

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, November 14, 2022

Board Members Present:

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

Shanda Allen
Melanie Wellons
Tracy Winters

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
Trevor Turner

Media Present:

Alex Daniels, WBTW

Others Present:

Patrick Graham, CHA Associates
Pamela Dawson

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. Graham seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Mr. Edwards moved to accept the meeting minutes of October 24, 2022, as presented. Mrs. Todd seconded the motion; all voted in favor. Motion passed.

Discussion

Project Updates

A video update of the following capital projects was shown to the Committee:

- Final striping has been completed on the Conway High Track. Clean-up and punch-lists items are underway.
- Site work continues on the new Whittemore Park Middle School. The first foundation footers are being dug and prepared for the building.
- The roof replacement at St. James Middle School is 55% complete. Final completion is anticipated in April.
- The re-roofing at Daisy Elementary School has been completed. The HVAC replacement portion of the project is beginning, but the majority of the work will be during the summer of 2023.
- Curbing and final site prep for paving is nearing completion on the new loop road at Waterway Elementary School. The new canopy has been installed and final completion is expected by the end of the month.

Mrs. Allen joined the meeting at this point.

Electrical Panels for Modular Classrooms

Mr. Burch explained to the Committee that due to the long lead times experienced in the 2022-23 fiscal year for electrical panels, it was necessary to rent electrical panels for modular classrooms until the permanent panels were delivered. Supply chain issues continue to cause long lead times with this component. To order the panels as early as possible, Facilities is requesting a budget of \$125,000 to place an order for 6 electrical panels to use for future modular classrooms assemblies. He proposed the 2021-24 Building Program Contingency Fund as the funding source

Mr. James asked about the rental costs for electrical panels. Mr. Burch answered that the cost is about \$5,000 per month.

Mr. Edwards moved to send to the full board with Committee endorsement the request to purchase electrical panels for future modular classrooms in the amount of \$125,000, with funding from the 2021-24 Building Program Contingency Fund. Mrs. Todd seconded the motion. All voted in favor of the motion. Motion passed.

179D Tax Rebate Request

Mr. Brown reviewed the 179D Tax Rebate requests received from Alliant Group on behalf of two vendors for recent construction projects.

As part of the Energy Policy Act of 2005, Congress enacted Section 179D of the Internal Revenue Code to encourage the design and construction of energy efficient buildings. Per IRC §179D(d)(4) and Notice 2008-40, building owners of energy efficient commercial buildings may take a deduction arising from the installation of energy efficient commercial building property as part of the interior lighting, HVAC and hot water systems, or building envelope systems. If the building owner is a government entity, they may allocate the deduction to a designer of the energy efficient commercial building property.

The role of the allocating government entity is to confirm the scope of work performed and related information as eligible to pursue for the IRC §179D deduction by the taxpayer seeking the allocation, and not for determining if in fact the commercial building property is energy efficient.

Two firms have requested that Horry County Schools allocate the deduction on recent projects. Whole Building Systems served as the engineer of record for the renovation project at North Myrtle Beach Middle School. In that capacity they created technical specifications improving the energy efficiency of the HVAC systems.

H.G. Reynolds Company, Inc. served as the construction manager at risk for the new SOAR Academy and the renovations at Myrtle Beach Elementary School. In that capacity they designed energy efficient systems for SOAR Academy and complete rebuild of all major systems at Myrtle Beach Elementary School to bring them up to current code and efficiency requirements.

Initial eligibility for the program is inclusive to the three systems required within 179D. A company has to contribute to the HVAC mechanical, Interior Lighting, or Building Envelope systems in order to be eligible to pursue the 179D program. From there, a requirement for any company to apply, is hiring a third party company to certify their work meets the requirements per the tax code.

The amount the company qualifies for will be determined at the conclusion of Alliant Group's analysis. Once the energy model and certification is complete, Alliant will be able to determine if they are able to apply this to their tax returns. If they do meet certain energy savings thresholds laid forth in tax code they will be able to apply for \$0.60- \$1.80 per square foot of the building. At the conclusion of the study, Alliant is required to send a summary of findings and the deduction amount the company will apply for.

Mr. Edwards clarified that the District does not incur any expenses related to the tax credit. Mr. James noted that only one other company had requested this tax credit allocation. Mr. Generette stated that due to recent policy changes, that upon approval from the Committee the request will go to the full Board for action.

Mrs. Graham moved to allocate the 179D tax credit to Whole Building Systems as the engineer of record for the renovation project at North Myrtle Beach Middle School, and H.G. Reynolds Company, Inc. as the construction manager at risk for the new SOAR Academy and the renovations at Myrtle Beach Elementary School. Mr. Edwards seconded the motion; all voted in favor. Motion passed.

CHA Preliminary Athletic Report

Mr. Burch introduced Mr. Patrick Graham of CHA Associates to continue the review of proposed athletic specifications and improvements that was started in the September meeting. Each Committee member was given a copy of the revised draft Horry County Schools Minimum Standards for Athletic Facilities (V6), along with proposed conceptual building and site renovations by school. Mr. Burch noted that there has been one addition to the standards since the September meeting - baseball/softball infield practice fields.

Mr. Graham presented the Committee with details about the purpose of assessment, the methodology used, the high school athletic facilities minimum standards (part 2), the summary of recommended improvements, example master plans, and the anticipated next steps in the process. Noting that the current standards are from 2013, Mr. Graham explained that meetings with district staff and school athletic directors identified specific improvements needed at each facility to meet South Carolina High

School League (SCHSL) and National Federation of State High School Associations (NFHS) requirements and improve the overall participant/fan experience. He reviewed the overall improvements proposed for baseball, softball, competitive cheerleading, wrestling, auxiliary gyms, and weight training rooms across the District, as detailed in the HCS Minimum Standards for Athletic Facilities.

Comments from the Committee included the importance of bringing batting cages up to the standard, field orientation being addressed, ADA and handicap parking being adjacent to facilities but protected from errant balls, the ability of press boxes to accommodate both baseball and softball, and the importance of secondary field house placement for equal access to both baseball and softball.

Mr. Burch requested that the Committee review the information presented in preparation for future meetings. He added that he plans to present project cost estimates to bring each school up to the HCS Minimum Standards for Athletic Facilities at the next meeting. Following that information, decisions could be discussed about phasing/priorities and adjustments to the standards if requested.

Facility Condition Assessment Report Update

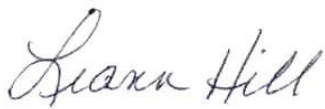
Mr. Burch informed the committee that the vendor and staff continue to analyze the data, resulting in slight adjustments. Mr. James asked what would be presented at the December meeting. Mr. Burch answered that the 10-year enrollment analysis and forecast will be ready for the December meeting.

The Committee discussed the need to extend the December meeting and possibly schedule an additional meeting to discuss the long-range planning as related to all the data being presented in recent meetings.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____