

Consideration of Repairs to the Facilities Building

Policy Reference: OE-13: The superintendent shall assure that physical facilities support the accomplishment of the board's **Results** policies, are safe and properly maintained.

Background Information: The current location of the HCS Facilities department, 1160 E. Hwy. 501, Conway, SC, previously a Coca-Cola Company facility, was purchased in 2009. The roof was installed in 1980. During the original renovation design work in 2010, the architect noted the roof to be in disrepair, and before the building was occupied by HCS staff in May 2011, only minor roofing repairs were made. Coating materials have been applied in the past, but these are also now failing. Between May 2011 and June 2015, 46 roof-specific repair work orders have been logged, yet substantial amounts of water continue to enter all parts of the building. In October 2014, an independent roofing consultant, REI Engineers, listed this roof as a "high" priority for replacement. Further damage is now being caused when attempting to make repairs due to the failed and brittle condition of the materials. Water infiltration is now also causing structural damage that requires repair.

Purpose: We routinely store between \$750,000 to \$1 million in inventory, supplies, and equipment which need to be appropriately protected. In addition, the moisture in the building causes inventory items to be damaged by water, rust, or mildew. Site drainage has an immediate need for improvement to alleviate flooding from the delivery dock and to direct roof water away from the building.

For additional information: Contact Mark Wolfe 843-488-6967 or Daryl Brown 843-488-6774

Recommended Action:

Allow staff to have new roofing installed, repair structural damage, install humidity control and insulation in the furniture warehouse, and correct site drainage problems. Estimated project cost below includes engineering fees, permits, inspection fees, and a 10% contingency.

Estimated Project Cost: \$500,000.00

Recurring Non-recurring

Funding Sources: Residual fund from the Phase III Building Program