

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, August 23, 2021

Board Members Present:

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

Shanda Allen
Howard Barnard
Janet Graham
Helen Smith

Staff Members Present:

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

Jason Cox
John Gardner
Kenneth Generette
Leann Hill
Boone Myrick

Media Present:

Mary Norkal, 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

Mr. Edwards moved to accept the minutes of the July 13, 2021 Special-Called meeting, as presented. Mrs. Todd seconded the motion; all voted in favor. Motion passed.

Video Updates

Mr. Burch presented a video overview of the capital projects underway. The video showed several HVAC projects. The BiPolar Ionization Units are completed in 21 out of the 23 schools in Phase 1, the cooling tower at Green Sea Floyds High is now up and running, the new chiller at Socastee High is now operational, and at Forestbrook Middle, duct work to accept the new Outdoor Air Units is complete and we are awaiting arrival of the new units. The video also

updated the modular classroom status with occupancy at Carolina Forest Elementary and River Oaks Elementary, and Ocean Bay Elementary awaiting Office of School Facilities (OSF) approval. The track improvements were also updated to show that the track at Aynor has paved, sidewalks, curbs and fencing are complete and the stadium is ready for use. At North Myrtle Beach High, significant unsuitable soil issues have delayed paving of the track but all sidewalks, curbs and fencing are in. Paving is expected to occur the week of August 23rd. Other projects included improvements at the Green Sea Floyds and Myrtle Beach bus lots. Several sustainment projects this summer included flooring projects at 12 facilities, painting projects at 8 facilities, as well as seal, striping and paving activities at 9 facilities. The video concluded with the newly installed bleachers at Socastee High School.

Mr. Brown then introduced a video that showed the excellent condition of the athletic fields across the District in preparation for fall athletics.

ESSER 2 Project Updates

Mr. Burch updated the Committee on the projects being funded through ESSER 2, noting that projects must have OSF approval to proceed. Should the list change due to that approval process, he will update the Committee. The second and final phase of the installation of BiPolar Ionizations Units is getting underway in schools after hours and on weekends. It is anticipated that all 31 facilities in this phase will be complete in May of 2022.

The design and permit for window replacements at Conway High School has been approved by OSF and staff is finalizing the vendor quote to begin the project.

Preliminary design planning is underway for the Outdoor Air Unit Replacements. Once the ESSER architect is approved, the following projects will be addressed:

- Riverside Elementary (Design complete, permitted, preparing solicitation)
- Homewood Elementary (Design complete, permitted, preparing solicitation)
- Loris Elementary (Under Design)
- Pee Dee Elementary (Under Design)
- Carolina Forest Elementary (Under Design)
- Palmetto Bays Elementary (Under Design)
- Midland Elementary (Under Design)
- St. James Middle (Project will be designed in conjunction with roof replacement project)

Mr. Burch stated that roof replacement projects are also awaiting the approval of the ESSER architect so projects can be designed and submitted to OSF for permitting. Those projects are Conway Education Center, Waccamaw Elementary School, St. James Middle School, and Waterway Elementary.

Mr. James asked if the architect selection process currently underway would be for both Phase 2 and Phase 3. Mr. Burch explained that yes, the Request for Qualifications (RFQ) was written to include both phases of the ESSER projects.

Whittemore Park Middle Replacement Project Update

Mr. Burch updated the Committee on the replacement Whittemore Park Middle School project, highlighting the key items in the timeline. Interviews for the architect are scheduled for September 8th, and he anticipates bringing a firm forward for approval in September. The interviews with potential contractors are scheduled for early October. The recommendation for the contractor will be brought to the full Board for approval in October.

Regional Bus Lot Project Update

Mr. Burch advised the Committee that the RFQ for an engineering firm is being developed to accommodate the bus and employee parking for each group with some additional spaces. Long-term growth projections will also be included in the event that funding allows for those additional spaces. He also stated that modular buildings will be used for offices and meeting spaces for Transportation staff. The plan will also be developed to accommodate future propane fueling station, feature a maintenance facility, and office space for maintenance staff.

Mr. James asked if the engineering firm being recommended will be designing for the entire property, including the drainage area in the center of the property. Mr. Burch answered that yes, the entire property will be planned as one project.

Mrs. Todd asked that consideration be given to furnishing the modular offices with computers for the staff to use. Mr. Burch made note of the request and said that should work well with the meeting space being proposed.

Mr. Barnard asked for details about the propane bus allotment from the State. Mr. Burch answered that no more additional buses have been offered at this point, but plans will include options to add a propane station should more be allocated to Horry County.

Upcoming Athletic Projects Update

Mr. Burch reviewed the schedule of the upcoming projects of athletic facilities across the District. He stated that Phase 3 includes the following projects and that Facilities staff is recommending schools make plans now for ALL stadium activities to be relocated at these schools between January 2022 and August 2022.

- Socastee High
 - Track Replacement
 - New Artificial Turf Field
 - New Visitor Side Bleachers
- Conway High
 - Track Replacement
- Myrtle Beach High
 - Tennis Court Replacement
- North Myrtle Beach High
 - Tennis Court Resurfacing
- Loris High
 - New Artificial Turf Field
- Carolina Forest High
 - New Artificial Turf Field
- St. James High
 - New Artificial Turf Field

Mr. Burch noted that it is an aggressive schedule to get these projects completed in a year and will take the cooperation of each school to accomplish the projects. Mrs. Smith asked what practice options Socastee High School will have while the stadium is unusable. Mr. Cox answered that he has spoken with the Athletic Director and he is working on options such as the

Horry County recreation fields and perhaps St. James High fields. Mr. Burch added that staff is working closely with the Athletic Directors to address any needs they have during this project.

Mr. James stated that there should be substantial penalties put in place against the contractor if they do not meet the schedule as contracted. In addition, he stressed the importance of the selected contractor having sufficient equipment to complete the projects as contracted. Mr. Burch agreed and said that the interview process will address each of those issues.

General Updates

Mr. Burch provided a brief update on other projects underway. The solicitation is ready to be issued for the Facility Condition Assessment. After a minor delay with the construction fabric, the Myrtle Beach Auditorium Sound Panels are awaiting installation. The new fire alarm replacement system at St. James Middle School should be complete the first week of September. The loop roads at Aynor Middle School and Waterway Elementary School are awaiting OSF approval, and the solicitation for Riverside Elementary School and Lakewood Elementary School will be issued shortly. Middle school electronic message boards are underway at Forestbrook Middle School, North Myrtle Beach Middle School, and Green Sea Floyds Middle School, with Loris Middle School and Aynor Middle School already complete. Phase 1, which includes 8 schools, of the school message board project at elementary schools will begin in late fall and is anticipated to take about 4 months. The installation of the new Outdoor Air Units (OAU) at St. James High School begins next week.

Mr. James asked if ESSER funds were used for the OAU at St. James High School. Mr. Burch answered no, this project was funded prior to the announcement of ESSER funds.

Discussion

Myrtle Beach Exterior Metal Panels

Mr. Burch presented the Committee with a request to increase the budget for the metal exterior wall cladding at Myrtle Beach High School. The project was designed this spring and the solicitation was issued over the summer, and the Notice of Intent to Award is ready to be issued. He explained that because the lowest bid was higher than the remaining projected budget, and material prices are increasing significantly, a request is being made to increase the budget by \$80,000. Mr. Burch explained that the increase includes a 10% contingency allotment.

- Original Budget: \$550,000
 - Design and Fees: \$ 24,641
 - Remaining Budget: \$525,358
 - Low bid: \$548,554
 - Increase Needed: \$ 23,196
 - 10% Contingency: \$ 54,845
 - Total Increase Requested: \$ 80,000 (rounded)
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- 2021-22 Remaining Sustainment Funds: \$425,521
 - 2021-22 Sustainment Funds after increase: \$345,521

Mrs. Todd moved to increase the Myrtle Beach High School metal exterior wall cladding project budget by \$80,000. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

Socastee High School Structural Remediation

Mr. Burch detailed the projected increase needed for the Socastee High School Structural Remediation project. While the project is currently within budget, underlying issues behind the entrance brick façade will elevate the costs beyond the 10% change order threshold as stipulated in Board Governance. He explained that the request to exceed the 10% change order limit by \$100,000 will allow the contractor to address any interior issues that may present themselves during construction. He stressed that the project is anticipated to remain within budget.

Mr. James asked if staff foresees any other budget concerns with this project. Mr. Burch answered that there is a concern that there may be an issue with the materials for the structural piers of the interior room on the northwest corner. He suggested there may be an increase in materials cost by the time that effort gets underway next summer, although the contingency should cover the increase.

Mr. Edwards moved to authorize staff to exceed the 10% change order threshold by \$100,000, and bring it to the full Board for consideration. Mrs. Todd seconded the motion; all voted in favor. Motion passed.

Myrtle Beach and North Myrtle Beach Area Schools Dedication Plaques

Mr. Burch discussed with the Committee the request to install dedication plaques at the following schools that were repurposed with different grade structures or renamed. The plaque would indicate the school name, the dates of renovations, grade structure changes, the Board members at that time, and the architect of the project. Board members listed on the plaque would be the sitting members at the time the budgets were approved. The plaques would be installed at the following schools:

- Myrtle Beach Elementary
- Myrtle Beach Early Childhood
- Myrtle Beach Primary
- Ocean Drive Elementary
- Riverside Elementary
- Waterway Elementary

Mrs. Todd stated that this project is an important way to preserve the history of our schools. Mr. Brown agreed and noted that the new plaque will be placed adjacent to the original plaque. He added that a vote is not required for this project. Mrs. Graham asked if a similar plaque has been installed at SOAR Academy to detail the name change at that school. Mr. Burch said that there is a plaque but it does not list the name change history.

Horry County Fire Rescue Portable Request

Mr. Brown made the Committee aware of a request received for the donation of two used portable classrooms to the Horry County Fire & Rescue Squad. The portables, no longer needed at the former Horry County Education Center, will be used by the Squad for training purposes.

Mrs. Todd moved to send the request from the Horry County Fire and Rescue for 2 portable classrooms to the full Board for consideration. Mr. James seconded the motion; all voted in favor. Motion passed.

Athletic Rental Fees

Mr. Brown informed the Committee that the rental fees are being evaluated by a team consisting of principals, athletic directors, Finance and Facilities staff. A fee proposal will be brought to the next Facilities meeting for the Committee's consideration. Mrs. Todd expressed her gratitude that fees are being reviewed, noting how important sports tourism is to the area. Mr. Edwards asked if rates charged by other counties are being used as comparative data, such as Georgetown and Marion Counties. Mr. Brown answered that rates from other counties are being used although Georgetown and Marion typically are not strong sports tourism areas.

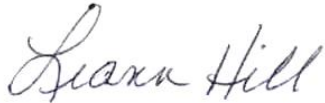
Mr. James inquired about the accounting of the fees generated from rentals, encouraging the group to maintain centralized accounting. Mr. Brown said the group is discussing that topic in conjunction with the funds that are returned to the schools.

Mrs. Smith asked if the Finance Committee could be involved in the discussion of the proposal. Mr. James answered that the next meeting will be a joint Facilities Committee/Finance Committee meeting so both Committees could evaluate the proposal of rental fees.

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: _____