

Minutes of Kilgore College Board Property & Facilities Committee

**The Board of Trustees
Kilgore Junior College District**

A Kilgore College Board Property & Facilities Committee of the Board of Trustees of Kilgore Junior College District was held Monday, June 26, 2017, beginning at 6:30 PM in the McLaurin Administration Building - Sonny Spradlin Executive Board Room with the following members present:

Scott Andrews
Joe Carrington
Lon Ford
Bob Heath
Brian Nutt, Vice President
Karol Pruett, Secretary
Cecelia Sanders
Larry Woodfin, President

The following members were absent: James Walker

I. DINNER

The Board ate dinner during the meeting.

II. CALL TO ORDER – Brian Nutt, Chair, Property & Facilities Committee

Brian Nutt called the meeting to order at 6:30pm.

III. FACILITIES OVERVIEW/UPDATE

Presenter: Jeff Williams

Jeff Williams stated that McKinstry has been invited to give us information on some energy updates. He gave an overview of some of the "behind the scenes" items dealing with energy such as light switches, air handlers, thermostats, items in mechanical rooms and sprinkler systems.

IV. TO CONSIDER WORKING WITH MCKINSTRY ESSENTION LLC FOR ENERGY PERFORMANCE CONTRACTING INITIATIVES

A. Presentation from McKinstry Essention, LLC included the following elements:

Project Methodology: Energy Savings Performance Contracting

- Ideal for Deferred Maintenance/Upgrades
- Guaranteed Outcomes

Performance Contracting: Texas Education Code – 44.901

- **ENERGY SAVINGS PERFORMANCE CONTRACTS.** (a) In this section, "energy savings performance contract" means a contract for energy or water conservation measures to reduce energy or water consumption or operating costs of new or existing school facilities in which the estimated savings in utility costs resulting from the measures is guaranteed to offset the cost of the measures over a specified period.

Savings Sources

- **Utility Savings: Electricity, Gas, Water**
- **Avoided Repair Costs: Parts & Contracted Labor, Emergency Repairs**
- **Reduced Service Costs**
- **Reduced Future Capital Expenditures**
- **Retiring Capital Leases**

Funding Sources

- **Lease Purchase: Interest Rate Competition, Flexible Payment Schedule, Non-Appropriation Option**
- **SECO Loan STAR Program: Low Interest Rates, Defined Guidelines, 3rd Party Review**
- **Grants: Renewable Technology Energy Grant, Distributed Renewable Energy Technology Stimulus Grant, Texas Cool Schools, Innovative Energy Demonstration Grant, Energy Efficiency and Conservation Block Grant**
- **Secured over \$47M in rebates & grants for TX clients**

Experience / References

- **Tarleton State University**
- **Ranger College**
- **Texas State Technical College**
- **McKinstry has over \$1B of Higher Education Experience**
- **McKinstry has 50 years of Higher Education Experience**
- **McKinstry has done thousands of Higher Education Projects across the United States**

Energy Audit Procedure

- **Develop: Define Performance Criteria – Facility Assessments & Budget Analysis – Preliminary Findings Meeting: KC helps prioritize opportunities**
- **Integrated Engineering: Develop Performance Plan – Develop Cost/Savings for Campus Upgrades – KC Selects Final Project Scope – Project Financing Secured: KC selects individual measures from menu for final project development**
- **Build: Build for Performance**
- **Transition: Execute Transition Plan**
- **Operate: Support Long Term Performance**
- **Integrated & Collaborative: The delivery process that places Kilgore College in control of the outcome.**

Past Examples of Partnership: Workforce Development Commitment:

- **US Chamber of Commerce – “Hiring Our Heroes”**
 - **Partnering with Fort Hood, Killeen, TX**
 - **12 Week Internship Programs**
 - **Currently host 3 externship cohorts annually**
- **Participate with “Camo to Commerce”**
 - **10% of 2017 hires were Veterans**
 - **Disciplines include:**
 - **Design Project Engineer**
 - **Project Manager**
 - **Commissioning Engineer, Senior**
 - **Senior Construction Project Engineer**

- **Construction Project Engineer**

Proposed College & Community Outreach:

- Press releases and media interviews
- Social media updates
- College/Community forums
- Ribbon cutting ceremony
- Project kick-off ceremony
- Tours

Proposed Transition to Sustainable Operations

- Establishing Engineered Maintenance Management
- Remote Monitoring and Support
- Active Energy Management
- Active Warranty Management

Proposed Training

- Classroom
 - Factory-Certified
 - All Equipment
 - Video Recorded
- Hands-On
 - Maintenance
 - Operation
 - System-Level
- Remote
 - On-line Courses
 - Video
 - Interactive Webinars

PowerED™: A systematic behavior-based program that saves energy and reduces environmental impact through implementation of low- and no-cost strategies that produce measurable results.

Proposed Process

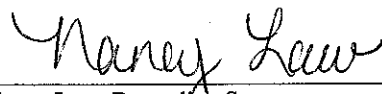
- **Performance Contract Development Process: Energy Audit**
 - Present Concept to Board for Approval (June 26, 2017)
 - Survey Campus, Analyze Operating Budget, Prioritize Facility Upgrades
 - Select Project Partners, Calculate Project Cost/Savings
 - Review Final Cost/Savings, KC Selects Final Campus Improvement Measures
 - Facilitate and Secure Project Financing
 - Estimated 4 Month Duration/Discovery. At this point KC can walk away with a fee of \$100,000 or move to construction.
- **Construction**
 - Construction Kickoff Meeting
 - Savings begin to Accrue

Brain Nutt made the motion to work with McKinstry Essention, LLC for energy performance contracting initiatives. Lon Ford seconded the motion. The motion passed unanimously.

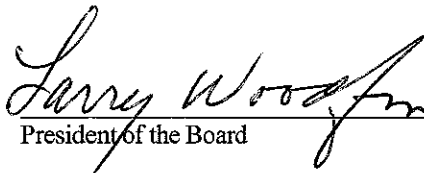
V. ADJOURNMENT

The meeting was adjourned at 7:45pm by Brian Nutt.

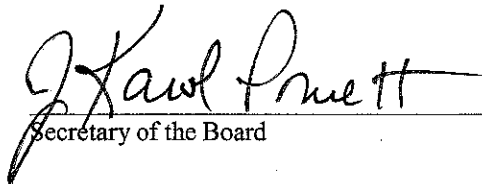
Respectfully submitted,



Nancy Law, Recording Secretary
Kilgore College Board of Trustees



President of the Board



Secretary of the Board