



Committee minutes

Facilities Committee	
12.10.2018	6:00 PM
Central Professional Development Room	
Meeting called by	Ted Ammann
Type of meeting	Monthly Meeting
Facilitator	Marcin Michalski
Attendees	Marcin Michalski, Ted Ammann, Mike Hartsky, Monte Perrino, Terrance Newton, Charlotte Heidingsfelder, Beverly Allen, Rob Johnson, Kalli Butt, George McDowell, Dave Mitchell
Public Comment	
Discussion	No public comment
Approval of Minutes	
Approval of minutes	The committee approved the notes from the September 2018 meeting.
Minor Capital Improvements	
Update	Marcin reviewed the minor cap budget process and the types of projects completed with these funds. The deadline for school submissions is February but the committee reviewed the projects submitted thus far. There were no objections to any of the projects that were submitted and Marcin will begin budgeting/scheduling the projects. The majority of the projects will be submitted and budgeted by the March facilities committee meeting with the bulk of the work scheduled for summer of 2019.
ESCO Report	
Update	<p>George McDowell reviewed that there are two parts to our energy excellence program; procurement as well as conservation. The procurement aspect ensures that Red Clay is purchasing energy as economically as possible while the conservation portion minimizes usage.</p> <p>Dave Mitchell, an energy consultant, reviewed Red Clay's historical energy rates since the deregulation days. The data shows a consistent decrease in the cost of energy per kwh from a high of slightly over 12 cents per kWh in 2006 to slightly under 4 cents per kWh in 2019. This has been somewhat offset by a steady increase in the energy delivery costs from Delmarva Power with last year's delivery cost being 4 cents per kWh. Dave also highlighted the significant progress Red Clay has made on reducing peak demand which affects our electric rates. Red Clay has been successful in shedding the bulk of its energy load during the summer peak demand days. Fortunately, school is not in session during the peak energy days, but the district has been aggressive in looking to decrease demand further by limiting AC usage for after-care programs during the peak demand forecast hours. His estimation is that this has reduced our yearly cost of energy between 500K and 650K. There was some discussion as to whether the 4 day work week affects the peak demands. While the four day work can decrease energy usage, it makes it more likely that systems will be running during peak demand hours that typically occur in the late afternoon M-R. Ted shared that the district has from time to time closed offices early when a forecast peak demand day is predicted during the extended work day - that allows us to leverage both a decrease in usage from 4 days as well as a decrease in the demand charges.</p> <p>George shared a quarterly update from the conservation side of the program. The committee had asked him to take a deeper look at four schools that were under performing during the last report. The team has made progress with HB, showing that the school was in line for the most recent monthly report. In addition, the team has identified the root cause of the Warner energy use and is working with HVAC technicians to resolve that issue. He also highlighted significant energy use at McKean, Cab, and Meadowood resulting from heating the pools. The team is looking at ways to decrease the costs of heating these pools - using covers, timing the heating, etc. George shared a significant reduction in the number of "exceptions" being identified in our HVAC programming and set points. As a rough guide, a year ago, the exception report was about 70 pages while the most recent report was approximately 30 pages.</p> <p>There was discussion about the morning "ramp up time." It had been identified that systems were not predicting the optimal start time to ensure spaces were up to temperature by the start of school. Marcin reported that the team has been successfully addressing the issue. Beverly Allen confirmed that in her school, Brandywine Springs, the systems have been heating the spaces each morning but noted that the rooms seem to be cooler in the afternoon. There was a discussion of the thermostat set points and the requirement to bring in outside air throughout the day. There was discussion about the "wet paper towel on the thermostat trick". There was concern that it takes time away from diagnosing actual HVAC issues. Marcin shared that the sensors that have been installed can often identify that someone is attempting to manipulate the system and that those issues are addressed by building principals and/or the HR department. A committee member suggested sharing information with teachers as to how the system is designed to work so that they understand the need for outside air and how that air can lead it to seem cool even when the overall temperature is appropriate. Marcin shared that he is always willing to meet with teachers to discuss concerns and shared some recent locations where he was able to work with teachers to answer questions about HVAC. He shared that teachers are often very appreciative of the explanations. It was discussed that it would be good to send out a "user-friendly" reminder about the HVAC set-points and how the systems work.</p>



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Next meeting	
Update	2018-2019 Meeting schedule - March 11, 2019 - 6:00 PM Board Room, Baltz District Office, 1502 Spruce Avenue, Wilmington, DE June 10, 2019 - 6:00 PM Board Room, Baltz District Office, 1502 Spruce Avenue, Wilmington, DE]
Next meeting: 3/11/19 @ 6:00pm Baltz Board Room, District Office, 1502 Spruce Avenue, Wilmington, DE	

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