

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, August 7, 2017

Board Members Present:

Neil James, Facilities Committee Chairman
Janet Graham, Facilities Committee Member
Holly Heniford, Facilities Committee Member
Sherrie Todd, Facilities Committee Member
Ray Winters, Facilities Committee Member

Joe DeFeo
Shanda Allen
Chris Hardwick

Staff Members Present:

Dr. Rick Maxey, Superintendent
Velna Allen
Mary Anderson
Bobbi Antonucci
Teal Britton
Joe Burch
Edward Boyd
Daryl Brown
Jeff Carland

John Gardner
Kenneth Generette
Leann Hill
Mark Koll
Boone Myrick
Trevor Turner
Mark Wolfe

Media Present:

Matt Barbour, WPDE
Christian Boschult, Sun News
August Dittbenner, Myrtle Beach Herald
Patrick Loyd, WMBF
Abbey O'Brien, WBTW
Nick Papantonis, WPDE
Ryan Webb, WBTW

Others Present:

Robbie Ferris, FFEP
Erin Heaney, PR, FFEP
Joe Pike, PMH Architects
Aaron Thomas, Metcon

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. James requested that approval of the minutes from the May 22, 2017 meeting be added and that the Update on Myrtle Beach Middle School Conversion Update be moved from 4A to 3C and the agenda be renumbered the agenda accordingly.

Mr. Winters moved to approve the agenda as amended. Ms. Heniford seconded the motion. All voted in favor of approving the amended agenda. MOTION PASSED.

Review and Approval of Minutes

Ms. Heniford moved to accept the minutes of May 22, 2017 as presented. Mrs. Todd seconded the motion, all voted in favor. Motion passed.

Discussion

Construction Projects Update

Mr. Ferris introduced Mr. Aaron Thomas, president and CEO of Metcon. Mr. Thomas manages the day-to-day work on the site of each project. Mr. Ferris then presented an update on the projects, beginning with the schedules. Ten Oaks has received their Certificate of Occupancy and have begun to move into the space. At St. James Intermediate, the items listed after the inspection have been completed and the Certificate of Occupancy is anticipated on Thursday, August 10, 2017. Socastee Elementary is scheduled for final inspection on Thursday, August 10, 2017. Mr. Ferris noted that he spoke with Delisa Clark of the Office of School Facilities to ascertain her thoughts on inspection timeline. Ms. Clark indicated that typically there are some items that require attention before the final approval. Once those items have been addressed, she will issue the approval, or re-inspect if necessary. Mr. Ferris added that he is very confident that Socastee Elementary School will receive the Certificate of Occupancy as quickly as possible. Myrtle Beach Middle and Socastee Middle School completion dates have not changed as the focus has been on the three other projects.

Mr. James asked about the change in completion dates since the last meeting. Mr. Ferris answered that resources were reallocated to the elementary school for the fire alarm in order to achieve the OSF inspection date.

Mr. Ferris then showed current photographs of each construction sites. He pointed out that technology installation was underway as seen in the photos. Mr. James asked about a photo that showed partial installation of classroom technology. Mr. Koll answered that what was pictured in the photo was the power cord and bracket for a projector, which would be installed shortly. Mr. James clarified that he wanted to make sure the technology team had time to install the necessary equipment before the first day of school. Mr. Ferris answered that to his knowledge everyone was working well together and there was no problem with the technology installation timeframe.

Mrs. Todd asked about the color of the canopy at Myrtle Beach Middle School. Mr. Ferris answered that the purple color that is seen in the photo was a color used before the final paint color was selected. It will be a gold color.

Mr. Winters commented that he was appreciative of the responsiveness of all involved whenever he had questions. Mr. James said that one Board member was concerned that the projects are within budget. Mr. Wolfe answered that yes, the projects are within budget as of this meeting, but noted that the contingency funds were getting low.

Old Transportation Building

Mr. Wolfe updated the Committee on the status of the insurance offer on the former Transportation Department building (which previously housed the District Office) located behind Whittemore Park Middle School that was damaged during hurricane Matthew. Mr. Wolfe explained that due to the extreme damage to the building, staff anticipated an insurance reimbursement equal to the amount of the policy. The first offer came back in February and was only about \$382,000. Since then, there have been four more examinations. He further explained that Mrs. Antonucci has been working closely with

the insurance adjustors to formulate the most recent offer of \$594,000 plus additional funds to compensate for relocation costs. Mr. Wolfe noted that staff feels this offer is acceptable.

Ms. Heniford asked if there is concern regarding potential water damage behind walls and under flooring that cannot be seen, and if it is worth rebuilding. Mr. Wolfe answered that there is concern about water damage and that he feels it is not worth rebuilding. Mr. James asked if the property should be offered to the City of Conway in the same way the Loris Education Center was offered to the City of Loris. Ms. Heniford suggested an appraisal of the land prior to an offer to the City. Mr. Burch added that the negative value of the building might off-set the value of the land, much like the Loris Education Center property.

After brief discussion, the Committee asked staff to return to a future meeting with information regarding the ability to split the land from the Whittemore Park Middle School property parcel, the appraised value, the cost to remove asbestos, and any concerns or objections to offering the property to the City.

Loris Education Center

Mr. Wolfe explained that the bid process to liquidate the Loris Education Center property yielded the highest responsive bidder to be for \$5,000.00. Mr. Wolfe asked the Committee if it would like to proceed with the sale, and bring the topic to the full Board for approval. After brief discussion regarding the process and confirming that the bid was not protested, Janet Graham moved to send the Sale of the Loris Education Center to the highest responsive bidder for \$5,000.00 to the full Board for approval. Mrs. Todd seconded the motion, all voted in favor. MOTION PASSED.

Myrtle Beach Middle School Conversion Update

Mark Koll updated the Committee on the necessary changes needed to convert the Myrtle Beach Middle School to an elementary school. He explained that the images detail the changes, including the conversion of the several science classrooms, locker rooms, and existing auditorium. As a result of the size of the renovations, the fire lane will need modifications as well. Mr. Koll explained that the mechanical system has run its useful life and replacement of that system will lead to replacement of ceiling tiles and other associated items. Mr. Wolfe added that the ideal time to complete the renovations would be after the students have moved to the newly constructed school. He also noted that it is a rare opportunity to renovate a building without the added difficulty of maintaining occupancy.

Mr. James clarified that approximately \$13 million is needed to proceed with the minimum scope of work for the project, and asked if there was a budget in place. Mr. Wolfe explained that there is no budget currently in place. Mr. Gardner added that a look at the global plan is warranted in order to prioritize capital projects. Committee members commented that construction of a new building will cost significantly more and that it is wise to use the time while the school is vacant for the renovations. Mr. Wolfe added that these renovation will add possibly 20 to 25 years to the life of the building.

Mr. James suggested a special meeting to discuss all capital plan needs and determine a project priority list. Mr. Wolfe said that he could bring the Facility Condition Index to the next meeting, which would help evaluate projects District-wide, including athletic needs. Mr. James agreed and noted that a focused Board meeting could be scheduled for a future date. Ms. Heniford noted that she would like to see a comparison between this project and the North Myrtle Beach project.

Report on Horry County Transportation Committee Loop Road Funding

Mr. Wolfe explained that \$500,000 was initially requested from the Horry County Transportation Committee (CTC) to fund the additions to three schools' loop roads. The CTC has a guideline that requires projects receiving funding from CTC to remain open at all time to the public. Whereas HCS has need to gate our properties, the original request was denied. Mr. Wolfe explained that he and Mr. Burch had met with Mr. Cooper of the SCDOT in Columbia who handles the CTC funds. They explained how the construction of these loops roads actually help to alleviate traffic on public roads during peak traffic hours. Mr. Cooper recently notified Mr. Wolfe and the local CTC that SCDOT's legal department granted an exemption from the "public access at all times" guideline, but only for these three projects. HCS then resubmitted the \$500,000 request, but the CTC ultimately awarded \$375,000, or \$125,000 for each of the three schools (SJES, SJMS, and NMBMS). Ms. Heniford noted that some local legislators helped in the process as well. Dr. Maxey added that the District is grateful for the assistance from the Horry County Transportation Committee on this and other loop road projects throughout the District.

Analysis of Tennis Court and Track Conditions

Mr. Turner distributed information regarding the condition assessment of the tennis courts and tracks from each high school. He noted that he had compiled this assessment with the help of Roger Dixon and the Athletic Directors. As discussed, the information will be included in the Facility Condition Index provided to the Committee at the next meeting.

Request from Grand Strand Water and Sewer for a New Well Site

Mr. Burch explained a request received from the Grand Strand Water and Sewer Authority to install a well on the Ten Oaks Middle School property, as indicated on the diagram distributed. He added that this will be a part of the recovery system that helps balance the aquifer that they have been working on for about a year. Additionally, GSWSA will perform an appraisal of the site, with an anticipated purchase price of approximately \$23,000 for the parcel, which is based upon the value paid for the property originally.

Mr. Winters moved authorize staff to notify Grand Strand Water and Sewer to proceed with acquiring necessary documents required to present the request for a well site at Ten Oaks Middle School to the full Board. Mrs. Todd seconded the motion, all voted in favor. MOTION PASSED.

Project Updates

Mr. Wolfe provided the following updates on current projects:

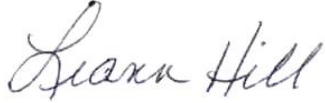
- **Midland Elementary School** will have a final Office of School Facilities (OSF) inspection on August 8th for the existing portion and the two new classrooms. The overhead inspection for the new addition area is anticipated for the 3rd week of September with the balance of the new improvements scheduled for inspection around October 23rd.
- **Myrtle Beach Primary School's** OSF inspection is currently in progress, no word yet on the decision.
- **North Myrtle Beach High School** has an inspection date of August 14th for the commons area and athletics. The renovated auditorium is scheduled for November. The full project completion date is anticipated for February 2018.

- **North Myrtle Beach Middle School** has completed their overhead inspection and the final OSF inspection has been scheduled for August 11th.

Adjourn

Ms. Heniford moved to adjourn, seconded by Mr. Winters, all voted in favor. Motion passed.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____