

# Horry County Board of Education

## Facilities Committee



## Facilities Committee Meeting Minutes Monday, May 22, 2017

### Board Members Present:

Neil James, Facilities Committee Chairman	Joe DeFeo
Holly Heniford, Facilities Committee Member	Shanda Allen
Sherrie Todd, Facilities Committee Member	David Cox
Ray Winters, Facilities Committee Member	Chris Hardwick
	Janice Morreale
	Pam Timms

### Staff Members Present:

Dr. Rick Maxey, Superintendent	
Velna Allen	Kenneth Generette
Mary Anderson	Leann Hill
Joe Burch	Charles Hucks
Edward Boyd	Missy Johnson
Daryl Brown	Dennis McCrary
Jeff Carland	Boone Myrick
John Gardner	

### Media Present:

Christian Boschult, Sun News  
August Dittbenner, Myrtle Beach Herald  
Abbey O'Brien, WBTW

### Others Present:

Robbie Ferris, FFEP  
Erin Heaney, The Brandon Agency (PR for FFEP)  
Greg McFarland - Pike McFarland Hall & Associates  
Joe Pike - Pike McFarland Hall & Associates

*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. Winters moved to approve the agenda as presented. Ms. Heniford seconded the motion. All voted in favor of approving the agenda. Motion passed.

## Review and Approval of Minutes

Mr. Winters moved to accept the minutes of February 20, 2017 as presented. Ms. Heniford seconded the motion, all voted in favor. Motion passed.

## **Discussion**

### **Construction Projects Update**

Mr. Ferris showed the Committee a video about the concrete product used in the construction projects that is energy efficient, followed by a video of the construction sites. Mr. Ferris explained that each site has a great deal of work still to be done, but everything is moving along as planned. He presented a detailed schedule and added that three of the schools are on schedule and the first school should be ready in early July.

Mr. James asked about the needs of the District to have access to the building with adequate time to install necessary items such as technology, cables, etc. Mr. Ferris answered that access to building has been granted for some installations. Mr. Hucks stated that many of the items that technology was able to install were damaged by subcontractors. He added that some locations were missing critical items such as conduits and access points. This and other items have been detailed in numerous emails. Mr. James asked if Mr. Ferris was working to resolve the conflicts and if he is still good with the schedule. Mr. Ferris answered that he is very comfortable with the schedule on their end but acknowledged that technology installation is a time consuming task.

Mr. Hucks added that the amount of time needed for technology installation has not changed and a large part of that requires furniture to be in place to hold the technology. Ms. Johnson added that many of the items are not typically installed until after the OSF inspection. Mr. Ferris noted that OSF inspections are ongoing and going well, adding that Terracon is doing a great job resolving any issues before inspections.

Mr. Wolfe asked for clarification on schedules – he is concerned that there may be some slips in dates between the schedule that First Floor distributed and the one that MetCon distributed. Mr. Ferris will work closely with staff to be sure that all items are on the schedule.

Mr. James summarized that the schools need to be ready to open on time, the schedules need to be coordinated, and the other issues discussed need to be resolved.

### **Myrtle Beach Middle School Conversion/Renovation**

Mr. Wolfe introduced Mr. Pike and Mr. McFarland to present information on the conversion of the present middle school to house the 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> grades and incorporate some other changes on campus. While this project is not currently funded, we have been allowed to begin review of our options and budget projections. Mr. Pike explained that they met with staff, the City of Myrtle Beach, the Advisory Committee, and OSF to determine the bare minimum needs for the project. Mr. Pike presented some slides to the Committee that identify the bare minimum needs of the project.

Mr. Pike detailed the recommendation of extending a bus loop between Doug Shaw Stadium and the current middle school, which will alleviate the need for buses to use public roads when going between schools. Additionally, adding sidewalks will help with connectivity between the school and Pepper Geddings Recreation Center. Due to the age of the campus and code changes since the original construction, several items need to be addressed such as the installation of fire lanes

and the addition of a fire sprinkler system. The addition of a playground is required, as well as 10 additional classrooms, which will necessitate the conversion of existing classrooms and locker areas. Mr. Pike noted that the composite aligns with Mr. Burch's enrollment projections. With regard to the timeline, Mr. Pike suggested that renovations begin in January 2018 when the school is vacated as a result of the move of the students into the new MB middle school. Mr. Pike estimated total cost of the project could be around \$23.5 million for a full renovation.

Mr. James asked for clarification on the sprinkler system costs. Mr. Pike explained that the estimated cost of \$300,000 includes improvements in the area covered. Ms. Heniford asked about plans if the retention pond should have to be reduced to accommodate fire lane improvements. Mr. Pike answered that the possibility exists for underground storage options, but Mr. Pike cautioned that would likely increase costs and a determination of a final scope of work as soon as possible would be beneficial. There was brief discussion regarding the timeline, and the best time to move students. Mr. DeFeo asked if this project would use an IPD delivery model. Mr. Wolfe answered that it is expected to be delivered through the traditional Design, Bid, Build, and that the current architectural planning work has been funded. Budgeting for the entire project is needed to move forward. Mr. Pike added that they would need 12 weeks to develop the plans.

### **Old Transportation Building**

Mr. Wolfe updated the Committee on the settlement offer from the insurance company as a result of the damage from Hurricane Matthew. Mr. Wolfe noted that the offers thus far have not been considered reasonable and negotiations are ongoing and a revisit to the facility by adjusters has been scheduled.

### **Property Disposition at Myrtle Beach High School**

Mr. Burch presented to the Committee the proposal brought to him by an abutting property owner of Myrtle Beach High School. The property owner would like to purchase a small parcel (.02 of an acre) adjacent to the entrance of the school. After brief discussion regarding the possible ramifications of disposing of the property, the Committee agreed that the property would not be disposed of at this time.

### **Loris Education Center**

Mr. Brown asked Mr. Burch for an update on the status of the sale of the Loris Education Center. Mr. Burch stated that the invitation to bid was released today and a bid opening date was scheduled for June 29<sup>th</sup>. Ms. Heniford asked about the appraised value of the property. Mr. Burch answered that due to the condition of the building and land, there is no dollar value. The value of the land is negated by the condition of the building, including asbestos onsite and underground storage.

### **FEMA Grant**

Mr. Wolfe updated the Committee on the status of the FEMA grant that has been pending for over two years. Work on the North Myrtle Beach project could not start until the grant was received. An email has been received through local legislators that the delivery of the grant would be another six to eight months. Mr. Wolfe recommends forfeiting the grant in order for construction to continue, utilizing reserve funds and undesignated funds to cover the costs. Mr. James asked if approval from the Board was needed. Mr. Wolfe answered that a vote is not necessary, this is just an update.

#### **St. James Elementary/St. James Middle Loop Road**

Mr. Wolfe explained to the Committee that only one bid was received to enlarge the loop road and the bus lot at St. James Elementary School and St. James Middle School. The single bid was significantly higher than the anticipated costs. Mr. Wolfe further explained that as a result of the bid, value-added engineering has been utilized to be able to continue with the project in a timely manner. Additionally, funding from CTC is anticipated to help with the costs associated with the modifications. As a result of the value-added engineering, CTC funding, and a slight reduction in scope, only about \$650,000 will be needed from the building modification fund.

Mr. James asked if the value-added engineering suggestions would hamper functionality. Mr. Wolfe answered that it would not decrease functionality. He added that asphalt would be used in lieu of the planned concrete paving which is a significant cost savings. Concrete can be poured to much tighter grade tolerances than asphalt so there may be more grade imperfections with the change, but no effect on functionality. It is anticipated that the projects would be completed in phases, with portions being ready for start of school and the remainder would be finished in the fall of 2017.

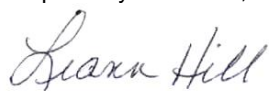
#### **2017-18 Meeting Date Schedule**

Mr. Brown presented a draft schedule of meeting dates for the 2017-18 year for the Committee's consideration. Mr. James noted that the Facilities Committee meeting dates coincide with the second Board meeting of the month. There being no objections, the Committee adopted the schedule as presented.

#### **Adjourn**

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

Respectfully submitted,



Leann Hill, Administrative Asst. – Support Services