

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, March 19, 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

Joe DeFeo
Chris Hardwick
Janice Morreale
John Poston

Staff Members Present:

Dr. Rick Maxey, Superintendent
Velna Allen
Mary Anderson
Lisa Bourcier
Edward Boyd
Daryl Brown
Joe Burch

John Gardner
Kenneth Generette
Leann Hill
Boone Myrick
Mark Wolfe

Media Present:

Christian Boschult, The Sun News
Abbey O'Brien, WBTW
Nick Papantonis, WPDE
Katie Powell, Horry Independent
Marissa Tansino, WMBF

Others Present:

Erin Haney, Brandon Agency (FFEP)
Graham Reynolds, H.G. Reynolds
James Rice, FFEP

2 Community Members

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

Review and Approval of Minutes

Mrs. Graham moved to accept the minutes of February 19, 2018, as presented. Mr. Winters seconded the motion; all voted in favor. Motion passed.

Project Updates

Myrtle Beach Middle School and Socastee Middle School; Punch-list Update for TOMS, SJIS, and SES

Mr. James Rice of First Floor Energy Positive presented a brief update on the construction progress at Socastee Middle School, and the punch-lists for the completed schools.

Complete and final punch-lists have been created for Ten Oaks Middle School, Myrtle Beach Middle School, and Socastee Elementary School. St. James Intermediate School's list is anticipated by the end of March. Mr. Rice noted that these complete lists will allow First Floor to arrange schedules for all the necessary work to be done.

The final inspection of Socastee Middle School that was originally scheduled for March 20th has been postponed until April 3rd.

Mr. Rice explained that the punch-list for Socastee Middle School will be created prior to the summer break so that all work on all schools can be completed over the summer.

North Myrtle Beach High School

Mr. Graham Reynolds updated the Committee on the final stages of the renovations at North Myrtle Beach High School, which is scheduled for final inspection on April 2nd. He added that the new sound system in the auditorium has been commissioned, and is working great.

Ms. Heniford expressed concern over the date of the inspection because an event is scheduled in the auditorium on April 14th. Mr. Reynolds assured her that he is confident it will pass, but should the project not pass initial inspection, they would schedule the re-inspection prior to the 14th.

Ms. Todd inquired about the recent news report of a fire on the rooftop. Mr. Graham answered that the event was inaccurately reported as a fire; it was only a smolder. The area has been completely repaired with minimal impact to students.

North Myrtle Beach High School Gym

Mr. James noted that the North Myrtle Beach High School Gym agenda item had just been discussed and asked Mr. Wolfe if he wished to share any additional information. Mr. Wolfe stated that there was no structural damage to the building during the event that occurred on the 13th. He added that repairs were completed on the 15th with structural engineer inspections of the area and have complied with OSF and Fire Marshal requests for documentation of repairs. Ms. Heniford asked who was responsible to cover the cost of the inspection. Mr. Wolfe answered that H.G. Reynolds covered the costs completely. Mr. James asked if the area would be included in the final inspection of the building. Mr. Wolfe answered that there was no requirement to inspect it since there was no structural damage.

Discussion

Change Order Request

Mr. Wolfe explained that the modular units at Carolina Forest Elementary and Aynor Elementary that were installed last summer required the installation of typical additional items such as water and sewer lines to serve the restrooms. The prices for the change orders are in accordance with the Schedule of Values included in the bid solicitation. The cost of the change orders is over the amount allowable (5%) for new construction according to Board Governance (OE-13). Mr. James confirmed that the original contract for the Aynor Elementary School unit was \$534,351.71 with a change order for \$63,829.90, and the original contract for the Carolina Forest Elementary School unit was \$498,355.49 with a change order of \$49,011.30.

After brief discussion, Mr. James asked that this item be added to a future Board agenda for discussion and approval.

Discussion of Demolition of Old Socastee Elementary School Facility

Mr. Wolfe reported back to the Committee on research done regarding the demolition of the old Socastee Elementary School facility. The bid that has been prepared would leave six classrooms standing. Those classrooms would need modifications to bring it up to current code such as electric upgrades, fire alarm, and plumbing installation which could have significant costs. Mr. Wolfe said he is looking for direction from the Committee regarding the facility. Mr. James answered that at a previous meeting the request was made for two bids; one that demolished the entire building, and one that left those six classrooms as a stand-alone building. He asked if there was a way to factor in the cost of modifications needed to make a stand-alone building.

Mr. Wolfe explained that an architect would need to be hired to analyze possibilities, and submit plans to OSF and the fire marshal. He added that they will obtain bids for both options of the demolition, but these bids will not include any costs to bring remaining portions of the building up to current code.

Ms. Timms noted that the community is concerned not only about the back portion, but also a part of the front of the building. She noted that it is important to the community that two bids be put out to determine the feasibility of keeping a portion, and the cost associated with code compliance.

Mr. James asked about the time frame once staff has received the bid responses. Mr. Wolfe answered it will be a 3-4 month process, especially given that the abatement process could be lengthy, which may impact area schools and the bus office. Ms. Timms stated that she had a marked-up drawing indicating the additional areas the community wants to consider keeping. Mr. Wolfe stated he would like to obtain a copy of the plan and he would have the solicitation modified to reflect the two separate areas that are requested to potentially remain.

Filter Replacement Services for District-wide HVAC Systems

Mr. Wolfe shared a presentation with the Committee regarding the mechanical systems and filter maintenance that is handled by Facilities staff. He explained that staff maintains over 6,000 HVAC units, with about 4,000 work orders per year. He also shared statistics that show that 78,000 filter changes are required every year, or 1,625 filter changes per week. He went on to say that several approaches to filter management have been implemented in recent years such as evening crews, building services staff, and HVAC technicians – all of which have proven to be challenging and insufficient. Additionally, schools nor Facilities have sufficient space to store the large number of filters each location needs, and waste disposal is a problem as well.

He asked that the Committee consider two options for ongoing handling of the filter replacement and system maintenance (including coil cleaning) across the District. The first option is to continue to have staff change filters and maintain the systems, which will require additional staff, vehicles, and storage space. The second option is to utilize a vendor to perform these same services. An RFP was issued to determine the potential cost of out-sourcing the services. One of the factors included in the RFP was that the filters be made to the proper size of the vents, and be anti-microbial. Mr. Wolfe noted that because it is an open solicitation, he is not permitted to discuss the bid results and stressed that no commitment or award has been made.

Ms. Graham asked if the two positions that are currently vacant would need to be filled if a vendor is used. Mr. Wolfe answered that yes, those two positions are important to completing the work orders received for repairs and other maintenance. He added that technicians with geothermal experience would be a great addition to the staff.

Ms. Graham also asked if using an outside vendor would result in a neutral cost to the current budget. Mr. Wolfe answered that cost would be balanced by overtime saved, the cost of the filters currently in the budget, and an anticipated increase in productivity for staff as they focus on their primary job responsibilities.

Mr. DeFeo asked for clarification on why staff would not be reduced if a vendor is used for this work. Mr. Wolfe explained that the current system utilizes staff with other primary job responsibilities and has proven to be insufficient due to the magnitude of filters stored, replaced, and disposed.

Mr. Wolfe suggested that this become a budget request item for the 2018-19 year. Mr. James asked if the Finance Committee has reviewed this proposal. Mr. Wolfe answered that it has not yet gone before the Finance Committee. The Committee agreed that they would like to discuss this topic at a future Board meeting how it will impact the budget and personnel.

Preliminary Modular Requests for 2018-19 School Year

Mr. Wolfe presented the Committee with the preliminary requests submitted for modular classrooms. He has worked with the Executive Directors of elementary, middle, and high school levels to determine the following list:

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| ○ River Oaks Elementary School | 8 modular classrooms for 5 th grade |
| ○ Pee Dee Elementary School | 4 modular classrooms for 5 th grade |
| ○ <i>No middle school requests</i> | |
| ○ Myrtle Beach High School | 4 modular classrooms for core courses |
| ○ Socastee High School | 4 modular classrooms for core courses |

Mr. Wolfe added that to ensure delivery by the August deadline, the vendor has informed the district that the order should be placed by the 24th of March. The manufacturing facilities have recently received large orders for modular construction that have impacted their production capacity.

Mr. James asked how a change in student allocation per classroom would impact the quantity needed. Mr. Burch answered that if classroom size increased, there would be an impact on quantity needed, although those calculations have not been done at this time.

Mr. James confirmed that these 20 modulares are in addition to the units that are being re-allocated between schools. Mr. Wolfe confirmed that these are additional units.

Mr. Wolfe clarified the cost of the units would be approximately \$150,000 per classroom, noting that included in that cost are canopies, fire lanes, furniture - everything needed to make the units operational.

The Committee briefly discussed the needs and funding for the requests. Mr. Gardner and the Finance Committee were asked to determine funding and bring the item back to a future Board meeting.

Grand Strand Water & Sewer ASR Well at TOMS

Mr. Burch reviewed with the Committee with the request for an aquifer and storage recovery well at Ten Oaks Middle School from Grand Strand Sewer & Water that had been discussed at a previous meeting. He explained that the Committee had requested an appraisal of the property which came back at \$42,000. The Committee requested Mr. Burch proceed and bring a contract back to the full Board for review.

NMB Transfer Information

Mr. Burch presented the requested information regarding the impact of transfer students on attendance areas. This data reflects those students that transferred into and out of attendance areas. Ms. Heniford commented that North Myrtle Beach has seen increased growth recently in transfer students and new students.

Mr. James asked what the impact would be to capacity of each school if transfer students were sent back to their base school. Mr. Burch explained that an analysis of each school would need to be done and that many of the schools would be about even with where they are today for capacity.

The Committee requested that Mr. Burch compile a list to show the impact on the requested modular classrooms. Mr. Burch stated that elementary schools are easier to accommodate than high schools which may have AP and honors classes to factor into the equation. It was agreed that more discussion is needed on the topic.

Surplus Property

As requested, Mr. Burch presented the list he compiled of potential surplus properties owned by Horry County Schools as of March 14, 2018. Mr. James asked if Aynor High School uses the courts listed. Mr. Brown answered no, the courts listed are further down the street from AHS's courts.

Mr. Burch noted that the property on Carolina Forest Boulevard is the possible site of an elementary school and should be retained. Mr. Burch recommended the disposal of the former Green Sea Floyds Elementary School, and Longs Elementary School which have been in long-term leases with Waccamaw EOC. The Committee asked him to pursue a sale of the properties to the Waccamaw EOC, with a clause for first right of refusal.

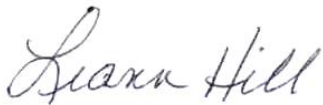
Mr. Winters asked if the property on Grissom Parkway would be of value to the bank beside it. Mr. Burch answered that the property was initially offered to them and there was no interest, but he could research that option.

Dr. Maxey proposed to the Committee that the staff research options for the properties listed and bring the information back for the Committee's consideration at a future meeting. The Committee agreed to discuss it again when more information is available.

Adjourn

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

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services