

Horry County Board of Education



Facilities Committee Minutes

Monday, December 14, 2015

District Office, 335 Four Mile Road, Conway, SC

Board Members Present:

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

Staff Members Present:

Dr. Rick Maxey, Superintendent
Mary Anderson
Sandy Barfield
Teal Britton
Daryl Brown
Joe Burch
Jeff Carland
Carolyn Chestnut
John Gardner
Kenny Generette

Jason Hardee
Leann Hill
Kathy Johnson
Mark Koll
Dennis McCrary
Boone Myrick
Greg Sponseller
Kathy Stockholm
Mark Wolfe

Welcome

Mr. James called the meeting to order at 4:00 p.m. He asked that everyone introduce themselves for the record.

Acknowledge Compliance with FOIA

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 the addition of "AHS Blue Jacket Road" to the discussion portion of the agenda. Ms. Heniford moved to approve the agenda with the addition of AHS Blue Jacket Road as item B under discussion. Ms. Todd seconded the motion. The motion carried.

Review and Approval of Minutes

Ms. Heniford moved to approve the minutes of November 23, 2015. Ms. Todd seconded the motion. The motion carried.

Aynor High Lease Agreement with Anderson Brothers Bank

Daryl Brown updated the Committee on the placement of the LED sign for AHS on a small parcel of land on 501 owned by Anderson Brothers Bank. The bank has agreed to lease the space to AHS at no charge to HCS. Mr. James asked if any additional costs are anticipated. Mark Wolfe answered that there should not be any additional costs, aside from clearing the space of brush.

Ms. Todd asked if there was power to the location. Mr. Wolfe answered that power to the site has already been addressed.

Ms. Heniford asked if the Staff Attorney has reviewed the contract. Mr. Generette said that he had reviewed the contract. Ms. Heniford then asked for a description of the property. Mr. Brown answered that it was a small, triangle shaped piece of land that was on 501 which makes it more visible than the current sign.

Mr. Wolfe added that he would bring the full cost of clearing and any additional costs to the full Board.

Ms. Todd commented that she would like to make sure that the new sign would be visible and not compete with the Anderson Brothers' sign.

AHS Blue Jacket Road

Mr. James asked for the Blue Jacket Road options the staff researched. Mr. Wolfe shared the three options with the Committee. Option one is to simply repave the road. Option 2 is to repave after adding additional drainage. Option 3 would require better drainage and rebuilding the road before repaving.

Mr. James asked which option Mr. Wolfe recommended. Mr. Wolfe answered that option 3 was the best option for long term durability.

There was brief discussion regarding funding. Mr. Brown was asked to gather information regarding funding this project, and future sustainment, from the undesignated fund balance. The Committee agreed to review funding before making a decision on which option to proceed with.

Project Management for New Construction Projects

Mr. Wolfe gave an overview to the Committee of the need for project managers for the new construction projects. Mr. James asked if the use of temporary employees had been researched. Mr. Wolfe answered that the work-force does not appear available for seasoned project managers. He emphasized the need for a manager for each project due to the accelerated schedule of the work and to ensure quality and punctuality of the projects. He noted that hiring a company provides trained project managers able to submerge themselves in the project much quicker than going through the hiring and training process.

Mr. James inquired about the cost. Mr. Wolfe said that depending on the level of service, the cost is usually a percentage of the total project. He estimated that the rate would range from 1.5% to 3% which means the cost would range from \$1.5 million to \$3 million for all 5 projects.

Ms. Todd confirmed that the consultants would be temporary. Mr. Wolfe anticipates needing the managers for about 18 months.

Ms. Heniford expressed concern over the cost. Mr. DeFeo added that the builder should be responsible for much of the project in the Design/Build model of the contract. He suggested hiring 3 people to oversee the 5 new construction projects.

Mr. Wolfe suggested that the Committee discuss this item at the next meeting, after the current posting for a project manager closes which would give a clear picture of available, qualified staff.

Ms. Heniford motioned to table the discussion until the conclusion of the current project manager search to allow staff to analyze the candidate pool. The motion was seconded by Ms. Todd and unanimously approved.

Conway Area Schools' Facility Needs Update

Mr. Wolfe reviewed the list of concerns submitted at a prior meeting and updated the Committee on the remediation progress that has been made.

Ms. Graham noted that there are a few outstanding issues at Whittemore Park Middle. It was agreed that Ms. Graham and Mr. Wolfe would meet to discuss the outstanding issues. Ms. Graham suggested that the item be removed from the December 14th Board agenda as majority of the items have been addressed.

Recommendations for New Sustainment and Building Modification Projects

Mr. Wolfe presented his recommended New Sustainment and Building Modification Project List for the Committee's consideration. He requested the Committee prioritize the list which included such items as bus loop roads, roof repairs, door replacements and fire alarm updates.

The Committee recommended that Mr. Gardner assist with funding options for the projects, stressing that the roof repairs are critical. The Committee also recommended that Mr. Wolfe proceed with the projects as funding allows.

BUILDING MODIFICATION PROJECTS:

a. MBP: Additional required work by OSF	\$2,250,000.00	(Incl. HVAC & Sprinkler)
b. Architectural Design for MBI , MBM Conversion	\$300,000.00	
c. SJE and SJM Loop Road Improvements + Bus Lot	\$1,750,000.00	
d. SJH addition of third lane to loop road / fire lane	\$175,000.00	
e. WE Addition / Renovation (Design In-progress and will be completed; <i>construction delayed due to funding</i>)	[\$3,918,803.00]	+\$350,000 for roofing

SUSTAINMENT / UPKEEP PROJECTS:

SCE Roofing Replacement:	\$750,000.00
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HVAC Replacements:

a. SJM	<i>Design complete</i>	\$1,150,000.00
b. AE	<i>Design complete</i>	\$1,270,000.00
c. SJE	<i>Design complete</i>	\$1,040,000.00
d. FBE	<i>Design complete</i>	\$1,320,000.00
e. SCE	<i>Design complete</i>	\$1,040,000.00
f. D.O. Technology Server Room	<i>Design complete</i>	\$210,000.00
g. WPM: Upgrade controls & add Kitchen HVAC		\$75,000.00
f. WE: Older wing		\$500,000.00

Bus Needs for New Schools

Mr. Wright updated the Committee on the bus needs anticipated for the new schools being built. He explained the options for middle schools versus intermediate schools, noting that intermediate schools will require more buses and drivers due to varying arrival and dismissal times. He added that if Myrtle Beach and Carolina Forest are middle schools and the others are intermediate it reduces the number of new buses needed. The transportation cost for the new schools will be about \$1.4 million. If more buses and staff are needed to accommodate schedules, then the cost would be over \$2 million. Mr. James stressed the need to address this quickly so that any new buses would arrive in time for the opening of the new schools. Mr. James suggested this be presented to the whole Board at the January meeting.

Budget Review: Equipment

Mr. Wolfe briefly reviewed the budget with regards to equipment. He requested the Committee consider allocating an additional \$153,000 for use on items needed this year. The Committee requested that the Facilities Department analyze the cost effectiveness of renting versus purchasing some items. Mr. Wolfe assured the Committee that when establishing a budget for 2016-17 these costs would be adequately requested.

Ms. Heniford moved that the use of undesignated funds be presented to the full Board for their review. Mr. James noted that the item has been included on the agenda of the December 14th meeting.

Adjourn

Ms. Heniford made a motion to adjourn. The motion was seconded by Ms. Todd and all voted in favor.