

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, May 17, 2021

Board Members Present:

Neil James, Facilities Committee Chairman
James Edwards, Facilities Committee Member
Sherrie Todd, Facilities Committee Member

Shanda Allen
Howard Barnard
David Cox
Janet Graham
Helen Smith
Ray Winters

Staff Members Present:

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

Kenneth Generette
Leann Hill
Boone Myrick

Media Present:

David Weissman, The Sun News
Katie Powell, My Horry 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

Mr. Edwards 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

Mrs. Todd moved to accept the minutes of April 19, 2021, as presented. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

Discussion

Tennis and Track

Final surfacing and striping is complete on the various tennis courts. Synthetic surfacing on tracks at CFH and SJH are also complete with final striping commencing and punch list work is being completed.

Mr. Burch noted that wind screens are being finished with the final walk through scheduled for May 20, 2021. Mr. James asked when the final accounting for Phase 1 would be complete. Mr. Burch answered that Phase 1 projects should be closed within the next couple weeks. He added that the same contractor was selected for Phase 2 which includes new tracks at AHS, GSFH, and NMBHS. The contractor broke ground at AHS earlier that day, then they will move to GSFHS and will be starting NMBHS in a few weeks. Mr. James clarified that the work at those three locations would be completed by the end of August. Mr. Burch explained that the contract stipulates that the project be in the curing phase of the asphalt by August 15th so as not to interfere with football season. The final synthetic surfacing will be installed at the conclusion of football season.

SOAR Academy

Interior work at SOAR continues and the building is nearing completion. Ceiling installation is in the final stages. Kitchen equipment has been installed as well as restroom fixtures, whiteboards, and other items. Sidewalks are in place and canopies are nearing completion. Substantial completion on the building is still planned for mid-June.

Mr. Burch noted that the targeted substantial completion date is June 18th. Furniture and fixtures will be moved in later in June and July.

SJE/SJM Ditches

Mr. Burch explained that staff has met with Horry County Storm Water several times regarding the drainage ditches on the campuses of St. James Elementary and St. James Middle. The State ditches need to be cleaned out prior to HCS' ditches to ensure proper drainage. Based on research and evaluation of the situation, it appears that the problem lies in the outfall ditches along St. James Rd. It also appears that when Highway 707 was widened, some of the drainage from that project outfalls along St. James Rd as well. We believe regrading of the ditch is necessary to ensure water from Highway 707 and St. James Road have the correct downstream configuration. Investigative information provided by Horry County Storm Water has been shared with SCDOT.

The Facilities Committee suggested that the Superintendent send a letter to SCDOT to encourage a mutual agreement to address the standing water concerns.

Sustainment and Building Modification Budget Items

Mr. Burch presented the Sustainment and Building Modification list for the Committee to consider for the 2021-22 school year.

SUSTAINMENT PROJECT REQUESTS - May 17, 2021		Year	Probable Cost
School	Project Description		
Entire District	Painting sustainment projects,numerous painting requests and needs across the District, Facilities will prioritize projects.	2021-2022	\$ 600,000
Entire District	Carpet sustainment projects,numerous carpet requests and needs across the District, Facilities will prioritize projects.	2021-2022	\$ 600,000
Entire District	Paving sustainment projects,numerous repair requests and needs across the District, Facilities will prioritize projects.	2021-2022	\$ 250,000
Entire District	Roofing sustainment projects,small repair requests and needs across the District, Facilities will prioritize projects.	2021-2022	\$ 350,000
Loris High	Gymnasium Bleacher Replacement	2021-2022	\$ 225,000
Aynor High	Phase 2 HVAC Replacements (remaining buildings)	2021-2023	\$ 2,500,000
St. James Middle	Replace fire alarm system	2021-2022	\$ 850,000
Loris High	Cooling Tower Replacement	2021-2022	\$ 450,000
5 Facilities	Fire Alarm Panel and Aux Panel Replacements	2021-2022	\$ 130,000
Add New Fiscal Year 2021-2022 Funding:		7/1/2021	\$ 6,545,454
Minus Total of Proposed Sustainment Projects =			\$ 5,955,000
Remaining Fund Balance =			\$ 590,454
BUILDING MODIFICATION PROJECT REQUESTS - May 17, 2021		Year	Probable Cost
School	Project Description		
Entire District	Upgrade marquee signs and add electronic message boards to remaining elementary schools (Phase 1) (Will use \$75,000 in leftover funding from middle school sign project for a total budget of \$375,000)	2021-2022	\$ 300,000
Entire District	Facility Condition Assessment, Capital Planning Software Integration & Digital Drawing Conversions	2021-2022	\$ 1,200,000
Entire District	Phase 3 Tennis and Track Project	2021-2022	\$ 2,985,400
Myrtle Beach High	Replace Sound Panels in Auditorium	2021-2022	\$ 110,000
Regional Bus Lot	Develop full, phased Design Package for Construction	2021-2022	\$ 250,000
Seaside Elementary	Woodland Dr Ext Road Improvements and County Dedication	2021-2022	\$ 150,000
Add New Fiscal Year 2020-2021 Funding:		7/1/2021	\$ 5,181,818
Minus Total of Proposed Building Modification Projects =			\$ 4,995,400
Remaining Fund Balance =			\$ 186,418

Mr. Burch asked if there were any questions regarding the projects. Mr. Barnard asked that the work order request for flooring repair at GSFE be evaluated to determine if it should be addressed through this source.

Mr. James asked if ESSER funds could be used to address the HVAC needs at AHS. Mr. Burch answered that it is feasible, from the additional funding received. Mr. James requested that the item remain on the list but the funding source be reviewed. Mrs. Smith asked if there will be remaining funds to addressed issues that arise through the year. Mr. James stated that the funding source could change for some projects which would leave some reserve available.

Mr. Burch shared his concern that there is only a 6-week time frame this summer while teachers are out of the schools to complete several important projects. He added that some may carry over to the fall for completion.

Mr. Burch presented a conceptual design plan of the proposed regional bus lot on George Bishop Parkway. The lot will accommodate about 300 buses from Myrtle Beach, Socastee, and Carolina Forest, as well as parking for about 280 staff. DOT and other regulatory agencies are reviewing the plans and making suggestions such as a traffic study to determine if the intersection should be signalized. He proposed that full design be prepared and returned to the Committee with an opinion of probably cost later this year. That would allow the project to be put out for bid either as a whole, or in phases.

Mr. James asked if a selection committee would be needed once that project is presented to the full Board. Mr. Burch answered that a selection committee is not needed since the design firm has already been selected. He added that the design process will evaluate the use of concrete rather than asphalt for the bus parking which will could help with reducing unsuitable soil replacement.

Mr. Barnard stated that perhaps the old bus lot at SHS could be easily converted to an athletic field by removing the concrete and putting in grass. Mr. James noted that a project such as that would need to be approved by the full Board.

Mrs. Smith asked if the center drain noted on the drawing could be tiled. Mr. Burch answered that tiling the canal was discussed with Horry County Storm Water. The suggestion is that the area be deepened since the size of tiles needed would be cost prohibitive. He added that the ditch alleviates the need to have retention ponds. Mrs. Smith noted her concern that the maintenance of the ditch should be the responsibility of Horry County Schools. Mr. Burch agreed and noted that an easement could be given to Horry County for maintenance.

Mr. Edwards moved to approve the proposed Sustainment and Building Modification Budget Items as presented, seconded by Mrs. Todd; all voted in favor. Motion passed. Mr. James reminded Mr. Burch that the Committee would like to review the funding source for projects that may be funded through ESSER.

ESSER II Roofing and HVAC Projects

Mr. Burch presented the priority project list for projects to be funded through ESSER II. The list includes roofing and indoor air quality projects totaling roughly \$18,050,000.

School	ESSER II - ROOFING AND HVAC Project Description	Year	Probable Cost
ROOFING PROJECTS (Based on known issues and 2021 inspection analysis)			
St. James Middle	Roof Replacement of built-up gravel roof sections (Needs to be in conjunction with HVAC units on roof)	2021-2023	\$ 1,000,000
Waterway Elementary	Roof Replacement of Main Building TPO System	2021-2023	\$ 1,000,000
Conway Education	Roof Replacement of Original 1964 Section	2021-2023	\$ 500,000
Waccamaw Elementary	Roof Replacement of 1991 Addition	2021-2023	\$ 500,000
		Roofing Approved Funding	\$ 7,000,000
		Total of Proposed ESSER II Projects	\$ 3,000,000
		Remaining Funds (Roofing Inspections Ongoing District-Wide, More Projects will be Added)	\$ 4,000,000
HVAC/IAQ PROJECTS (Based on Age and Current Functionality)			
District Wide	Bi-Polar Ionization Indoor Air Quality Project	2021-2023	\$ 7,000,000
Carolina Forest Elementary	Replace 4 OAU's	2021-2023	\$ 1,400,000
Homewood Elementary	Replace 4 OAU's	2021-2023	\$ 1,400,000
Midland Elementary	Replace 2 OAU's	2021-2023	\$ 750,000
Palmetto Bays Elementary	Replace 4 OAU's	2021-2023	\$ 1,400,000
Pee Dee Elementary	Replace 4 OAU's	2021-2023	\$ 1,400,000
Riverside Elementary	Replace 4 OAU's	2021-2023	\$ 1,400,000
St. James Middle	Replace 5 rooftop Outdoor Air Units in conjunction with roofing project	2021-2023	\$ 1,700,000
Loris Elementary	Replace 3 OAU's	2021-2023	\$ 1,100,000
District Wide	Window and Door Replacements (TBD)	2021-2023	\$ 500,000
		HVAC Approved Funding	\$ 18,074,354
		Total of Proposed ESSER II Projects	\$ 18,050,000.00
		Remaining Funds	\$ 24,354.00

Mr. Burch noted that the projects were prioritized based on age of the existing systems and the number work orders. He added that the project list will be modified if budgets change. Mr. Gardner reminded the Committee that the projects are approved at this meeting and the funding will be approved by the full board.

Mr. Edwards moved to approve the proposed ESSER roofing and HVAC projects as presented, seconded by Mrs. Todd; all voted in favor. Motion passed.

RFQ for New Facilities

Mr. Burch requested the committee consider the issuance of four new Request for Qualifications (RFQ):

- Designer for a new elementary school model,
- Designer for a new middle school model,
- Architect/engineer services for ESSER II & III projects, and
- Architect/engineer services for small renovations and miscellaneous projects.

He explained that the two designer RFQ's could run concurrently and utilize the same selection committee. Staff suggests considering an Integrated Project Delivery (IPD) method after the conceptual design is selected by the Board. The pre-construction services through an IPD model will help give the District accurate pricing information for final budgets as well as assist with construction cost efficiency.

Mr. James noted that a new elementary school is needed in Carolina Forest as well as a replacement school for Whittemore Park Middle School. He suggested the Committee prioritize these two projects through this RFQ. He also suggested that the selection committee include the board member from that area and a representative from the Facilities Committee.

Mr. Edwards moved to approve the issuance of the two model school designer Request for Qualifications as presented, seconded by Mrs. Todd; all voted in favor. Motion passed.

Mr. Burch stated that the architect/engineer for ESSER grant projects would be a 3-year contract to coincide with the funding parameters and assist with SC Office of School Facilities (OSF) review and approvals. The architect/engineer for small renovations and miscellaneous projects would be a 2-year contract for various projects that arise unrelated to grant work.

Mrs. Todd asked if there were any staff members that could serve in this capacity. Mr. Burch explained that although one of the project managers is an architect by trade, it is best to have a separation of owner and designer for several reasons such as liability.

Mr. Edwards moved to approve the issuance of the two architect/engineer Request for Qualifications as presented, seconded by Mrs. Todd; all voted in favor. Motion passed.

Naming Projects

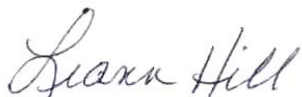
Mr. Burch informed the Committee that the North Myrtle Beach Advisory Board and North Myrtle Beach High School Improvement Council have requested that the NMBH Field House be named the Linda and Benjy Hardee Field House. He stated that the matter will be brought to the full Board for approval since all policy requirements have been met.

Mr. Edwards moved to approve the naming of the NMBH Field House as presented, seconded by Mrs. Todd; all voted in favor. Motion passed.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____