

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, April 27, 2020 Virtual Meeting

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
Janice Morreale
Helen Smith
Ray Winters

Staff Members Present:

Dr. Rick Maxey, Superintendent
Velna Allen
Mary Anderson
Daryl Brown
Joe Burch
Mike Cherry
Edi Cox

John Gardner
Kenneth Generette
Leann Hill
Boone Myrick
Heidi Oates
Lucas Richardson
Mark Wolfe

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 minutes of February 17, 2020, as presented. Mrs. Todd seconded the motion; all voted in favor. Motion passed.

Discussion

Updates

Bids for MBIS Repurposing to Adult Education, Records Retention, and Science Kits

Mr. Wolfe informed the Committee that bids for the former Myrtle Beach Intermediate School repurposing were received on April 23, 2020, noting that the bids are within budget. He noted that, pending the approval of the Board, construction for this project to accommodate the Adult Education, Records Retention, and Science Kits departments, will begin mid-May with occupancy anticipated for August, 2020.

Phase I Tennis Courts and Tracks Bid

Mr. Wolfe updated the Committee on the Tennis Courts and Tracks project status. The tennis courts bids were received on April 7th, and the tracks bids were received on April 9th, and both projects came in above the approved budgets. He added that the tracks bid was cancelled earlier that day because none of the bidders met all of the minimum bid qualifications. The tracks will be rebid within a couple days; the tennis courts bid is being negotiated to adjust pricing, and will be brought back to the Facilities Committee for consideration. Mr. Poston asked if rebidding the track project will impact the scope and budget of the project. Mr. Wolfe answered that neither the scope nor the budget would be impacted since the project consists of essential tasks. The new solicitation will provide more flexibility for bidders regarding the minimum qualifications while maintaining the desired quality of the project.

Phase I Tennis Court Crack/Seal Repairs

Mr. Wolfe told the Committee that Option 1 Crack/Seal Repairs on the tennis courts identified in Phase I of CHA's High School Outdoor Athletic Facilities Assessment and Master Plan is nearly complete. He noted that all courts are done with only one of the 4 courts at Aynor High School remaining. Mrs. Todd asked about funding and if work would begin on Phase 2 when Phase 1 is complete. Mr. Wolfe clarified that the crack/seal repairs were a part of Phase 1 and that Phase 2 is not yet funded and will likely not commence until the completion of Phase 1.

Conway Area Propane Fueling Station

Mr. Wolfe updated the Committee on the propane fueling station being built at the new Transportation campus beside Conway High School. He noted that the project is moving forward and anticipates the bid for the fuel tank and pumping equipment to be received within a couple days. Staff originally expected that equipment could be purchased from the existing State contract. Mr. Wolfe stated that site work design for the CDL training pad and support structure for the fueling station is ongoing with an anticipated completion date of August of 2020.

SOAR Academy (New Horry County Education Center) Project

Mr. Wolfe reported that site clearing for SOAR Academy (former Horry County Education Center), has begun and construction is scheduled to begin in late June with occupancy anticipated for the 2021 school year. Plans continue to be finalized and are currently being reviewed by the Office of School Facilities. He added that the project is on schedule and within budget at this time. Final site approvals from local governing agencies are expected within a few weeks. Mr. Poston asked if there was any time contingency built into the schedule. Mr. Wolfe answered that the time line does allow for some schedule variation since construction should be complete by June of 2021.

New Warehouse for Nutrition Services - Mr. Wolfe

Mr. Wolfe reminded the Committee that a small warehouse was approved for Nutrition Services on the new Transportation campus (current Records Retention) beside Conway High School, which has successfully been annexed into the City of Conway. Staff is currently coordinating with the City to address a few zoning requirements due to an overlay zone along the Highway 501 corridor. He noted that bids for the project were received on April 8, 2020 and are within budget. Mr. Wolfe anticipates bringing the project to the full Board for contractor selection approval in May.

Discussion

Financial Outlook due to Impact of COVID-19

Mr. Gardner reviewed the cash flow projections that were previously presented at the March 9, 2020 Board meeting by Mr. Brian Nurick of Compass Municipal Advisors. In summary, Mr. Gardner stated that at that time Mr. Nurick projected at surplus of \$14,190,090 in additional funding for 2020-21 which would have provided \$13,266,573 for additional projects that have not been previously approved. He also stated that "if" there is a 15% reduction in sales tax revenues next year and the April, May, and June collections for the current year do not meet projections, the annual appropriation of \$24,009,091 for building modifications, sustainment projects, equipment, emergency repairs and technology should not be impacted for 2020-21 because the first quarter actual receipts are higher than projected. However, he added that the projections going forward through 2023-24 that indicated \$62,839,300 in additional funds through the life of the sales tax will need to be adjusted to reflect any future changes in collections.

Mrs. Todd cautioned that she felt revenue will be down since the impact of the pandemic is noticeable in the empty streets of Myrtle Beach, and that sustainment and technology should be the main goals if budgeting adjustments are needed. Mr. Poston agreed with Mrs. Todd and asked that these figures be revisited as information becomes available.

Mr. James asked Mr. Gardner to confirm that he is confident that 2020-21 funding for capital projects is secure, given the current collections and projections. Mr. Gardner answered that yes, given first quarter revenue and the estimated 15% reduction in sales tax collections, projects already assigned a funding source are secure. He added that the Committee may delay any projects if they felt it appropriate.

Mrs. Smith asked if the projected funds have been committed to projects yet. Mr. Gardner answered that the annual appropriations, usually around \$24M, have not yet been approved for the 2020-21 fiscal year, although there are some loop road projects on the Board agenda which would be part of this funding source.

Request for Changes to Approved HVAC Projects Due to COVID-19 Impacts

Mr. Wolfe explained that the Myrtle Beach High School HVAC Make-up Air (MAU) Replacement Project and the North Myrtle Beach Middle School HVAC Replacement Project are being discussed together in order to discuss funding. The MBHS project involved replacing large roof-top units which came in approximately \$315,000.00 over budget, and the replacement project at NMBMS came in approximately \$600,000.00 under budget. Mr. Wolfe explained that the MBHS project involves rooftop work that is a one-for-one replacement of units. The NMBMS project requires a rather involved demolition of interior units in the mezzanine (attic) area. Due to the impact of COVID-19 on manufacturing plants for HVAC equipment, there is uncertainty that equipment for NMBMS can be delivered on time to assure we provide cooling to the school in August. The schedule for MBHS is more flexible as units can be replaced one at a time as equipment comes in

and therefore, delays and impact will be minimal. Mr. Wolfe recommended that NMBMS be postponed and rebid this coming fall for a summer 2021 construction and the use some of the funds from this project to cover the overage on the MBHS project. Mr. James asked for assurance that the funds would be earmarked for the NMBM project. Mrs. Todd agreed with Mr. James and asked for confirmation that NMBMS would have adequate heating and cooling until the project is completed. Mr. Wolfe confirmed that the system, although old, will remain operational until the project can be accomplished next summer.

Mrs. Todd made a motion to use a portion of the excess funds, in the amount of \$315,000, from the North Myrtle Beach Middle School HVAC project to be applied to the Myrtle Beach High School HVAC project, and postponing the North Myrtle Beach Middle School project until next year. Mr. Poston seconded the motion. All voted in favor. Motion passed.

Directional and Way Finding Signage

Mr. Poston introduced this item, stating that several stakeholders had approached him regarding directional signage to schools and internally on school campuses being inconsistent. He asked if there was any interest from other Committee members to assess the current signage for each school. Mrs. Todd noted that she prefers to be cautious with regards to “advertising” where the schools are located and suggested this be addressed in the future. Mr. Wolfe suggested that this item be listed on the agenda for the next meeting which will allow staff and Committee members the opportunity to determine if there is need or interest in this project. All members were in agreement.

New Building Modification Projects for FY2020-2021

Mr. Poston recused himself from this item.

Mr. Wolfe presented the Committee with several parent loop road expansion projects totaling \$5.533M, all of which have received funding approval for design work and now seek funding for construction from the 2020-2021 fiscal year budget for Building Modifications.

- Aynor Middle - \$1.676M
- Lakewood Elementary - \$1.254M
- Riverside Elementary - \$1.203M
- Waterway Elementary - \$1.400M

Mrs. Todd expressed concern regarding funding availability, and asked which projects were more pressing. Mr. Burch answered that while all have been problematic, the most long-standing issue is the Waterway Elementary School project with Aynor Middle School following. Mr. James agreed with the concern regarding funding and suggested that this be brought to the full Board for input and asked about the timeline for these projects, noting that Mr. Gardner had confirmed the availability of funds. Mr. Wolfe answered that work on the approved projects would be scheduled for summer of 2021. Mrs. Todd stated that it is important to prioritize and address these projects to eliminate the safety concerns with cars backing up onto the highway. Mr. Wolfe stated that a prioritized list would be provided for the board’s consideration.

Socastee High School Ditch

Mr. Wolfe explained that there is a large drainage ditch easement on the Socastee High School campus along Hwy 707 which the County has recently cleaned out under routine maintenance.

There had been plans to work with the County to place a large drainage pipe in the ditch due to the banks now being quite steep. The project was bid for purchase of materials by the district with the County providing the labor. The bids came in over the budget and in subsequent discussions with the County, it has been agreed that the best option is not to pipe the ditch as it can handle more storm water than a pipe, which is especially critical to the neighboring Rosewood subdivision. Staff has consulted with Mr. Rich, principal of SHS, and he is in agreement that the installation of fencing and a guard rail would be an acceptable solution.

Mr. Poston asked if there were any erosion concerns. Mr. Wolfe answered that the County has committed to the installation of stabilization measures prior to the fence and guard rail being constructed.

The Committee agreed with staff's recommendation to cancel the bid to purchase piping and issue a new solicitation for the new scope of work.

Socastee High School Athletic Facilities

Mr. James reminded the Committee that an evaluation of athletic facilities revealed that Socastee High School does not have adequate practice field space. Mr. Brown added that about a year ago staff had compiled concept plans that would utilize the space near the old Socastee Elementary School. He explained that the more basic plan which consisted of surface drainage, sod and irrigation would cost about \$700,000, or an enhanced plan with additional features such as underground drainage, improved subsoil, LED light poles, bleachers and a scoreboard would cost an estimated \$1,200,000. He noted that these cost estimates are about a year old and pricing may change in today's market. Mr. James asked what impact inflation would have on those figures. Mr. Wolfe answered that recently construction contractors had advised that an estimated 7% increase can be expected per year.

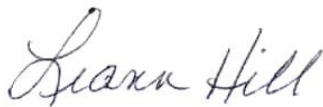
Mrs. Todd expressed concern with funding availability, noting that funding has not yet been secured for projects the Board has already committed to such as Phase 2 of the Athletic Facilities Plan.

Mr. James recommended that this item be brought to the full Board as a Building Modification Project item. He also asked Mr. Gardner if there would be adequate funding for this project in addition to the parent loop roads. Mr. Gardner answered that the current allocation should be able to fund those items if the Board so chooses. The Committee agreed to bring the item to the full Board for consideration.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____