

MBFLC Relocation

Staff has identified over 125 different properties for investigation into a potential relocation solution for the various programs at the Myrtle Beach Family Learning Center. Direct investigations included over 60 commercial locations, over 20 churches, and a number of governmental, civic and educational agencies.

Many locations were eliminated for a variety of reasons: location, size, availability, parking, etc. For instance, out of the 65 churches we initially identified, we eliminated a number of them due to their size and/or location.

We have also reached out to various public and educational agencies such as Horry Georgetown Technical College, Coastal Carolina University, City of Myrtle Beach, Horry County Department of Airports, MB Air Force Base Redevelopment Authority, and others.

Staff has also looked into options within the Myrtle Beach and Socastee Area schools but did not find an appropriate number or configuration of spaces.

Exploration of options outside the City of Myrtle Beach was cursory in nature due to the geographic location requirements of the programs. Some additional commercial options exist but are not necessarily in close proximity to the program service area.

Properties commercial in nature have lease rates ranging from \$4 per sf to \$15 per sf or higher. Lease rates do not include Triple Net fees (Taxes, Insurance and Common Area Maintenance). Triple Net rates can range from an additional \$1.50 per sf up to \$10 per sf or more.

Up-fitting of commercial locations, due to building code compliance for educational use, could run in the \$40-50 per square foot range. Exact costs would be unknown until architectural design could be initiated on a specific location.

Options for HCS Adult Education Only

Modular Classroom Options

1. On-Site Modular Classroom Option, procured and managed by the Design Build Team
 - a. Possibly least costly option
 - b. May require review and approval from City of Myrtle Beach
 - c. Ample Parking at Doug Shaw Stadium
2. Off-Site Modular Classroom Option, procured and managed by Design Build Team
 - a. Less costly option than Commercial Leasing and Up-fit costs
 - b. Space is available at Old Myrtle Square Mall site
 - c. Will require review and approval from City of Myrtle Beach
 - d. Ample Parking

Commercial Leasing Options

(All options will require up-fitting of space, school facility building code compliance, and review and approval from City of Myrtle Beach)

Potential Spaces with 10,000 sf or more

1. Stand Alone Commercial Bldg. – +/- 30,000 sf available – Limited Parking
2. Shopping Plaza – +/- 22,000 sf available – Ample Parking
3. Shopping Plaza – +/- 20,000 sf available – Ample Parking
4. Major Outdoor Mall Area – +/- 20,000 sf available (combined) – Ample Parking
5. Bank Building – +/- 13,000 sf available – Limited Parking
6. Shopping Plaza – +/- 12,450 sf available (combined) – Ample Parking
7. Shopping Plaza – +/- 11,000 sf available – Ample Parking

Potential Spaces of smaller size

8. Shopping Plaza – +/- 9,600 sf available (upstairs) - Ample Parking
9. Shopping Plaza - +/- 9,600 sf available (combined) – Ample Parking
10. Office Building – +/- 8,000 sf available (upstairs)– Ample Parking
11. Shopping Plaza – Multiple spaces available, many adjacent – Ample Parking

Options for District Staff located at MBFLC

1. Space can be realigned in the DO Federal Programs area, with some modifications, to accommodate these staff and services
2. Also some space available at Transportation Bldg. on Horry St for storage or limited office space for these staff and services
3. Both places could be used to provide a complete solution if necessary

Options for HCS Adult Education and all Non-HCS Tenants

Modular Classroom Options

1. On-Site Modular Classrooms, procured and managed by the Design Build Team
 - a. Possibly least costly option than Commercial Leasing and Up-fit costs
 - b. May require review and approval from City of Myrtle Beach
 - c. Ample Parking at Doug Shaw Stadium
2. Off-Site Modular Classrooms, procured and managed by Design Build Team
 - a. Less costly option than Commercial Leasing and Up-fit costs
 - b. Space is available at Old Myrtle Square Mall site
 - c. Will require review and approval from City of Myrtle Beach
 - d. Ample Parking

Commercial Leasing Options

(All options will require up-fitting of space, school facility building code compliance, and review and approval from City of Myrtle Beach)

1. Stand Alone Commercial Bldg. – +/- 30,000 sf available – Limited Parking (a)
2. Shopping Plaza – +/- 22,000 sf available – Ample Parking (b)
3. Shopping Plaza – +/- 20,000 sf available – Ample Parking (c)
4. Major Outdoor Mall Area – +/- 20,000 sf available (combined) – Ample Parking (d)

Other Potential Options for Non-HCS Tenants

Possible Non-Profit Options

1. Mt Olive AME Church – 2, 25'x30' Classrooms available for lease with bathroom. Also 1, 12'x17' office space with bathroom. Available during the week.
2. Temple Emanuel – 3 classrooms may be available for lease. Available during the week
3. Horry Georgetown Technical College – Potential for 1-2 classrooms for 25 students each available after 12 p.m. every day.

Commercial Leasing Options

(All options may require up-fitting of space)

1. Old Bank Building – +/- 13,000 sf available – Limited Parking
2. Shopping Plaza – +/- 9,600 sf available (upstairs) - Ample Parking
3. Shopping Plaza - +/- 9,600 sf available (combined) – Ample Parking
4. Office Building – +/- 8,000 sf available (upstairs)– Ample Parking
5. Shopping Plaza – Multiple spaces available, many adjacent – Ample Parking
6. Shopping Plaza – +/- 7,800 sf available (combined) – Ample Parking
7. Stand Alone Commercial Building – +/- 6,000 sf available – Limited Parking
8. Medical Office Bldg. – +/- 6,000 sf available (upstairs) – Ample Parking
9. Stand Alone Commercial Bldg. – +/- 6,340 sf available – Limited Parking
10. Stand Alone Commercial Bldg. – +/- 4,250 sf available – Limited Parking
11. Office Building – +/- 3,700 sf available (upstairs, no elevator) – Limited Parking
12. Office Building – +/- 2,100 sf available (upstairs) – Limited Parking
13. Office Building – +/- 4,000 sf available – Limited Parking
14. Office Building – +/- 2,200 sf available – Limited Parking
15. Stand Alone Commercial Bldg – +/- 7,000 sf available – Limited Parking
16. Shopping Plaza – +/- 3,000 sf available – Limited Parking
17. Stand Alone Commercial Bldg – +/- 5,000 sf – Limited Parking
18. Stand Alone Commercial Bldg – +/- 5,000 sf – Limited Parking
19. Noted at least 12 other office buildings advertising space for lease. Various sizes available. Numerous other office spaces and small commercial arrangements may exist.