

# Horry County Board of Education

## Facilities Committee



## Facilities Committee Meeting Minutes Monday, August 20, 2018

### Board Members Present:

Neil James, Facilities Committee Chairman	David Cox
Janet Graham, Facilities Committee Member	Chris Hardwick
Holly Heniford, Facilities Committee Member	Janice Morreale
Pam Timms, Facilities Committee Member	
Sherrie Todd, Facilities Committee Member	
Ray Winters, Facilities Committee Member	

### Staff Members Present:

Dr. Rick Maxey, Superintendent	
Velna Allen	Leann Hill
Mary Anderson	Mark Koll
Lisa Bourcier	Dennis McCrary
Daryl Brown	Boone Myrick
Jeff Carland	David Rohlf
Roger Dixon	Trevor Turner
John Gardner	Jim Wright
Kenneth Generette	

### Media Present:

Christian Boschult, Sun News  
Chris Spiker, WBTW

### Others Present:

Robbie Ferris, FFEP  
Erin Haney, Brandon Agency (FFEP)  
James Rice, FFEP

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, with the removal of 5c – Newly Acquired NMBHS Property. Ms. Timms seconded the motion. All voted in favor of approving the agenda as amended. Motion passed.

## **Review and Approval of Minutes**

Mr. Winters moved to accept the minutes of the July 23, 2018 meeting, as presented. Ms. Heniford seconded the motion; all voted in favor. Motion passed.

## **Discussion**

### **Punch List Update**

Mr. Koll started the punch list update by stating that all five schools are ready for the start of the school year. He added that aside from the installation of items that are on backorder, and some landscaping issues, the punch list is complete. Some of the landscaping items will be coming in October. Lighting controls are in place in all five buildings. The cracked concrete at Socastee Elementary has been resolved. Principals have been asked to keep the students off the grass for a couple weeks while it takes root. All warranty work is underway and a joint effort to address work orders is ongoing.

Mr. Koll then addressed Owner Commissioning. He explained that it is a large process being handled by KLG Jones. They are under contract to come in and commission the building after the construction process is complete. The major components of commissioning are air distribution in the building and the capacity of the mechanical systems. He explained that the preliminary testing has shown that there are some air distribution problems to address in the building, which is to be anticipated. The geo-thermal, water source mechanical systems are not functioning properly, which is a larger concern. It appears that the ground water temperature is higher than anticipated and the system is unable to compensate for that increase. A meeting is scheduled for later in the week with FFEP, KLG Jones' engineering staff to discuss the results of the tests and develop a solution.

Mr. Koll explained that there had been some discussion about FFEP's access to the digital-side of the building automation system. He further explained that the system allowed for analysis through a web-based system that will help them optimize the building. Mr. Koll noted that not all of the collection points are working properly yet. Ms. Heniford inquired about discrepancies with the system that have been ongoing for an extended amount of time. Mr. James noted that an email had been sent prior to the last meeting that referenced this problem. Mr. Ferris stated that the remote access his team now has will enable them to address the problem and complete the optimization process.

Mr. Winters acknowledged the teamwork demonstrated by all parties.

Mr. Brown asked if the issues with door hardware and other long-standing punch list items had been addressed. Mr. Koll answered that some items, such as door hardware, have been ordered and will be installed as soon as they are received.

Mr. Ferris added he anticipates optimization will take a couple years to complete. He also shared with the Committee an article from Ascent Magazine and two press releases regarding recent recognitions.

## **Modular Updates**

Mr. Brown updated the Committee on the progress of the new portables at River Oaks Elementary School and Pee Dee Elementary School which have both been delivered to the sites. He stated that pending OSF and fire marshal approval, the portables will be ready by the original dates of September 17<sup>th</sup> for the River Oaks Elementary unit, and September 24<sup>th</sup> for the Pee Dee Elementary unit.

Mr. James asked if principals are able to accommodate the students until the portables are ready. Mr. Brown answered that yes, the principals have made accommodations for the students.

## **Adult Education Relocation**

Dr. Maxey shared that he recently met with Dr. Fore of HGTC and she has informed him that after looking at the construction schedule it was determined that HCS's Adult Education program will be able to remain on the campus for the entire 2018-19 school year. He added that he is very appreciative of the excellent working relationship with HGTC, and their flexibility in working with us to house Adult Education.

## **New HCEC and Technical Specifications**

Mr. Brown asked for Committee input on the technical specifications for the new Horry County Education Center as discussed in the July meeting. He explained that construction costs for the basic school has been budgeted for \$13 million. If a high performance water source system is included it will be about an additional \$850,000, and if energy positive system is included it will be an additional \$750,000, approximately. He added that these costs do not include a land purchase if needed or demolition costs if the current site is used.

Mr. James asked new school construction is required to follow the LEEDs standards required of municipal/government buildings in South Carolina. Mr. Koll answered that his understanding is that the law applies to higher education construction projects. He explained that LEEDs standards could be considered a holistic approach to building construction. It takes into consideration such factors as lighting, connectivity, energy consumption, and carbon footprint. He further explained that this will require extensive discussion to determine which pieces are incorporated into the building. Ms. Heniford added that it is important to maintain the same level of quality with new construction as the five schools recently built.

The Committee discussed the various building options and the recent announcement that another county was preparing to construct a 90,000 – 100,000 sq. ft., 600 student elementary school at a very reasonable rate. The Committee requested that a document be prepared that identifies the various energy-related building options, and another document that compares the costs of the other county's construction project with that of Horry County Schools. Mr. Koll noted that generally the construction numbers released by the other district do not include soft costs such as special inspections, furniture, controls, technology.

## **Conditions of HCS Tennis Courts and Tracks**

Mr. Dixon presented the Committee with an overview of the tennis courts and track conditions at each high school with photos of each location. He explained that Aynor and North Myrtle Beach are the only two high schools with acceptable tennis courts, and all others are in need of repair.

Mr. Dixon noted that Loris, Green Sea Floyds, and Aynor tracks would be the priorities. He explained that the track at Loris High school is in need of extensive repairs. He suggested that if it is not feasible to renovate the track, it may be best to remove the existing asphalt, plant grass, and have the students run on a grass surface.

Mr. Brown explained that the proposal from staff is to perform geo-testing and site surveys on these sites to determine what is causing the cracks and uneven surfaces. Mr. Dixon agreed that testing and certified athletic construction firms are needed to ensure that the repairs are of the highest quality and will have the best life expectancy.

Mr. Brown explained that the cost will be about \$6,000 for each tennis court, \$9,000 for each track, totaling approximately \$110,000 for the entire project at all schools. Mr. McCrary added that the Board had previously approved funding of \$50,000 for evaluation and design of the Green Sea Floyds High School and Loris High School tracks. The Committee requested that staff compile estimates for the project for a full Board discussion and vote. Mr. McCrary reminded the Committee that the Draft Five-year Capital Plan includes athletic projects as well.

Mr. James asked if provisions were being made for the teams with poor facilities. Mr. Dixon explained that previously Loris High School was compensated for travel and requests will be made for all schools that require an alternate practice location. Mrs. Todd asked about maintenance of the tennis courts at Myrtle Beach High School and if staff has identified which courts are considered to be Horry County Schools' courts. Mr. Dixon answered that the Athletic Director is familiar with which courts are maintained by Horry County Schools.

Ms. Heniford asked if work could start on those tracks that are in the poorest condition could be started as soon as possible. Mr. Brown answered that this request is for the testing prior to actual construction. He added that the funding for the entire construction aspect will be a separate discussion and vote.

## **Propane Facility at St. James Bus Lot**

Mr. Brown explained that the State Department of Education has proposed that they will trade out 18 of our older buses for 18 new propane fueled buses if Horry County Schools will provide a fueling site that consists of a concrete pad and electricity to the site. Mr. Wright explained that there are many advantages to this proposal, including bus replacement with quieter buses. Mr. McCrary noted that an estimate of the cost would be \$40,000 for a location inside the fence at St. James High School, and \$150,000 for a location outside of the fence. Mr. McCrary also explained that there are un-spent funds within the project fund.

Mr. James confirmed that the proposal does not require any additional approvals from the Committee for staff to proceed.

### **Replacement of MBHS Roofing**

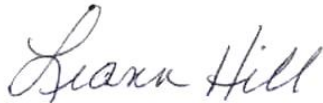
Mr. Brown presented the Committee with a request to replace the remainder of the roof at Myrtle Beach High School noting that a portion had been replaced earlier in the year in an emergency measure. He added that the cost is estimated to be \$1,250,000, which can be funded through the roof sustainment funds. Mr. McCrary noted that some of the equipment on the roof may need to be replaced once work begins. Mrs. Todd noted that the roof is in dire need of replacing.

Mr. James stated that this item will be added to the Board agenda as discussion, and voted on under business at the next Board meeting.

### **Adjourn**

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

Respectfully submitted,



Leann Hill  
Administrative Asst. – Support Services

**Approved:** \_\_\_\_\_