

Horry County Board of Education

Facilities Committee



Facilities Committee Meeting Minutes Monday, October 22, 2018

Board Members Present:

Neil James, Facilities Committee Chairman	
Holly Heniford, Facilities Committee Member	Shanda Allen
Janet Graham, Facilities Committee Member	David Cox
Pam Timms, Facilities Committee Member	John Poston
Sherrie Todd, Facilities Committee Member	Janice Morreale
Ray Winters, Facilities Committee Member	

Staff Members Present:

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

Media Present:

Katie Powell, Horry Independent
David Weissman, The Sun News
David Hucks, MyrtleBeachSC.com

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 made a recommendation to modify the agenda by moving item 5A- Discussion of August 20, 2018 Minutes Revision to be included under Review and Approval of Minutes, and a motion to

approve the modified agenda. Ms. Timms seconded the motion. All voted in favor of approving the modified agenda. Motion passed.

Review and Approval of Minutes

Ms. Timms moved to approve the minutes of the Joint Facilities and Finance Committee Meeting held on October 8th, 2018, as presented. Mr. Winters seconded the motion; all voted in favor. Motion passed.

Discussion of August 20, 2018 Minutes Revision

Dr. Maxey explained that as requested by the Committee, items relevant to the topic of accessing the building automation system have been reviewed by Mr. Brown and Mr. Koll.

Mr. Koll explained that access to the Building Automation System (BAS) had been discussed with FFEP since the pre-construction meetings. He then reviewed a flowchart that detailed the timeline for data access utilizing the Apogee BAS and data access and cloud sharing First Floor Energy Positive (FFEP) needed for optimization. He explained that HCS had confirmed that FFEP had access to data since the completion of construction, although the data was only accessible directly through the BAS system on-site. Mr. Koll explained the process by which FFEP attempted to obtain the same data information through a cloud-based system. He added that all other Horry County Schools are controlled through a BAS program called Apogee. This BAS system was online as of September 27th, 2017. FFEP attempted to access building data through an Iotium device installed in each building. This device did not work. HCS agreed to an upgrade to the BAS software which was implemented, and FFEP was able to access the information remotely on June 18, 2018.

Ms. Heniford asked if the contract had changed regarding commissioning by FFEP. Mr. Ferris answered that controls and commissioning were removed from the contract, but optimization has always been included. Mr. Koll also noted that it was an allowance for controls and commissioning, without knowledge of the firm that would be handling it, and that this was fairly standard practice.

Mr. James clarified that the question regarding timing had been answered and that the software can now be accessed remotely. Mr. Ferris agreed and noted that some meters that are not currently working properly would be fixed shortly.

Ms. Heniford commented that it is important to have properly trained technicians overseeing the system. Mr. Ferris complimented the involvement of the staff and reminded the Committee that commissioning is a three-year process and is confident that the systems will be functioning at optimal levels at the end of commissioning. Mr. James asked when the three-year process would be completed. Mr. Ferris answered that the first day of classes began the three-year process which could be extended if needed.

Ms. Heniford then asked for clarification on when FFEP was aware of the ground temperature problem that impacted the system. Mr. Ferris answered that he had advised the Committee at a meeting several months ago that the ground temperatures were higher than expected as a result of controls not being in place. He added that a patch has been put in place and the ground temperatures should be stabilized and where they need to be by next year. He added that they had determined within the last three to four months that the temperature problems at the schools that started about a year ago were a result of programming.

Mr. James asked Mr. Ferris for confirmation that FFEP is confident that the HVAC issues have been resolved. Mr. Ferris answered, "yes." He is confident with the current solutions in place. He added that they currently have data from only three of the five schools. Mr. Koll added that HCS saw issues in the buildings soon after they opened, then again in the spring, and again in the fall. These issues are being addressed. Mr. Koll stated that FFEP was making progress and hopefully the issues will be resolved. He further added that the ground water temperature issue will need to be closely monitored. Mr. James asked if environmental factors had an impact on the system. Mr. Koll answered that these buildings are complicated and many factors impact the system such as outside temperatures and amount of students in the school. Mr. Ferris added that it was recently determined that a minor CO2 setting, that has since been fixed, created a massive impact on the system. Mr. McCrary added that staff and FFEP have been working together to resolve the outstanding issues to make the buildings comfortable and efficient.

Mr. Winters moved to approve acceptance of the minutes of the August 20, 2018 meeting with the addition of the graphic depicting the timeline for data access and cloud-sharing optimization. Ms. Heniford seconded the motion. All voted in favor of accepting the minutes with the attachment. Motion passed.

Discussion

Tennis Court and Track Conditions

Mr. Brown introduced Mr. Dixon and Mr. McCrary to give an update on the tennis and track condition evaluations. Mr. Dixon explained that he has been working with other staff members to draft a solicitation and a timeline that will address the needs of the District. He also met with engineering firms and other track & field and tennis court specialists to gather detailed information regarding the repair and replacement process. Mr. McCrary added that a solicitation will be issued for surveying services which will help determine prioritization of projects.

Ms. Heniford asked if the projects would be grouped together to help reduce costs. Mr. McCrary answered that the goal is to follow the American Sports Building Guidelines on designs for each location which should attract competitive bids. After a brief discussion regarding prior installation practices by communities, Mr. McCrary stated that the bid for surveys should be issued within two weeks.

Mr. Brown added that this topic will be included as an agenda item at future Facilities Committee meetings until completed.

Construction Cost Comparisons

Mr. Koll reviewed the construction cost comparisons presentation with the Committee. He explained that many times soft costs are factored in differently in project costs. These soft costs include land purchases, technology, furniture, and landscaping. He further explained that there are inherent expenses associated with building in Horry County such as soil consistency and wind endurance measures. It was also noted that the school built in Darlington did not include an automated air quality system.

Mr. Ferris was asked to give his opinion regarding Mr. Koll's presentation. He noted that his analysis was based on a direct comparison of the cost to build the Darlington school in Horry County.

Mr. James noted that the educational specifications may be helpful in comparing similar projects.

Disposal of Portable Classrooms

Mr. Brown advised the Committee that that there are about 34 portables that have surpassed their useful life and need to be removed from our campuses. A list of those portables will be presented at the next meeting.

Loris High School Curtain Wall Repairs

Mr. McCrary explained that additional funds are needed to complete the repairs of the Loris High School roof. An additional \$25,000 is requested to repair the curtain wall and windows to prevent leaks in the building.

Mr. Winters moved to add this request for \$25,000 in additional funds for the repair of the Loris High School curtain wall to the next full Board agenda. The motion was seconded by Mrs. Todd; all voted in favor. Motion passed.

Adjourn

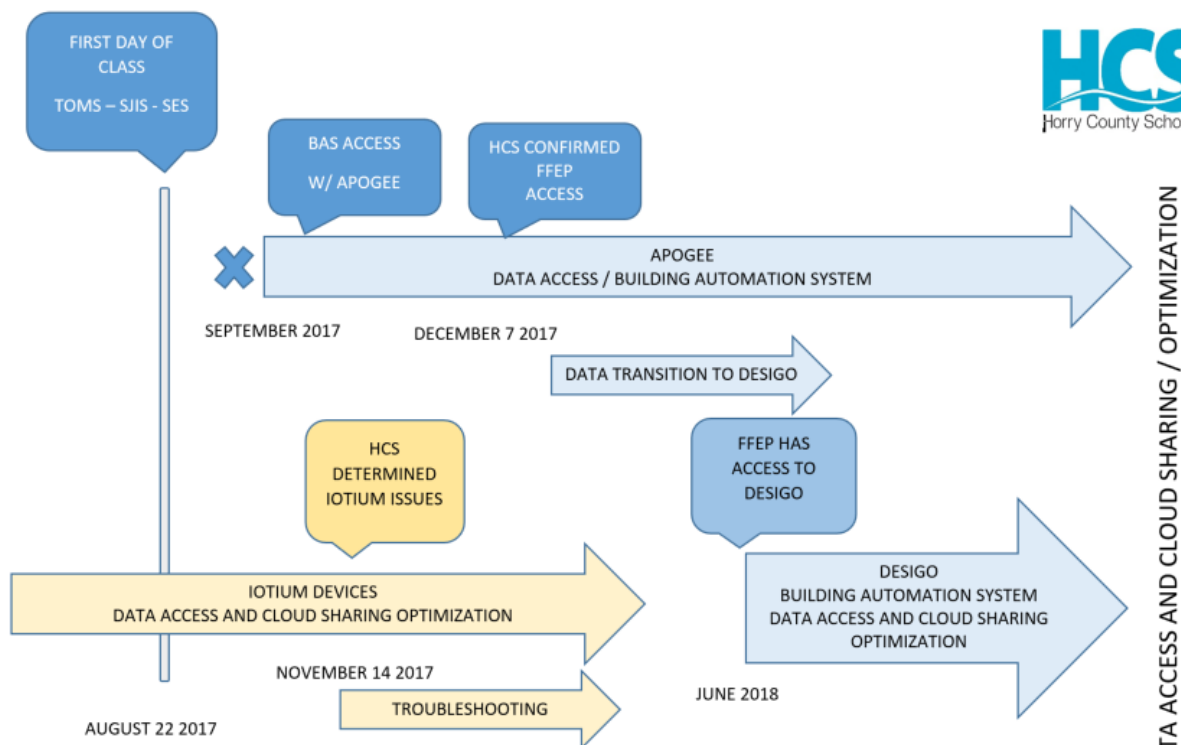
Ms. Timms moved to adjourn, seconded by Mrs. Todd; all voted in favor. Motion passed.

Respectfully submitted,



Leann Hill
Administrative Asst. – Support Services

Approved: _____



Starting in the fall of 2017, FFEP had access to the Building Automation System through Apogee. With that access, FFEP had all the necessary points to both observe and evaluate the conditions within the building, the set points, operation conditions of the equipment, the temperatures of the bore field, etc. In addition, Jerry Marshall, part of the FFEP Team, was actively monitoring, evaluating and controlling the BAS to effect the conditions within the buildings.