

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, January 27, 2020

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
Chris Hardwick
Helen Smith
Ray Winters

Staff Members Present:

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

Kenneth Generette
Leann Hill
April Scott
Boone Myrick
Mark Koll
John Washburn
Mark Wolfe

Media Present:

Patrick Lloyd, WMBF
John Nick, WMBF
Katie Powell, Horry Independent
Chris Spiker, WBTW
David Weissman, The Sun News

Others Present:

Graham Reynolds, H.G. Reynolds Co.
Jeffrey Reynolds, H.G. Reynolds Co.

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. Poston 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

Mr. Poston moved to accept the joint Facilities / Finance Committee minutes of December 9, 2019 with respect to the information shared regarding the facilities issues, as presented. Mrs. Todd seconded the motion; all voted in favor. Motion passed. Mr. James noted that the Finance Committee will review the minutes as well and complete the approval process at their next meeting. He also drew attention to the policy that was approved at the December 9, 2020 meeting: Project budgets will be finalized and closed out one year after the substantial completion date.

Discussion

New Horry County Education Center Construction

Mr. Koll reviewed with the Committee the original design scope of 23 teaching spaces and project budget of \$13 million as well as the current status of program needs, concept plans showing 27 teaching stations, and estimation of cost of approximately \$15 million. He noted that reductions and adjustments have already been made to the plans including a reduction in the square footage by eliminating eight classrooms, removal of the community space, revised HVAC to include wall-hung mechanical units, removing the on-site bus parking and removal of the kitchen regaining 4 classrooms.

Mr. James asked for clarification regarding the number of teaching spaces. Mr. Koll explained that the current program needs 32 teaching spaces to accommodate program changes and increases, and the current plan has space for 27 with 4 of those being located in the area where the kitchen was shown in previous plans.

Mrs. Todd stated her concern with not having a kitchen in the building. Mr. James asked what the cost would be to include the kitchen in the current plan. Mr. Koll answered that the cost would be about \$600,000 - \$700,000 with equipment being about \$450,000 of that amount. Mr. Koll also noted that the kitchen was removed to accommodate administration's need to have an enclosed structure for physical education needs.

Mr. James commented that he has three concerns with the current plans – the cost per square foot, the lack of a kitchen, and a stand-alone space for physical education. Mr. Koll cautioned the Committee against comparing the square footage cost with that of the five schools recently built. He explained that the market costs have increased about 5%-7% annually. He commented that those schools have provided a lot of space for the amount spent, adding that the site work cost per square foot varies greatly between those schools and the HCEC project due to the significant difference in total building sizes.

Mr. Poston asked about the scope of the project, clarifying that the building is now larger than original discussed in 2018. He expressed concern with the amount of contingency needed for this project given that the current plan leaves little room for cost saving adjustments that may be needed. Mr. Graham Reynolds of H. G. Reynolds added that the market has typically shown a 2%-5% decrease in actual construction cost estimates as the plans and scope of work become more refined which may also be realized on this project.

Mr. Richardson asked for clarification on the site costs. Mr. Koll explained that the site costs included extensive initial site preparation, imported fill soil, landscaping, sprinklers, driveways and bus loops.

Mr. Poston asked what concession would need to be made to bring the building in line with the \$13 million budget. Mr. Wolfe answered that the program would suffer if additional concessions had to be made to the building design. He explained that input from the principal has been essential to the design, including the importance of an indoor physical education (PE) area. Mrs. Allen, Chief Officer for Student Services, added that there has been an increase in middle school students at the school and the need to have an indoor location for PE will help distribute the students during the day.

Several Board members expressed concern with making concessions on design at this point. Mrs. Smith asked if there was any flexibility in the construction of the driveway to save money, specifically, is it a requirement that it go around the building. Mr. Wolfe answered that it is a required to have a fire lane around the building; however, the paving also serves as the bus drive/drop off lane.

Additionally, several Board members expressed concern with the site costs. Mr. Wolfe explained that the site costs are shown based on the square footage of the building which makes the number so high, adding that if a larger building was built on that site with the same site costs it would be more in line with prior projects. He noted that many sites in Horry County require extensive pre-construction site work due to poor soil conditions.

Mr. James concluded the discussion by asking staff to bring back the plan with the kitchen included, and a breakdown of the soft costs to the next Board meeting.

Modular Classroom Needs

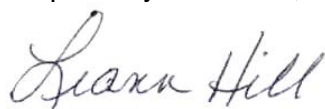
Mr. Burch reviewed the modular classroom needs that are based on forecasted growth primarily in the Carolina Forest area. He noted that the 45 day Average Daily Membership (ADM) was 43,602, which is an overall growth of 675 students. Based on staffing needs, the following schools have requested modular classroom space: Carolina Forest Elementary School (2 classrooms), Ocean Bay Elementary Schools (4 classrooms), and River Oaks Elementary School (2 classrooms). Mr. Wolfe noted that additional site costs will be determined once the County evaluates parking space increases that are likely to be required.

In light of the potential parking space increases, Mr. James requested that staff return with a cost estimate inclusive of additional site costs.

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: _____