

Olentangy Facilities Committee Meeting
October 2, 2019 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

- | | |
|---|---|
| <input type="checkbox"/> Blythe, Chuck | <input type="checkbox"/> McCaughey, Kevin |
| <input type="checkbox"/> Bryant, Angie | <input type="checkbox"/> Owens, Mark |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input type="checkbox"/> Rogers, Greg |
| <input type="checkbox"/> Fuller, Robert | <input type="checkbox"/> Scott, Mark |
| <input type="checkbox"/> Hart, Bob | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input type="checkbox"/> Troxell, Joe |
| <input checked="" type="checkbox"/> Lawrence, Dan | <input checked="" type="checkbox"/> Yanka, David |
| <input type="checkbox"/> Lowry, Alyssa | |

Also in attendance were Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Sharon Jurawitz called the meeting to order.

No motion to approve the 10/2/2019 agenda or the 9/11/2019 minutes was made due to a lack of sufficient voting members in attendance at the meeting. The minutes will need approval at a future meeting.

New Facility Planning

Jeff Gordon provided a brief update relevant to the planning for New Elementary #1. He shared that design for the project is moving right along. The district has commenced with testing site conditions at Berlin Meadows for the new building. The district is also meeting with the county relevant to roadway and utility planning for the proposed project. Final pricing will be calculated as more project information is obtained (site conditions from PSI and additional requirements from the county).

Mr. Gordon appreciates the efforts of both Mr. Bartz and Mr. King regarding their support of an increased pricing range for the New Elementary #1 project due to abnormal conditions in the current construction market. He is thankful for their understanding of the circumstances and for communicating the current pricing challenges to the other Board members.

Additionally, design work for the balance of security vestibules for the district has commenced. The districts hope to be able to bid work out for these in 2020.

Enrollment Planning and Projections

Sharon Jurawitz advised that she had presented this year's enrollment projections reporting to the Board of Education at the 9/26/2019 BOE meeting. She shared that the Board was supportive of the reporting and asked no questions regarding the report. She believes that Mr. Raiff was able to address questions that the Board had in advance of the meeting. A timeline for New Elementary #2 and for Middle School #6 was not discussed by the Board at the 9/26/2019 meeting.

Members in attendance thanked Sharon for creating this year's report. Frank Eisenhower believes the new reporting format to be both concise and accurate. He is hopeful that it continues to be a good reporting model that can be utilized for many years to follow.

Sharon discussed that it was nice to have the Board's support for New Elementary #2 and Middle School #6 several years in advance of needing to start construction for these facilities. Members agreed that it is nice to not have such a tight construction timeline for these upcoming projects (as with previous projects).

Capital Improvements

Jeff Gordon provided members with a summary of FY19 capital improvement projects. He also shared a presentation outlining projected capital improvement needs for the district for the next twenty years. Copies of both documents are available upon request through the district's Business Office.

Mr. Gordon shared that FY19 capital improvement expenses were under budget. However, some of the larger projects were deferred. Otherwise, it is likely that FY19 would have been at or over the budget for the year. Much of the FY19 funds were spent on mechanical issues, ADA needs for playgrounds, lighting, safety/security (cameras) and projects related to code issues (OOHS TV Studio). Dirt relocation at Bean Oller Road and Orange High School were also costly FY19 capital improvement expenses.

The newest twenty-year capital improvement projection for the district show increased funding needs due to:

- The district has added more buildings and classroom space since the last reporting (OAO, Academy, OASIS, Berlin HS, SMS Preschool, Elementary Additions).
- The buildings are no longer as new as they were in the last reporting. As a result, they are requiring more maintenance and repair at regular intervals.
- Construction material costs have increased.
- Construction labor costs have increased.
- The district has added more safety and security equipment that will lifecycle out and need to be replaced (security cameras, road signs, access card readers, vapor detectors, etc.).
- Transportation needs have increased.
- Maintenance and custodial needs have increased.

The twenty-year reporting was calculated using today's dollars. Inflation rates were applied on page four of the reporting. Mr. Gordon left the inflation rate at 2.3%.

Roofing (along with asphalt) will continue to be one of the largest capital improvement expenditures for the district over the next twenty-years. Mr. Gordon anticipates that on average, the district will need to spend approximately one million dollars per year in roofing replacement. This will most likely be an on-going annual expense for the district.

Member Dan Lawrence expressed concern for the district's upcoming roofing needs. He remembers a time in the early 2000 era when TPO roofing materials and product did not perform

very well. He cautioned the district to carefully review the roofing materials selected in the future and to possibly consider the use of more metal roofing product (when budget will allow it to be purchased).

Committee Chair, Sharon Jurawitz, thanked Mr. Gordon for his presentation and his forecasting. She shared that she believes the current capital improvement spending and projections to be more proactive than in the past. She believes the methodology Mr. Gordon is using to be a much better approach to getting the district's capital improvement needs identified and funded than methods used in the past.

Mr. Gordon thanked Ms. Jurawitz for her support. He suggested that the Facilities Committee once again begin randomly scheduling tours of the district's buildings so that members can see the condition and functionality of the buildings. Members in attendance were in support of resuming periodic tours of district buildings as the schedule over the next year allows. Quarterly tours were suggested. Michelle Murphy was asked to look into arranging a tour of Olentangy High School for the November 2019 monthly meeting. An email will be sent to members with the details of the tour.

General Business

Members in attendance reviewed and approved the proposed monthly meeting dates for 2020. The meeting for April of 2020 was moved to the second week in April due to Spring Break. Michelle Murphy was asked to electronically distribute the 2020 meeting calendar to members not in attendance and to make a note of the change for April of 2020 in the email.

At this time, the committee plans to tour Olentangy High School on 11/6/2019 (instead of the standard monthly meeting usually held at the Administration Offices). There is a possibility that the December meeting could be canceled. However, members would like to see what business needs arise in November before making the decision to cancel the December meeting.

Sharon Jurawitz asked the Business Office to send out an email to identify members returning to participate on the Facilities Committee in 2020. Before doing so, Sharon would like to know if there is a way address frequency of member participation for quorum purposes. She asked if DLT could be consulted on this.

Jeff Gordon advised that he would need volunteers to assist with interviewing CMAR vendors submitting responses to the district's upcoming RFQ for New Elementary #1. Sharon Jurawitz, Frank Eisenhower and David Yanka volunteered to assist with the interview process.

Influencers

No influencers were identified.

The Facilities Committee meeting adjourned at 7:14 p.m.

The next tentatively scheduled meeting is for Wednesday, November 6, 2019 at 6:00 pm. A tour of Olentangy High School will be held in lieu of the standard monthly meeting.

Respectfully submitted,
Jeff Gordon