

Horry County Board of Education

Facilities Committee



Joint Facilities/Finance Committee Meeting Minutes Monday, June 21, 2021

Board Members Present:

Neil James, Facilities Committee Chair	Howard Barnard
James Edwards, Facilities Committee Member	Ray Winters
Sherrie Todd, Facilities Committee Member	
Janet Graham, Finance Committee Chair	
Helen Smith, Finance Committee Member	
W. Russell Freeman, Finance Committee Member	

Staff Members Present:

Dr. Rick Maxey, Superintendent	
Mary Anderson	Kenneth Generette
Lisa Bourcier	Leann Hill
Daryl Brown	Boone Myrick
Joe Burch	
John Gardner	

Media Present:

Katie Powell, My Horry News
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 addition of the presentation of the 2021-22 Facilities Committee meeting dates. Mrs. Smith seconded the motion. All voted in favor of approving the revised agenda. Motion passed.

Review and Approval of Minutes

Mrs. Smith moved to accept the minutes as presented of the Finance Committee meeting held on April 19, 2021. Mr. Freeman seconded the motion; all voted in favor. Motion passed.

Mr. Edwards moved to accept the minutes as presented of the Facilities Committee meeting held on May 17, 2021. Mrs. Todd seconded the motion; all voted in favor. Motion passed.

Discussion

SOAR Academy

SOAR Academy construction will be substantially complete this week. The Final Office of School Facilities (OSF) inspection is scheduled for July 8, 2021. Furniture will be delivered on July 19th, with other items being moved from the old location on July 26th and 27th. A ribbon cutting ceremony is scheduled for 4:00 P.M. on August 9, 2021, prior to the Board meeting.

2021-22 Facilities Committee Meeting Dates

The 2021-22 Facilities Committee meeting dates were presented to the Committee. All dates are based on proposed Board meeting dates as in past years.

Green Sea Floyds Schools/Tulip Grove Road Sidewalks

Mr. Burch explained to the Committee that after consultation with the Department of Transportation, the construction of sidewalks from Highway 9 to both Green Sea Floyds Elementary School and Green Sea Floyds Middle/High School has been proposed. The total cost of the project is \$187,955.55, with a potential funding source being the residual funds from the canopy projects and some funding from the Building Modification budget.

Mrs. Todd moved to approve the recommendation to install sidewalks from Highway 9 to the two Green Sea Floyds schools. Mr. Edwards seconded the motion. Mr. James called for discussion of the motion. Mr. Edwards asked if the sidewalks would tie into existing sidewalks on Highway 9. Mr. Burch answered that at this time there are no sidewalks on Hwy 9, but hopes they will be planned for the future. Mrs. Smith asked if the sidewalks would be used for students going between the schools. Mr. James answered that the sidewalks will increase the safety for pedestrian traffic in that area since the road currently does not have the width for pedestrians and cars. He added that the principals support the project which can be done through the DOT contractor as they complete another project in that area. Mr. James called for the motion. All voted in favor. Motion passed.

Lakewood Elementary Playground Renovation

Mr. Burch presented the Committee with information regarding the need to relocate the playground at Lakewood Elementary School, with an anticipated cost of \$350,000 funded from the Sustainment Fund. The need to change the location is a result of the new loop road construction. He added that the PTO had collected funds to purchase new equipment last year but decided to wait until the completion of the loop road. They are currently seeking quotes for equipment and have allocated a \$10,000 contribution to the project.

Mrs. Smith expressed her concern that equipment funding of the project should be the responsibility of the District in light of the need to relocate the playground. Mr. Burch said he would work with the school to determine if the funds could be used on another project, or added to the District's contribution to the project for additional equipment.

Mrs. Smith asked about the status of the batting cages at Socastee High School. Mr. Burch answered that the project is with OSF for approval.

Mr. Edwards moved to accept the proposal to relocate the Lakewood Elementary Playground. Mr. Todd seconded the motion; all voted in favor. Motion Passed.

Undesignated Fund Balance/Construction Projects

Mr. Gardner presented Potential Funding Sources for the 2021-24 Building Program which included the utilization of unassigned Fund Balance, uncommitted sales tax revenue, and residual balances from completed projects. He recommended a 80% planned reduction in the projected 2020-21 unassigned Fund Balance to address any future uncertainties and ensure maintenance of the 15% BOE minimum Fund Balance requirement.

Mr. James and Mrs. Graham voiced their approval of the presented funding options. Mr. Barnard suggested that consideration be given to utilizing more of the undesignated funds, reducing the undesignated fund balance to assist with capital projects. The Committee briefly discussed the importance of monitoring income and expenses post-pandemic. Mr. Winters asked if decreasing the fund balance would impact the District's bond rating. Mr. Gardner answered that if it is a planned, controlled reduction it would not impact the rating.

Mr. Freeman clarified that additional funds could be allocated to capital projects if deemed necessary. Mr. Gardner answered that yes, as long as the minimum fund balance remained at a minimum of 15%. Mrs. Smith suggested that the list of priorities be re-evaluated to ensure current project requests are considered such as batting cages at Socastee High School. Mr. James said that the next agenda item would address the prioritized project list and the current progress of projects.

A motion was made by Mr. Freeman to approve the funding plan as presented. Mrs. Smith seconded the motion; all voted in favor. Motion carried.

An additional motion was made by Mr. Edwards to transfer \$28,633,203 from the funds presented to the 2021-24 Building Program Fund. Mrs. Smith seconded the motion; all voted in favor. Motion passed.

ESSER III Proposed Projects

Mr. Burch presented the list of prioritized capital projects as determined in December, 2018. As he began Mrs. Smith suggested that new board members be reminded of the selection process for the projects on this list. She proposed that a new prioritized list be determined since there are several new Board members. Mr. James answered that the list can be reviewed by the full Board if so desired, until that time this is the approved prioritized list of capital projects.

Mr. Burch continued to review with the Committee the status of the capital project list. He explained that the Facility Condition Index (FCI) will be instrumental in determining projects going forward. Mr. James asked for a status update on the FCI Request for Proposals (RFP). Mr. Burch answered that the RFP should be out later in the month with a 6-8 month turnaround of data anticipated once the contract is awarded. Mr. James noted the importance of this data to help determine the next list of priorities which will be based on facility condition. Mr. Burch noted that the new FCI will likely not include the work being completed under the ESSER funding - those upgrade projects will be factored in as they are completed.

He shared that in September he presented the Short-Term Sustainment and Building Modification List that focused on critical system needs such as roofs and HVAC issues. He detailed the extensive progress being made on those items.

Continuing on, Mr. Burch presented a list of projects for the funding anticipated from ESSER III. He explained that since the amount HCS will receive is not known yet the list he is presenting are the items not currently funded in ESSER II. Major work includes HVAC work and roofing at several schools. He noted that the funding will not be adequate to complete these major projects based on the projected costs. Mr. Brown added that the goal is to complete many of these projects with ESSER funding to offset funding needs in the future. Mr. Burch commented that other factors that will impact the completion of these projects will be the cost increases being seen in the industry and contractor capacity to complete them within the three-year deadline. Mrs. Smith asked if the projects needed to be completed within that timeframe or if contract issuance is adequate. Mr. Burch explained that his understanding is that the project must be finished, not just encumbered.

Mr. Burch then reviewed the list of projects that can be funded with the funds the Committees just approved. Included in the list is the regional bus lot, which Mr. Brown noted it will increase capacity at three high schools for future needs and renovations. Also included is the replacement school for Whittemore Park Middle School, estimated to cost about \$58 million. Mr. Edwards asked what the capacity would be of the new school. Mr. Burch answered that it would be built for about 1,100 - 1,200 students.

In addition, the list included \$10 million for the installation of artificial turf at the high schools. Mr. Brown noted that each school would benefit from the turf as it would reduce the need for additional practice fields which are typically needed due to the damage caused by overuse of grass fields. Mr. James asked if this would be done in conjunction with the track and field renovations. Mr. Brown answered yes, they would be done in a phased plan, with SHS being the initial model for all high schools. The Committees commented that this would reduce costs and help the teams in several ways including reducing the immediate need for practice fields. Further discussion will be scheduled for the August Facilities Committee meeting.

Mr. James noted that every attendance area is being impacted but these improvements while following the priorities previously established. Mrs. Smith asked if any consideration is being given to realigning the attendance areas due to the increase in enrollment in Carolina Forest, and if the two proposed elementary sites would meet those needs. Mr. Brown answered that further study of the enrollment numbers for several areas would need to be evaluated to consider an attendance line change. Mrs. Smith stressed that she is not proposing a change but wants to ensure that the option be considered in the future if deemed necessary.

Mr. Freeman moved to recommend to the full Board that a replacement school for Whittemore Park Middle School be prioritized as the next facility to be constructed, with the process beginning immediately. Mrs. Smith seconded the motion; all voted in favor. Motion passed. Mr. James stated that a special called meeting will be necessary to appoint the RFP Selection Committee as the next step in the construction process.

Mr. James noted for the record that any facility built on our campuses either by a vendor or in-kind contributor, needs to meet the approved educational specifications and be approved by OSF. He also stated that athletic facility replacements being addressed through the ongoing Tennis & Track Renovations must be in the same location as the existing apparatus.

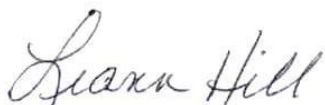
Mrs. Todd moved that renovated Tennis & Track facilities be constructed in the same location as the existing facilities and that all construction projects meet both OSF requirements and the Education Specifications current at the time of construction. Mr. Edwards seconded the motion. Mrs. Smith commented that the location of the existing facilities at SHS may need to be reviewed as it is in such close proximity to the state highway. All voted in favor of the motion as stated. Motion carried. Mr. James noted that the motion can be revisited if necessary in the future.

Mr. James asked that the remaining agenda items not addressed during the meeting due to time be included on a future agenda. Mr. Brown agreed and added that there will be additional information regarding the increase of rental fee rates as a result of the ongoing facility improvements.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: July 13, 2021 by Facilities Committee

by Finance Committee