

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, October 21, 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
Chris Hardwick
Helen Smith
Ray Winters

Staff Members Present:

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

Kenneth Generette
Leann Hill
Mark Koll
Boone Myrick
Mark Wolfe

Media Present:

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 with the removal of item 5.c.3, Myrtle Beach Tennis Courts. Mr. James seconded the motion. All voted in favor of approving the amended agenda. Motion passed.

Review and Approval of Minutes

Mrs. Todd moved to accept the minutes of September 23, 2019, as presented. Mr. James seconded the motion; all voted in favor. Motion passed.

Discussion

Old Warehouse Demolition Update

Mr. Poston joined the meeting at this point.

Mr. Wolfe updated the Committee on the progress of the demolition of the old warehouse adjacent to Conway High School. The building has been removed, revealing an unknown concrete foundation, perhaps a basement. Mr. Wolfe added that the subterranean structure was also holding significant amount of trapped water. Steps are being taken to remove the water, but not the concrete due to its depth below grade. Mr. Wolfe anticipates that the process should be complete in about a week. Mr. James noted that old grain mills often contained a filter room underground.

Collins Jollie Road Development Attendance Area

Mr. Burch detailed the location of a proposed development off Collins Jollie Road in Conway. Staff has recommended that the attendance lines for Kingston Elementary School (KES) and Conway Elementary School (CES) be adjusted to shift the development into the KES area. Mr. Burch explained that this does not impact any current students, only future students. Making the adjustment now before homes are occupied would avoid a more complicated line adjustment later. He explained that KES is currently at 77% capacity and CES is over capacity at 103%.

Mrs. Graham inquired as to why Homewood Elementary School (HES) was not considered as an option. Mr. Burch explained that HES is not a viable option as they are at 97% capacity.

Mr. James asked if consideration had been given to future capacity issues of KES. Mr. Burch explained that KES would have the ability to install modular classrooms should they be needed, which is not an option at CES due to City regulations.

After brief discussion, the Committee requested that a special meeting of the Conway Advisory Board be called to gather input on the proposal. Once the Advisory Board has met, the matter will be brought back to the full Board for a vote.

Mr. Poston asked if the capacity at the middle and high school was taken into consideration. Mr. Burch answered that there was no recommendation for a change at those levels since both attendance areas feed into Conway Middle School and Conway High School. Ms. Graham asked if the new Whittemore Park Middle School would have increased capacity than the current school. Mr. Burch answered that he believed it would, depending on the design selected at that time.

FCI Updated for FY19

Mr. Wolfe explained the Facility Condition Index as presented. Critical Building Systems were used as the primary sorting factor. These are the systems deemed essential to building operations. He highlighted the schools with the largest change since last year's report: Myrtle Beach Elementary School – formerly the Myrtle Beach Middle School - went from 66.1 to 97.8, and Forestbrook Middle School went from 79 to 83 as a result of some recent roof repairs.

Mr. James asked about recent projects, such as North Myrtle Beach High School, which is rated 93.8 for critical systems, and 80.4 for the whole campus. Mr. Wolfe answered that the difference in the number is largely due to deferred system replacements in the 2003 addition since they had

not yet reached the end of their useful life. He added that there are several sustainment projects planned for that wing that will have a positive impact on the rating.

Mr. James noted that the most critical facilities are in the Conway attendance area. Mr. Wolfe agreed and commented that most of those facilities were included in the Five-Year Capital Plan. Mr. Wolfe noted that this report is always updated at the end of each fiscal year which began in 2012, if work is completed by June 30th of each year. If it is not complete, the changes would be reflected in the next year's update.

Building Modification/Sustainment Projects

Mr. Brown introduced the Myrtle Beach High School (MBHS) Bus Lot Security Enhancement, noting that the need to address safety and traffic patterns was brought to his attention recently. After meeting with the principal, Transportation staff, and Facilities staff, the proposed solution being shared tonight was developed.

Mr. Wolfe explained the map presented which indicated the location of additional fencing, sidewalks, pedestrian gates, and driveway gates. He noted that the fencing will help direct and channelize pedestrian traffic and reduce unauthorized traffic from entering the bus drop off area of the campus, including circumventing the designated drop-off loop in the front of the school. Mr. Wolfe reported that the City of Myrtle Beach has approved this project, stating it will also help with public access to the tennis courts. Mr. Wolfe proposed that the estimated cost of about \$250,000 be funded through building modification funds. Mr. Wolfe clarified that the map indicating a right-hand turn out of the tennis area on the map is incorrect.

Mr. Poston asked if consideration had been given to resurfacing the entire area while undertaking this project. Mr. Wolfe explained that since a regional bus lot is planned for in the future, and that security of the site was the primary reason for the project, staff did not feel it was prudent to undertake that expense at this time.

Mr. James inquired about the timeline of the project. Mr. Wolfe answered that staff would like to move forward as soon as possible, factoring in the impact of winter weather on the paving portion of the project. He anticipates that given the bid process, the spring of 2020 is the anticipated delivery date.

Mrs. Todd commented on how appreciative she is that these safety concerns have been addressed so quickly. After Mr. James clarified that endorsement is needed from the Facilities Committee and not the full Board to proceed with sustainment projects, Mrs. Todd moved to approve staff's recommendation. Mr. Poston seconded the motion to include MBHS Bus Lot Security Enhancement as a part of the Building Modification project list. All voted in favor. Motion Passed.

Mr. Brown then introduced the request for the addition of a warehouse for Nutrition Services to the Building Modification List. He stated that a 1,250 sq. ft. warehouse is proposed to be constructed behind the new Transportation facility off of Highway 501 adjacent to Conway High School. Mr. Wolfe explained that it would be an additional bay on the existing metal building structure. He also informed the Committee that the need arose during the demolition of the old warehouse at that same location. Nutrition Services stored old equipment used for parts and repairs there. Mr. Brown noted that funding would be acquired through Nutrition Services. Mr. Gardner added that approval would be needed from the full Board since it is not being funded from the Building Sustainment funds.

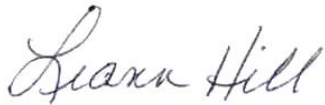
Mr. James inquired as to why this was not presented along with the other modifications at that site. Mr. Wolfe explained that it is only in recent weeks that the true need has arisen with the decommissioning of cafeterias at locations such as Myrtle Beach Intermediate and old Socastee Elementary. Nutrition Services has never had a warehouse of their own, and have only used old or decommissioned spaces as available to support their needs and should have one on a permanent basis. Mr. James asked about a cost estimate. Mr. Wolfe answered that the cost would be about \$100/Sq. Ft.

After brief discussion regarding the funding source, Mr. Poston moved to present staff's recommendation to construct a warehouse for Nutrition Services to the full Board. Mrs. Todd seconded the motion. All voted in favor. Motion passed.

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: _____