

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, May 21, 2018

Board Members Present:

Neil James, Facilities Committee Chairman
Janet Graham, Facilities Committee Member
Holly Heniford, Facilities Committee Member
Pam Timms, Facilities Committee Member
Sherrie Todd, Facilities Committee Member
Ray Winters, Facilities Committee Member

Shanda Allen
David Cox
Janice Morreale

Staff Members Present:

Dr. Rick Maxey, Superintendent
Velna Allen
Mary Anderson
Lisa Bourcier
Daryl Brown
Joe Burch
Jeff Carland
John Gardner

Kenneth Generette
Leann Hill
Dennis McCrary
Boone Myrick
Davida Rohlf

Media Present:

Christian Boschult, The Sun News
Dan Fanning, WPDE
Katie Powell, Horry Independent
Chris Spiker, WBTW

Others Present:

James Rice , FFEP

1 community member

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

Ms. Timms moved to approve the agenda as presented. Mr. Winters seconded the motion. All voted in favor of approving the agenda. Motion passed.

Review and Approval of Minutes

Mr. Winters moved to accept the minutes of April 23, 2018, as presented. Mrs. Graham seconded the motion; all voted in favor. Motion passed.

Discussion

Punch List Update

Mark Wolfe distributed a summer project work schedule to the Committee that was created by FirstFloor Energy Positive. He explained that it details the work schedule and responsible party for the punch list items to be completed over the coming months. Mr. Wolfe introduced Mr. Koll, Coordinator of Design, and Davida Rohlf, Project Manager, to present the punch list update.

Mr. Koll told the Committee that Socastee Middle School had passed the final inspection on April 27th, and the move-in process has begun. Of the 1500 punch list items, 470 still remain and it is expected they will be completed by the end of May. The lighting controls programming and HVAC comfort issues continue to be a concern. He noted that commissioning the lighting controls may be difficult over the summer months since they are not used in the same manner as when students are present. The HVAC process may also last into the fall for the same reasons. He added that this is the same at each of the schools and will require time to stabilize the system. Mr. Koll also discussed that the grass at each site has been problematic. The contractor has assured staff that the problem will be resolved.

Mr. James clarified that the punch list items will be completed at Socastee Middle School by the end of May, giving staff an understanding of what will be required in order to complete the punch lists at other schools in time for teachers and students. Mr. Koll answered that, yes, the punch list is expected to be at least 90% complete with only larger items remaining that require more extensive work at Socastee Middle School. Mr. Koll noted that the schedule was created by FirstFloor and HCS staff is committed to making sure our vendors are able to meet the deadlines. Mr. Wolfe further explained that the two main areas of concern are lighting and heat/air conditioning. HCS' consultant, CMI, is working to resolve issues between the building automation systems that control the various building functions and the building automation system (BAS) that Facilities uses to control all of our locations. A new software upgrade for the BAS was recommended by CMI as a possible solution to the communication and system overload issues created by the new schools. Mr. Koll noted that the goal is to have all five new schools programed appropriately to be the most energy-efficient.

Mr. James asked about the landscaping at the new schools. Mr. Wolfe explained that the landscape architect evaluated each school and agrees that the conditions are widely unacceptable. At the request of FirstFloor, staff has provided a list of resources which can provide soil testing and help to develop a plan to move forward promptly while the schools are empty and it is prime growing season.

Mrs. Graham asked who would be responsible for the cost of the upgrade to the BAS software. Mr. Wolfe explained that the cost of about \$20,000 was being split three ways to share the burden between HCS, FirstFloor, and Brady-Trane Company which handles the on-site system. The cost was agreed to be split since this was an exploratory measure without complete assurance it would solve the problem.

Mr. Wolfe noted to the Committee that there has been a concern regarding an odor in the areas near the restrooms at Myrtle Beach Middle School which is being addressed by FirstFloor. Mr. James asked that they keep the Committee updated on the status.

Mr. Wolfe reviewed the North Myrtle Beach High School punch list for the Committee. The original list had 891 items to start, with 63 remaining that will be completed once school is out. Ms. Heniford asked about the air conditioning in the theatre dressing room that has been not functioning properly, and asked for information on the party responsible for the engineering

design. Mr. Wolfe answered that they are aware of the issue which is being addressed appropriately by the general contractor. The requested information will be provided.

Mr. Wolfe then updated the committee on the remaining work to be done at Midland Elementary School, including finalizing the parent loop drive and the playground areas over the summer.

Mr. James asked if there were any other updates available. Mr. Wolfe explained that, weather permitting, the North Myrtle Beach Middle School soccer field is anticipated to be completed in about three weeks. The sod is being installed now which was held up due to the recent significant amounts of rain. The field will require light use for the first several weeks until the sod can be established.

Solicitation for Demolition of Former Socastee Elementary School

Mr. Wolfe updated the Committee on the solicitation process currently underway for the demolition of the former Socastee Elementary School. He stated that bids were received on May 15, 2018, noting that the procurement procedures preclude him from sharing actual costs, but he did share that the bids ranged from about \$350,000 to about \$700,000 for complete demolition. The bids are valid for 45 days. He noted that most of the bidders submitted a reduced fee for not demolishing specific portions of the building which were bid as Alternates. Mr. Wolfe also noted that consideration should be given to the fact that if a portion of the building is maintained for future use, there would be a potentially sizeable cost associated with bringing it up to current code requirements. He also noted that a decision will need to be made by June 11th in order to move forward with the proposed project schedule.

Mr. James asked for a cost estimate for retaining a portion of the building for future use in order to fully consider all proposals. Mr. Wolfe answered that it is not a simple answer because the details of the proposed use would have to be factored into a design to get an estimate. It was agreed that this subject will be included on the next full Board meeting agenda as an Executive Session discussion item.

2018-2019 Modular Classroom Updates

Mr. Wolfe explained that the modular classrooms purchased are expected to be delivered by August 13, 2018. He further explained that there will be about three weeks of work after arrival to get them ready for students, including utility work, IT, fire alarms, ramps, canopies, sidewalks, and the OSF inspection process. It is anticipated that teacher move-in at River Oaks Elementary School will be on September 17th at the latest. Pee Dee Elementary is anticipated for September 24th. All of these are contingent upon OSF being available at the needed time for inspection, and the inspections are successful.

Mr. Brown asked where the manufacturer is based. Mr. Wolfe answered that they are based in Georgia and have been significantly impacted by the needs of hurricane-damaged Caribbean Islands. He also added that Charleston County Schools are having the same problem obtaining modular classrooms. Mr. Brown asked if there was any situations that would delay the delivery. Mr. Wolfe answered that while anything could happen, nothing is currently anticipated.

Summer Projects

Mr. Wolfe presented a handout that details the work the maintenance department has committed to complete over the summer months for the Committee's information. Mrs. Todd asked if the air conditioning problem at Myrtle Beach High School will be addressed over the summer. Mr. Carland answered that the loop system is being addressed and should alleviate the problem.

Adult Education Update

Mr. Brown informed the Committee that he has recently spoken with Dr. Fore of HGTC regarding the Memorandum of Understanding that allows Adult Education to use space on the south (Market Common) campus. This document states that either party may provide a 30-day notice to vacate the premises. Dr. Fore has informed HCS that Adult Education may have to vacate the space prior to next June, but no formal notice has been provided. Mr. James asked Mr. Wolfe if there is another space available. Mr. Wolfe answered that finding a suitable location for Adult Education is very difficult given the many diverse needs of the program, including the child care component. The Committee discussed the needs of the program and the fact that OSF does not classify Adult Ed as a "K-12" use, and therefore, changes the building's occupancy classification to "Business". This necessitates that for a K-12 facility to be used for Adult Ed it is to be brought up to current code. It was agreed that staff will continue to research options in the unlikely event that HCS receives a 30-day notice to vacate.

Request for Qualifications for Architectural Design Services

Mr. Wolfe asked the Committee if there is an interest in pursuing an RFQ for Architectural Design Services for the projects currently identified as priorities in the Five-Year Plan. Mr. James reminded the Committee of the recent decision to move forward on additions / renovations at Aynor Middle School, a replacement facility for the Horry County Education Center, and replacement facility for the Transportation/Records Retention/Science Kits uses. Mrs. Todd moved to present the three projects to the full Board at the meeting that night. Mrs. Graham seconded the motion. Mr. James called for discussion of the motion. Mr. Wolfe explained that we can distribute the RFQ to seek a pool of firms, and include the list of proposed projects. Mr. Winters asked if this procurement process will preclude us from sending out a bid for another project on the five-year plan list. Mr. Wolfe answered that only projects identified in the RFQ are able to be assigned to the architects selected, but another RFQ can be issued once the Five-Year Plan projects are completed. Ms. Morreale added that new architectural drawings may not be necessary if we already have the plans for that grade-level school. Mr. Wolfe explained that traditionally, HCS would retain the rights to the plan for recently constructed schools, but fees would still be associated with the plans due to professional liability obligations and site adaptation designs. Mr. Gardner added that the delivery method will be impacted by this decision; Design/Bid/Build and Integrated Project Deliver are acceptable under this RFQ, but Design/Build is not.

Mr. James called for a vote on the motion of pursuing an RFQ for Architectural Design Services for the three projects identified as the first three priorities in the Five-Year Plan; additions / renovations at Aynor Middle School, a replacement facility for the Horry County Education Center, and replacement facility for the Transportation/Records Retention/Science Kits uses. All voted in favor; motion passed. Mr. James will present this item to the full Board this evening.

New Construction Project Priorities

Mr. Wolfe presented the Committee with more detailed breakdowns of the conceptual cost estimates for the major renovation projects listed on the Five-Year Plan, as requested at a prior meeting. He further explained that some of the numbers are from the Facility Condition Index to help determine the cost based on age and condition. Additionally, he noted that the numbers may adjust as more detailed examination of each facility is done. Mr. Brown asked if consideration was given to the crucial needs items – those that would result in not being able to open the school. Mr. Wolfe explained the column headings on the handout and how prioritization was given to each project.

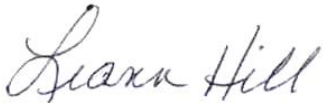
Ms. Heniford asked about the variance in costs from the recent North Myrtle Beach High School renovation and the proposed Myrtle Beach High School renovation budget. Mr. Wolfe explained that the scope of services vary between the schools as well as unique factors present at specific schools, which factors into the estimates. Ms. Heniford expressed her concerns over the cost estimates in relation to North Myrtle Beach High School's budget. Ms. Heniford requested a comparison of the NMBHS renovation and the proposed MBHS renovation in the same format as presented at this meeting. Mr. Wolfe said he would provide that to her. Mr. James requested it be provided to the whole Committee for review.

Mr. James asked the Committee to review the major projects of the Five-Year Plan with the goal of working on a priority list at a future meeting.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____