

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, November 19, 2018

Board Members Present:

Neil James, Facilities Committee Chairman	
Janet Graham, Facilities Committee Member	Shanda Allen
Holly Heniford, Facilities Committee Member	Chris Hardwick
Pam Timms, Facilities Committee Member	John Poston
Sherrie Todd, Facilities Committee Member	
Ray Winters, Facilities Committee Member	

Staff Members Present:

Dr. Rick Maxey, Superintendent	
Velna Allen	Kenneth Generette
Mary Anderson	Leann Hill
Lisa Bourcier	Mark Koll
Joe Burch	Dennis McCrary
Daryl Brown	Boone Myrick
Jeff Carland	Mark Wolfe
Roger Dixon	
John Gardner	

Media Present:

Katie Powell, Horry Independent
Marissa Tansino, WMBF
Chris Spiker, News 13

Others Present:

Ken Richardson
Helen Smith

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. Timms seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Ms. Timms moved to accept the minutes of October 22, 2018, as presented. Mr. Winters seconded the motion; all voted in favor. Motion passed.

Discussion

Update on Tennis Court and Track Conditions

Mr. McCrary updated the Committee on the status of the Tennis Court and Track Condition improvements. He explained that while preparing to secure a land surveyor he learned that procurement regulations require a Request for Qualifications (RFQ) be issued. To save time, it was agreed with input from Roger Dixon that a single RFQ be issued to hire a sports design professional. That RFQ should be issued within a week and will include all services needed for the projects, such as land surveying and a geotechnical exploration. Mr. Wolfe added that because it is an RFQ, it will require a selection committee. He gave an overview of the timeline, noting that final approval for selection of a design firm is anticipated for February of 2019. Mr. James commented that having one firm complete a comprehensive survey will help expedite the completion of the process.

Old Myrtle Beach Middle School Conversion Project

Mr. Wolfe explained that the project was going well, stating that the building is 85% complete and the site work approximately 25% completed. He further explained that a change was made to the new bus drive to the school. The original design had the bus drive placed in close proximity to the Miracle League field which led to concerns about safety and congestion. It was decided to locate the new bus drive along the rear of the Myrtle Beach Intermediate School property. This change was reviewed and approved by the City of Myrtle Beach. He noted that the project is scheduled for substantial completion at the end of January 2019 with final completion around the end of February 2019. The project is still anticipated to remain under budget.

New St. James Propane Fueling Station

Mr. Wolfe reminded the Committee that the State has agreed to provide Horry County Schools with 21 propane-fueled buses if HCS builds a propane fueling station at one of our bus lots. The new St. James Elementary School bus lot was the chosen location. The bid solicitation was published and responses were received on November 11, 2018. The estimated cost was \$150,000. Only one bid was received in the amount of \$194,100. Mr. James asked for Mr. Wolfe's thoughts on why only one bid was received. Mr. Wolfe explained that there are a limited number of contractors interested in small jobs in this area, and many already have work as a result of the damage caused by Hurricane Florence and flooding that followed. Mr. Gardner informed the Committee that the item needed to go to the full Board for approval.

Mrs. Graham asked for clarification on the scope of work. Mr. Wolfe explained that included in the scope of work is a dual driveway to allow two buses to refuel at the same time, site work, a 2,000 gallon above-ground tank, curb and gutter and heavy-duty pavement. Mr. Brown added that the new buses will replace 21 older buses in the fleet.

Mrs. Allen asked if the procurement code required a minimum of 3 bids for a project such as this. Mr. Wolfe answered that while it is preferred to have at least three bids, our procurement code only requires that the bids be publically advertised.

Aynor High School Practice Field Request

Mrs. Allen informed the Committee that the Aynor community has asked for an additional field to be used as a practice field. She added that there is a piece of property behind the current football field that is owned by the District which may work for this purpose. Mr. Brown noted that the lot, estimated to be about 13 acres, would require a wetlands delineation at a cost of about \$5,000. Mr. Wolfe added that the funds are available in the Building Modifications budget.

The Committee briefly reviewed the Athletic Facilities Assessment compiled in 2016 and discussed the field conditions of similarly-sized schools in the District.

Ms. Heniford moved that a wetlands delineation be completed on the 13 +/- acre property behind the Aynor High School football field. Ms. Timms seconded the motion. Mr. James requested clarification on the procedure for moving this project forward and if the full Board needed to vote on the motion. Mr. Gardner explained that this recommendation must be presented to the full Board for approval before moving forward. Mr. James stated that the item will be presented as a Facilities Committee recommendation to the full Board.

Mrs. Graham asked what the estimated cost would be to make the property a practice field, should the wetlands delineation be favorable. Mr. Wolfe answered that the most recently completed practice field, which was at the North Myrtle Beach Middle School, cost approximately \$1.1 million dollars. He added that the cost would vary depending on the scope of work.

Mrs. Todd inquired about the condition of the current football field. Mrs. Allen stated that while the stadium is in need of improvements, the community is more concerned with the need for additional practice space for athletics and marching band.

Mr. James called for the vote on the motion to recommend that a wetlands delineation be completed for the property in Aynor. All voted in favor. Mr. James stated that the recommendation would be announced during that night's Board meeting, and a discussion item at the next Board meeting.

Disposal of Portable Classrooms

Mr. Brown informed the Committee that of the 60 portables classrooms that are not currently in use as a classroom, 38 have been identified for disposal. He added that they would be disposed of through GovDeals.com and/or by auction. Mr. Carland was asked to share information on the current condition of the units. He stated that several of the units were built over 25 years ago and many need repairs such as exterior damage from the hurricane, failing roofs, and general degradation due to age. The cost to make the units code-compliant is not cost-effective for the District. Mr. Carland also noted that the cost to move the units that are sold will be the responsibility of the buyer. Mr. Gardner noted that given the quantity of units, the sale might be scheduled to release a certain number at a time. It was also noted that if no bid is received on a particular unit, it is then allowable to pursue donation to a non-profit organization, if needed.

Mr. Brown asked for a directive to move forward with the disposal of the portable classroom units. Ms. Heniford moved to direct staff to dispose of the 38 portable classrooms as requested. Mr. Winters seconded the motion. All voted in favor; motion passed. Mr. James noted that the full Board will be informed of this directive at the Board meeting.

Discussion of Optional Construction Types

Mr. Koll presented the Committee with an overview of exterior wall construction types: tilt-up construction and pre-cast construction. He explained that tilt-up walls are formed on-site and lifted into place, and pre-cast construction consists of walls that are fabricated off-site and mounted to the steel structure. The newly-constructed church on Highway 501 is pre-cast construction. He further explained that this type of construction has a very industrial look, with exposed fittings and fixtures. In his conversation with the architect of the church, she explained that the use of this type of construction was not a cost-driven decision. Mr. Wolfe added that this type of construction is not very flexible when renovations or changes are needed. Mr. James thanked the staff for their research.

Proposed Sustainment Projects

Mr. Wolfe reviewed the proposed Sustainment and Building Modification projects with the Committee and asked for approval to move forward utilizing the funding that has already been approved. He highlighted the Apogee Building Automation project, noting that this is the system that monitors all the mechanical and electrical systems in all schools. The existing 20-year-old software platform (Seimens Apogee) is being phased out for a new platform version called "Desigo". Support for the aging Apogee platform is being discontinued. The transition will take about three years to fully implement. There is a promotional discount being offered for purchase of the required individual school licenses which would be a significant cost savings. Approximately 50% of the requested funds are for those individual licenses. The discount is only available if the purchase is made in 2019. Mr. James asked if Apogee has confirmed that no additional upgrades will be required prior to 2022. Mr. McCrary answered that there are regular upgrades and patches that are typically required at a nominal fee.

Mrs. Graham asked if there was an urgency to this purchase given that several schools are being considered for renovations and the funding is limited. Mr. McCrary answered that there will be a cost increase if the system is not purchased by the end of 2019. Mr. James agreed that several projects on the list need to be prioritized. Mrs. Graham noted that some improvements needed at Conway High School are not included on list.

Mr. James noted that he is concerned that the bus loop improvements listed for Loris Middle School may be hindered by the wetlands on that property. He suggested that the open field be considered for the parent loop expansion. Mr. Wolfe agreed and explained that plans have already been refocused to utilize the open field which will also benefit the potential expansion needs of the school.

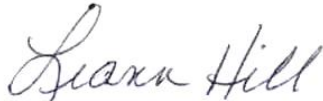
Mrs. Todd asked that priority consideration be given to the insulation at the Academy of Technology and Arts on the second floor. Mr. Wolfe stated that the climate control of that building has been a long-time concern and addressing it is a priority.

Mr. Wolfe asked for clarification on the directive from the Committee regarding the proposed Sustainment and Building Modification project list. Mr. James answered that he did not see a reason to place a hold on any of the projects on the list with the understanding that after the Board meets in a couple weeks to establish the Five-Year Capital Project Plan, one or two of these items may change.

Adjourn

Ms. Heniford moved to adjourn, seconded by Mrs. Todd; all voted in favor. Motion passed.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____