

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, October 25, 2021

Board Members Present:

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

Shanda Allen
Janet Graham
Helen Smith
Melanie Wellons

Staff Members Present:

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

Kenneth Generette
Leann Hill
Boone Myrick
Trevor Turner

Media Present:

Maria Debone, WBTW
Mary Norkel, The Sun News
Katie Powell, My Horry News

Others Present:

Tracy Winters

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 as presented. Mr. Edwards 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 Joint Facilities/Finance Committee meeting held on September 27, 2021, as presented. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

Discussion

Project Updates

Mr. Burch updated the Committee on various projects such as the loop roads and the sidewalk at Green Sea Floyds Elementary School. The Lakewood Elementary School loop road project is about to be put out for bid and may come in higher than anticipated. The Riverside Elementary School loop road project may come in under budget which would help offset the costs. Waterway Elementary School and Aynor Middle School loop designs are awaiting Office of School Facilities (OSF) approval.

Mr. Burch went on to explain that the cost estimates for the sidewalk installation project at Green Sea Floyds Elementary School through the State Department of Transportation (DOT) have come in higher than if the project was handled through internal contracting. He explained that managing the project in-house would be more cost effective. Mr. James asked if procuring an additional vendor would cause any conflicts with the DOT vendor and the two projects intersecting. Mr. Burch answered that the work would not conflict and would save approximately \$66,000.

Discussion

ESSER 2 Updates and ESSER 3 Planning Update

Mr. Burch presented the following update on the ongoing grant projects, noting that there may be some delivery delays for materials:

- District-wide Bipolar Ionization Air Purification Project
 - Roughly 57% complete
 - 32 out of 54 facilities completed
 - Phase 1 complete (23 facilities)
 - Phase 2 underway (9 out of 31 facilities complete)
 - Anticipated Completion May 2022
- Outdoor Air Unit Replacement (OAU)
 - Riverside Elementary School OAU Replacement – Bids Opened, Under Budget
 - Homewood Elementary School OAU Replacement – Bids Opened, Under Budget
 - Carolina Forest Elementary School OAU Replacement – Finishing Design
 - Midland Elementary School OAU Replacement – Finishing Design
 - Loris Elementary School OAU Replacement – Finishing Design
 - Palmetto Bays Elementary School OAU Replacement – Finishing Design
 - Pee Dee Elementary School OAU Replacement – Finishing Design
- Roofing/HVAC Projects
 - Waterway Elementary School Roof Replacement – Under Design
 - Waccamaw Elementary School Roof Partial Roof Replacement – Under Design
 - Conway Education Center Partial Roof Replacement – Under Design
 - St. James Middle School Roof Replacement and Rooftop HVAC Replacement – Under Design
- ESSER 3 Projects
 - Aynor High School Phase 2 & 3 HVAC Replacement - \$9 million
 - Design nearing completion. Beginning submittals to OSF
 - Conway High School Roof, Rooftop HVAC, Internal HVAC and Ductwork - \$34 million
 - Developing Scope and Opinion of Cost

- Daisy Elementary School Roof, Rooftop HVAC and Remaining Internal HVAC Equipment - \$5 million
 - Ready to issue A&E Contract
- Carolina Forest High School Outdoor Air Unit Replacement - \$5 million
 - Developing Scope and Engineering Proposal

Mr. Burch detailed some of the issues at Conway High School such as the age/condition of the ductwork, outdated supply air systems, air flow return system inefficiencies, humidity controls, roof leaks, and building envelope leaks that need to be addressed. He added that much of the fluorescent lighting is outdated and will need to be removed/replaced during ceiling demolition and installation. The scope of work will include demolition and replacement of the roof, the rooftop HVAC system, the internal HVAC equipment and ductwork, code upgrades throughout the building, some window replacements, and include new building automation system controls.

Mr. James commented that the project list shown during a prior meeting was extensive and while gathering cost estimates it was determined that the Conway High School project was more extensive than originally thought. He stated that while this project at Conway High School will utilize a significant amount of the available ESSER funds, it is essential work that will extend the life of the building. Mrs. Graham noted her appreciation for the prioritization of the Conway High School project.

Mr. Burch listed the other projects that will be completed if funding permits:

- Outdoor Air Unit Replacement
 - Aynor Middle School OAU Replacements – Developing Scope & Engineering Proposal
 - Loris Middle School OAU Replacements – Developing Scope & Engineering Proposal
 - Conway Elementary School OAU Replacements – Developing Scope & Engineering Proposal
 - Kingston Elementary School OAU Replacements – Developing Scope & Engineering Proposal
 - Ocean Bay Elementary School OAU Replacements – Developing Scope & Engineering Proposal

Approval of IPD Delivery Model for Conway High School ESSER 3 Project

Mr. Burch requested the Committee consider the Integrated Project Delivery (IPD) model for the ESSER 3 project at Conway High School. He noted that staff believes this method would be ideal given the length of the project and the many different trades required. Mr. James commented that the IPD model had worked well for other similar projects, such as North Myrtle Beach High School.

Mrs. Todd moved to allow staff to utilize the Integrated Project Delivery (IPD) model for the ESSER 3 project at Conway High School. Mr. Edwards seconded the motion. All voted in favor. Motion passed.

Approval of IPD Delivery Model for Tennis/Track/Turf Projects

Mr. Burch requested the Committee consider the Integrated Project Delivery (IPD) model for the upcoming phase of the Tennis/Track/Turf project. An IPD model will help to manage the numerous subcontractors needed for this project. Mr. James added that this project will span several years and include 8 campuses, allowing HCS to bid the projects together or separate. He asked if the owner, HCS, can specify the deadlines to the vendors and penalties if the deadlines are not met. Mr. Burch answered yes, HCS would be able to negotiate all facets of the scope of work, including scheduling.

Mrs. Todd moved to allow staff to utilize the Integrated Project Delivery (IPD) model for the upcoming Tennis/Track/Turf projects. Mr. Edwards seconded the motion. All voted in favor. Motion passed.

Capital Project Planning 2024

Mr. Burch reviewed the short-term capital project planning that the Board had compiled in 2018. The list indicated which projects have been completed, are in progress, or are in the planning stages. He then presented the following list of potential projects:

- **REPLACEMENT Schools for Age, Condition, Site Limitations and/or Capacity:**
 - **Horry County Education Center**
 - SOAR Academy (Complete).
 - **Whittemore Park Middle**
 - Underway.
 - **St. James Elementary**
 - Proposed replacement on existing site if feasible.
 - **Conway Education Center**
 - Proposed replacement, renovation or relocation to different facility.
 - **South Conway Elementary**
 - Proposed replacement on new site.
 - **Conway Middle (Potential)**
 - Building has several very old sections. Site is too small (only 8 acres). No room for growth, modular classrooms, PE/athletics, and circulation. Need to evaluate and consider replacement at new, larger site.
 - **NEW Schools for Growth & Capacity:**
 - **Carolina Forest, Ocean Bay and River Oaks Elementary relief schools**
 - Capacity relief facility on Ronald McNair Blvd site.
 - Capacity relief facility on Carolina Forest Blvd site.
 - **North Myrtle Beach Area relief school**
 - Potential Capacity relief facility for K-8 grades. Consider Intermediate model for addressing both elementary and middle capacity.
- **RENOVATIONS/ADDITIONS for Age, Condition, and/or Capacity*:**
 - **Aynor Elementary**
 - **Aynor Middle**
 - **Carolina Forest High**
 - **Conway Elementary**
 - **Conway High**
 - Major critical systems work proposed in ESSER 3 grant, additional work will be needed to address finishes, exterior, grounds, and functional use.

- **Daisy Elementary**
- **Green Sea Floyds Elementary**
- **Homewood Elementary**
- **Lakewood Elementary**
- **Myrtle Beach High**
- **Pee Dee Elementary**
- **Socastee High**
- **St. James High**
- **Waccamaw Elementary**
- **Waterway Elementary**
- **ATHLETICS & GROUNDS RENOVATIONS**
- **Tennis Courts**
 - Planned and should be completed by 2024
- **Tracks**
 - Planned and should be completed by 2024
- **Synthetic Turf Game Fields**
 - Planned and should be completed by 2024
- **Baseball/Softball Upgrades**
 - Upgrades and/or replacement of baseball/softball complexes at all high schools
- **High School Practice Fields**
 - Renovate/Replace/Add
- **Playground Upgrades**
 - Some funding allocated and should continue efforts over long term
- **Drainage Upgrades**
- **Pavement Upgrades**

Mr. Burch said that additional major projects will likely be added and recommended listing the above projects and all remaining facilities for potential renovations/additions in the overall project plan.

Mr. Brown added that the Facility Condition Index (FCI) will help determine the priorities. Mr. James asked if the recommended firm will be on an upcoming agenda. Mr. Burch confirmed that a recommendation should be ready for the December meeting, and the report should be finalized in about 8-10 months. Mr. James added that another Board session may be needed to determine the course going forward once the penny sales tax referendum is complete and the FCI report is finalized. Dr. Maxey noted that one requirement for the local option sales tax process is to provide a list of projects that accounts for the projected use of sales tax revenue. Mr. Burch said staff will work diligently with the vendor to meet the requirements. Mrs. Smith added that growth predictions will need to be factored into the prioritization process.

Mr. Burch then discussed ongoing facility maintenance that may need to be increased and combined into one building modification fund which includes the following:

- **Sustainment and Modification efforts for ALL HCS facilities over the 15-year timeframe**
 - Decisions driven by Facility Condition data, work order data, as needed inspections, instructional support needs, and internal discussions with staff and Facilities Committee
- **Annual Sustainment Needs:**
 - Would include roofs, HVAC, and other critical systems
 - Address interior and exterior finishes (paint, flooring, paving, etc.)
 - Current funding is around \$6.5 million a year
 - Funding increase needed to continue efforts to maintain facilities properly

- **Building Modification Needs**

- Additional modular classrooms as needed
- Loop roads and site improvements (including drainage, playgrounds, etc.)
- Minor interior renovations
- Current funding is around \$5 million a year
- **Recommend combining and increasing these funding sources into one annual allocation for facilities sustainment and modification.**

Mr. James remarked that the sustainment funding level has been the same for about 12 years, noting that thought should be given to increasing those funding levels. The Committee briefly discussed the need to increase the sustainment funds based on industry standards. Mr. Burch offered to research the matter further but estimated that current amounts would need to be doubled to meet industry standards.

Use of Facilities Fee Schedule

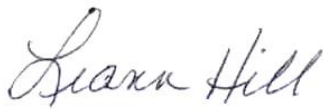
Mr. Brown reminded the Committee that while discussing facility rental rates at a previous meeting, staff was asked to review the indoor comparative rates. He asked Mr. Turner to review his findings with the Committee. Mr. Turner showed the comparison which included regional school district gymnasium rental rates, the national average, and the City of Myrtle Beach facilities. It was agreed that Horry County Schools gymnasium rental rates are comparable and do not need to be adjusted.

Mr. Brown informed the Committee that staff will continue to work on the fee schedule and supporting rental documentation for approval at the December meeting.

Adjourn

Mr. Edwards moved to adjourn, seconded by Mrs. Todd; all voted in favor. Motion passed. Mr. James noted that there would not be a November meeting.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____