mr. Burch explained that the driveway will be utilizing the small piece of property at the corner of Old Dunn Lane and Four Mile Road, which is owned by the District. He further explained that Old Dunn Lane is a County road and Four Mile Road is a State road, and a traffic light may not be permitted and is not needed due to the low traffic count. Mr. Poston also asked if the Office of School Facilities (OSF) would be more likely to expedite the approval process if the site plan did not include the off-site roadway improvement for the driveway in light of the aggressive construction schedule. Mr. Wolfe answered that they could look into the impact on the schedule if the driveway relocation is removed, but OSF may not give final approval until the access to the property was completed.

Mrs. Todd asked if accommodations had been made for administration requests such as a washer and dryer. Mr. Wolfe answered that yes, those requests are included in the design and they are now fine tuning the design to be sure we achieve optimal functionality.

Mr. James asked that consideration be given to bus routes coming from highway 319 since the angle of the turn is dangerous. Mr. Brown responded that he will work with Jim Wright to determine the safest routes. Mr. James also asked about the anticipated cost. Mr. Wolfe answered that the complete narrative has been given to the contractor to develop a cost estimate, which is anticipated the first week of October. Mr. Poston asked if the cost estimate will include schematic cost-saving suggestions. Mr. Wolfe answered yes, and said that many suggestions have already been discussed with both the architect and contractor and have been implemented, which is the advantage of using the IPD method – it is an ongoing collaboration.

Mr. James concluded by asking if the anticipated delivery date is still December of 2020/January of 2021. Mr. Wolfe shared that the delivery date currently remains on schedule, which is being reviewed by the contractor as part of the pre-design work. He added that he is concerned with square footage increase above the 45,000 sq. ft. originally anticipated, to the current size of 52,000 sq. ft., which addresses the all of the needs of school current school programming.

## **Old Warehouse Demolition Update**

Mr. Wolfe updated the Committee on the work being done to demolish the old warehouse beside Conway High School, noting that the hurricane had delayed the project slightly due to power company obligations to higher priorities. Work at the site is anticipated to begin very shortly.

## **Building Modification/Sustainment Projects**

Mr. Wolfe reviewed the following items that are listed on the Building Modification/Sustainment Project list:



## **CHA Consulting Report on Tennis and Track Facilities**

Mr. Wolfe recommended that the Facilities Committee proceed with Phase 1 of the proposal from CHA Consulting for tennis court and track improvements. He explained that the court repairs have been prioritized to make all courts usable, with some having crack/seal/resurfacing work and others having more significant repairs. The smaller tennis projects, estimated to cost around \$200,000, will be funded through the Sustainment Fund. He noted that funding for Phase 1 was anticipated to cost \$2.4 million as indicated on the Sustainment/Modification sheet handed out; however, Facilities has worked with the Finance Department to offset the costs by returning unused/residual funds from prior projects.

Mr. James asked if cost-sharing had been discussed with Green Sea Floyds community. Mr. Burch explained that the courts were built in the 1980's with federal grant money on County property, although there is no cost sharing agreement. Mr. Brown stated that cost sharing options will be researched for the Green Sea Floyds and Aynor facilities.

Mr. James asked if Phase 1 included a rubberized track in the specifications. Mr. Wolfe answered yes, and added that the color of the rubberized surface will be selected by staff including Mr. Dixon. Mr. Wolfe also stated that the timeline will be dependent upon the availability of contractors and their schedules, coordinated with the school's athletic schedules.

## **Relocation of Transportation Offices**

Mr. Wolfe explained the recommended relocation of the Transportation office to the space currently occupied by the Records Retention Department beside Conway High School. The property would be reconfigured slightly to accommodate the staff in the current building and a paved CDL training area for buses and a new propane filling station. The Transportation Department has committed to put \$500,000 towards the cost of renovations. The installation of the new propane fueling station would allow Transportation to receive approximately 20 new buses from the State.

## **MBI Repurposing Project**

Mr. Koll reviewed with the Committee the proposed plan to repurpose the former Myrtle Beach Intermediate School to house the Records Retention Department, Adult Education, and Science Kits. Staff has met with OSF regarding the transition, which will reclassify the space from as "educational" to "business". Mr. Koll stated that code does not require a new sprinkler system or fire system, although modifications will be needed to comply with ADA accessibility requirements. He also reviewed the estimated costs, which totals \$950,000.00.

Mr. Poston asked if the budget included any interior refreshment work that may be needed, such as painting. Mr. Wolfe explained that the building is in relatively good condition, especially the educational areas of the building which were repainted in the last few years. The other areas will not require much in the way of furnishings as they will be primarily for storage-related uses.

Mr. James asked for clarification on the funding. Mr. Wolfe explained that the amount needed after utilizing a portion of the insurance proceeds from the Horry Street building loss (Hurricane Matthew) and the commitment from the Transportation Department, is \$500,000 as shown on the Sustainment/Modification list. Mr. James also asked about the project timeline. Mr. Wolfe



answered that the goal is to finish it by the end of this school year to allow for moving and occupancy over the summer. Mr. Brown stated tht he would share this timing with HGTC since space is currently being used on their campus for Adult Education and Science Kits.

Mr. Poston moved to bring the Building Modification/Sustainment Projects list to the full Board in October, seconded by Mrs. Todd; all voted in favor. Motion passed.

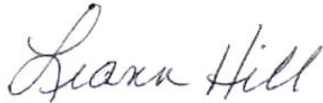
Mr. James requested that staff begin to evaluate the other needs listed in the CHA assessment to determine a prioritized list.

Mr. Wolfe clarified that projects listed in blue shading are a being funded by a reallocation of funds remaining from another project in that school. Mr. Poston requested that projects be scheduled, when possible, to times that are most cost effective, such as paving in December. Mr. James noted that several electronic signs are still needed. Mr. Wolfe agreed and said that an inventory is being conducted by staff for all signs in the district. A recommendation will be brought back to the committee at a future meeting, noting that the scope of the project will have to include determining a suitable power source at the site of the sign for many schools.

## **Adjourn**

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

Respectfully submitted,



Leann Hill  
Administrative Asst. – Support Services

**Approved:** \_\_\_\_\_