Horry County Board of Education

Facilities Committee

Facilities Committee Meeting Minutes
Monday, April 29, 2019

Board Members Present:

Neil James, Facilities Committee Chairman
Janet Graham, Facilities Committee Member
Holly Heniford, Facilities Committee Member
Helen Smith, Facilities Committee Member
Sherrie Todd, Facilities Committee Member
Ray Winters, Facilities Committee Member
Ken Richardson, Board Chairman
Shanda Allen
Chris Hardwick
Janice Morreale

Staff Members Present:

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

Media Present:

Dan Fanning, WPDE
Katie Powell, Horry Independent
Chris Spiker, WBTW
David Weissman, The Sun News

Others Present:

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

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 an amendment to combine item 5F with 5C. Ms. Heniford seconded the motion. All voted in favor of approving the amended agenda. Motion passed.

Review and Approval of Minutes

Ms. Heniford moved to accept the minutes of March 18, 2019, as presented. Mr. Winters seconded the motion; all voted in favor. Motion passed.

First Floor Energy Positive Update

Mr. Ferris presented the Committee with data regarding the energy production and consumption for the five new schools: Myrtle Beach Middle School, St. James Intermediate School, Socastee Elementary School, Socastee Middle School, and Ten Oaks Middle School. He reminded the Committee that energy-positive means the building produces more energy than it consumes. He also added that the true measure of an energy-positive building is on an annual basis; monthly analysis does not show an accurate picture.

Mr. James inquired about the "Measured Energy" figures listed in the presentation. Mr. Ferris explained that those figures are obtained through the Draker Monitoring System which pulls data directly out of the meters of the building. He added that this is different than a utility meter, although the two are reconciled for accuracy.

Ms. Heniford asked if there was a reason for the consumption variance between 2018 and 2019. It was explained that there were several factors that impacted the variance such as the weather during the winter of 2018 was considerably colder than the winter of 2019, and that programming for the buildings has been significantly modified as a result of data collection reports.

Ms. Smith asked about the control standards used and the cycle used for reporting, specifically if it was calendar year or school year. Mr. Ferris answered that when the Request for Proposals was released by HCS, it detailed the anticipated dates and times of building usage, and the anticipated heating and cooling levels, although some adjustments are made for those schools being used significantly after hours. He added that while the reporting cycle is calendar year, data has been collected for a full 12 months and he stated that consumption is down considerably.

Ms. Heniford asked if the data collected is comparable to other energy-positive schools built by FFEP. Mr. Ferris answered that the HCS schools have seen the biggest cost-savings. Mr. McCrary added that adjustments to the system have improved performance.

Mr. Ferris continued to review the data on each school, noting that several of the inverters at Socastee Middle School had failed and were replaced. The inverters were under warranty, and FFEP has others on-hand should they be needed.

Mr. Ferris discussed the energy demands at the schools, and the goal of reducing the peak usage times. He commented that smaller energy-positive schools built by FFEP peak around 150kw of produced energy while the HCS schools are peaking around 250kw. Mr. James clarified that reducing the demand peak will have a direct impact on the energy costs since demand charges are calculated on a rolling calendar year cycle.

Mr. Ferris concluded by stating that all of the schools are trending as modeled. Mrs. Todd asked how long FFEP will monitor the systems for HCS. Mr. Ferris answered that monitoring is scheduled to continue until the August of 2020, although it could be extended if needed. He noted that all of the schools should be energy-positive by August of 2020. Mrs. Todd asked if HCS staff will be fully trained on the system by the time FFEP finishes their monitoring contract. Mr. Ferris answered that HCS has been very involved in the process on a daily basis already, so the transition should be seamless.

Mr. Wolfe asked Mr. Ferris if he projects the performance of St. James Intermediate School to be equal to that of other schools. Mr. Ferris answered that he is unsure since he did not know how many students were in that school. He added that energy consumption per pupil could be analyzed to give a

more in-depth understanding. Mr. Wolfe commented that analysis from his staff indicates that St. James Intermediate School is performing quite well and asked Mr. Ferris to confirm it was not an anomaly.

Mr. Rice noted that the Energy-Wise Club at St. James Intermediate School is quite active and often contacts him when there is a discrepancy in the demand and production. It was also noted that there are several empty classrooms at the school which would impact the numbers as well.

Mr. James asked if all schools were commissioned. Mr. Ferris answered that commissioning is ongoing, and functional performance testing is still being performed. Mr. Koll added that a report should be issued within the week that details the back-checking performed by the third-party consultants. Additionally, he noted that about 25% of those initial items on the Issues List are still open to be resolved, and functional performance testing is still being conducted which is dependent on weather.

Mr. James requested a comparison between River Oaks Elementary School and the energy-positive schools to measure the impact of the features of the new schools on energy costs. Mr. Wolfe answered that the Facilities staff will compile that data.

Conway Tennis Courts Update

Mr. Burch informed the Committee that it does not appear that the City of Conway will be pursuing the option of shared tennis courts with Conway High School. Should anything change in the future, Mr. Burch will let the Committee know.

Sports Design Firm RFQ

Mr. Wolfe updated the Committee on the progress of CHA, the sports design firm that is reviewing the outdoor athletic facilities at each high school. He explained that the fee proposal was received on April 10th totaling $112,300. The initial estimate was $100,000. Mr. Wolfe requested that Sustainment Funds be used for the funding for this project. The cost includes geotechnical exploration and land surveying services for tennis courts at all nine high schools, and all athletic tracks, except for MBHS which was recently renovated.

Mrs. Graham moved to send the consideration of design fees to the full Board. Mr. Winters seconded the motion; all voted in favor. Motion passed.

Sustainment Project: Replacement Roof at SJES

Mr. Wolfe requested that a replacement roof at St. James Elementary School be added to the Sustainment project list. He explained that the necessary funds are available in the Sustainment fund.

There was brief discussion regarding the length of warranty and if it should be increased. Staff informed the Committee that the 20-year warranty would ensure that the roof would not need replacement for at least 15 years, based on industry standards and our experience in this area.

The Committee agreed that staff should proceed with the procurement process for a replacement roof at St. James Elementary School.

Records/Science/Transportation Building & MBIS Future Use/Adult Ed Grand Strand Campus

Mr. James reminded the Committee that this agenda item would be discussed in conjunction with MBIS Future Use/Adult Ed Grand Strand Campus, as amended.

Mr. Wolfe reminded the Committee that space is currently being rented from Horry Georgetown Technical College (HGTC) for Science Kits, and Adult Education. HGTC has informed HCS that they are in need of the space. He explained that Myrtle Beach Intermediate will be vacated at the end of the school year as the students will move into the renovated former Myrtle Beach Middle School building. Staff is suggesting the future use of Myrtle Beach Intermediate School be for Science Kits, Records Retention, and Adult Education. Additionally, once Records Retention is relocated from their current location, that property would be ideal for Transportation. The new Transportation site would house both the office space as well as a CDL training area and a propane fueling station. Mr. Brown added that it is anticipated that 17-20 new buses will be awarded to HCS for building the propane fueling station which have a value of around $110,000.00 each.

Mr. Wolfe requested authorization from the Committee to move forward with discussion with a firm regarding cost estimates to make the current Myrtle Beach Intermediate building code-compliant, and make any necessary adjustments for the departments that would occupy the space. He noted that the estimated cost for the study would not exceed $25,000.

Mrs. Smith asked if the logistics of relocating Science Kits, Transportation, and Records departments have been considered. Mr. Wolfe answered that yes, each department is in favor of the move.

Mrs. Todd moved to allow Staff to procure the services of a professional firm to estimate the cost to bring the MBIS up to code for the purposes of housing Adult Education, Science Kits, and Records Retention. Mrs. Smith seconded the motion; all voted in favor. Motion passed.

SHS/Old SES Green Space and Practice Field Options

Mrs. Smith presented the Committee with a proposal to add an athletic practice field to the campus of Socastee High School by modifying the site of the former Socastee Elementary School. She commented that there are limited practice field options at the school, which is resulting in students practicing athletics in the front yard of the school, near the tennis court viewing stands.

Mr. James suggested that a cost estimate is needed to give this appropriate consideration. He also asked if the elimination of road access would be problematic. Mr. Wolfe answered that there are additional entrances, so road access to the property is not a problem.

Mr. Brown noted that the Socastee Bus Office would be relocated to the former Socastee Elementary School, and the portables they use would be removed to adjust the space to accommodate the field.

Mrs. Smith noted that a previous cost estimate for the addition of a practice field was $1,055,000. Mr. Wolfe noted that the estimate was created by staff and based on other recent field renovations. Mrs. Smith also shared a list of items that the Athletic Booster Association is willing to fund and build in conjunction with the addition of the field.

Mr. James asked Mr. Richardson if the item could be added the Board agenda. Mr. Richardson said that it would be added to the May 6th agenda as a discussion item. Mr. James asked Mr. Gardner to consider funding options for future discussion.

Funding HCEC and other Projects

Mr. Gardner reviewed with the Committee the funding options for the HCEC project. Mr. James noted that the Board had previously approved the "pay-as-you-go" option. Mr. Gardner explained that he has updated the information that had been previously shared with the Board.

Mr. Gardner detailed the year-end projections, noting that an estimated $25 million would be available in the undesignated fund balance. He cautioned against using all the available funds on this one project, but suggested it could be coupled with building fund monies.

Mr. James summarized that the Board could fund the HCEC project by either utilizing undesignated fund balance or funds derived from the "pay-as-you-go" option.

Mr. Gardner agreed and noted that the Board needs to determine the funding source in order to move the project forward.

Adjourn

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

Respectfully submitted,

Leann Hill
Administrative Asst. – Support Services

Approved: _____