



MINUTES
Facilities Committee Meeting
District Office Board Room
January 12, 2022

The meeting was called to order at 4:30 p.m. by Committee Chair Ken Loveless. Representing the Board, in addition to Chair Loveless, were Trustees Nikki Gardner and Catherine Huddle. Interim Superintendent Dr. Akil Ross, Executive Director of Operations, Todd Bedenbaugh, Chief Finance Officer, Marty Rawls, and Director of Facilities, Clay Cannon, representing the administration.

Trustee Huddle made a motion to approve the agenda seconded by Trustee Gardner. The motion passed unanimously.

Trustee Huddle made a motion to approve the minutes of December 8, 2021, Facilities Committee Meeting. Trustee Gardner seconded the motion and was unanimously approved. Chairman Loveless added that the attachments for the previous meeting should be posted with the minutes of the December 8, 2021 when they are posted online.

Issues with mold at the District Office were discussed extensively. The mold has been remediated but returned to another place in the same area of the building. As a result, the accountability division is working remotely, but this is not ideal because this department needs to be behind the IT firewall in the main office.

We currently have a plan for all buildings rated as poor by the MB Kahn report except the District Office.

It was noted that the true solution to the mold might likely require walls to be removed and rebuilt, be very expensive, and likely result in the relocation of more employees. As such, Dr. Ross recommends building a new District Office, and Mr. Bedenbaugh estimated it would be approximately 40,000 sq ft. Dr. Ross discussed the need, if possible, to only move employees one time. They would also like to have a site that allows for the inclusion of a flex space that would also allow for professional development activities. Mr. Loveless inquired about a centralized Facilities management location and warehouse. Mr. Cannon indicated that the current site may not be big enough to accommodate that but that the current process of using local vendors is workable. The administration has reviewed the current location and tentatively identified the ability to build a new office on the location of the existing baseball field. Mr. Cannon and Bedenbaugh also mentioned a current plan by the DOT to widen Hwy 76 from Irmo, but this would end at the intersection with the Chick-fil-A.

The ability to finance this endeavor, and priority were discussed and Dr. Ross indicated that the administration would present a plan, including dates and financing to the overall Board once an A&E (architectural and engineering) study is completed to determine the estimated cost at that an A&E study would likely cost about \$20,000.

Ms. Huddle requested that before we spend money on an A&E plan for the current location, we obtain an appraisal for the current location since the land may be more valuable than what we could purchase elsewhere for a DO. She also requested that the administration also looks at potential office space that could be purchased since more is generally available nationally due to Covid.

The administration stated that they are actively looking into places to relocate the accountability office, including leased space and space at CRIS. Ms. Huddle suggested that we look at the cost of true remediation of the mold before committing to a long-term lease and Mr. Cannon indicated that they were doing this.

Mr. Loveless stated that it had been brought to his attention that we have an issue with Irmo Elementary School (IES), where cars are backing up on Fork Ave in the afternoons, and the SRO has been issuing tickets. Mr. Cannon mentioned that they are mitigating this issue by placing a fence around a nearby play area which will allow the gate to be opened earlier in the afternoons. He also mentioned that they are working with SCDOT to see if turn lanes can be added to further alleviate the problem.

The committee discussed topics for future meetings, including revisiting the issues discussed today, developing a facilities strategy in conjunction with a 5- and 10-year facilities master plan, and reviewing our energy savings consulting contracts and results.

Trustee Gardner made a motion to adjourn, seconded by Trustee Huddle. The motion passed unanimously, and the meeting adjourned at 5:35 p.m.