

Olentangy Facilities Committee Meeting
December 4, 2019 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

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

Also in attendance were Dave King (BOE), Emily Hatfield (OLSD), Missy Griffith (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Sharon Jurawitz called the meeting to order and asked for a motion to approve the agenda and the minutes from the September 11, 2019 and October 4, 2019 meetings.

Angie Bryant moved and Frank Eisenhower seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Alyssa Lowry seconded the motion to approve the minutes of the September 11, 2019 and October 4, 2019 meetings. Motion carried.

New Facility Planning

Jeff Gordon addressed the committee with an update regarding the CMR RFQ process for New Elementary #1. Mr. Gordon shared that four companies responded to the RFQ expressing interest in the project. The companies were Cleveland Construction, Elford, Gilbane and Robertson. RFQ submittals were reviewed and scored by Sharon Jurawitz, Dan Lawrence and David Yanka.

Originally, the goal was to narrow qualified applicants down to two firms for the final RFP/interview process. However, scoring for Elford, Gilbane and Robertson was very close. As a result, all three of these companies were asked to participate in the RFP process for the CMR search. Cleveland Construction scored notably lower than the other three firms. As a result, Cleveland Construction was not asked to participate in the RFP/interview process.

RFP submittals are due on 12/17/2019. RFP submittals will be reviewed and final interviews scheduled for early January of 2020. It is possible that the monthly Facilities Committee meeting on 1/8/2020 will be replaced with the CMR interview process. An announcement making a final determination relevant to this will be made later in December of 2019. Frank Eisenhower, Sharon Jurawitz and Dan Lawrence were in attendance at the meeting and shared that they could

participate on 1/8/2020 if the CMR interviews were scheduled for that date. Mr. Yanka was not in attendance at the evening's meeting. His availability would need to be confirmed.

Bill O'Sullivan and Bruce Runyon will also be asked to attend the interview portion of the CMR RFP process. Emily Hatfield and Missy Griffith would also like to be sent an invite when the CMR interview date is finalized.

If the CMR interviews are completed by the subcommittee in January of 2020, it is likely that an update regarding the CMR search process will be given to the Facilities Committee at the February 2020 monthly meeting. It is also likely that Facilities Committee members will be asked to vote to select/finalize the CMR vendor for the New Elementary #1 project at the February meeting.

Jeff Gordon and Emily Hatfield are meeting on 12/16/2019 to discuss project funding. This includes the New Elementary #1 project. Unfortunately, the developer is still working through the zoning process for the Peachblow Rd. site (Berlin Meadows). The developer is also still working to identify a primary builder for the site. These processes have unfortunately taken much longer than the district had initially hoped, which has significantly delayed the installation of infrastructure for the site.

On a positive note, Mr. Gordon shared that the district has been able to meet with Delaware County on numerous occasions regarding the proposed New Elementary #1 project and they have been fantastic to work with to date. They recognize some of the site development challenges that the district has been facing to date and are working with the district as much as possible to be able to get the New Elementary #1 project started/approved without creating additional delays. It is also anticipated that the roadway improvements to North Rd. should be complete by the time that the district would like to commence with construction on New Elementary #1.

Energy Initiative

Jeff Gordon shared a PowerPoint presentation with a summary of the district's Energy Initiative to date. This presentation was also shared with the Board of Education at the 11/20/2019 meeting. A copy of the presentation is available upon request through the district's Business Office.

Mr. Gordon clarified that while the Energy Initiative reporting does include data resulting from the House Bill 264 Project, that the report itself encompasses all aspects of the district's Energy Initiative and consequently should not be confused with the House Bill 264 Project.

To date, it is calculated that the district's Energy Initiative has produced electric and gas savings in the amount of \$ 3,419,089 to date. The district's electric cost has consistently been trending downward since FY13, despite additional buildings added by the district since FY13.

District natural gas usage in FY18 and FY19 is actually up, but the cost per unit is down. Water usage by the district is down since FY17. The meters that the district has installed to monitor the water use has been instrumental in the district's savings, as they give the district the ability to be able to monitor the amount of water being used on average and detect irregular usage more easily.

The district still only has one building that is “officially” Energy Star certified. However, the district has been using the Energy Star parameters to rank all of its buildings. Most of the district’s buildings remain in good to excellent standing using the Energy Star rating parameters. The parameters were modified by Energy Star this past year. This resulted in a few of the district’s sites falling back from their previous ratings slightly. However, they are still strong performers using the newest rating criteria/scale.

In regards to the House Bill 264 Project specifically, the district has earned over \$868,000 in AEP rebates to date. It is projected that the district will receive over \$900,000 in rebates once the project has been finalized. Total energy cost avoidance for FY18/FY19 is calculated at \$1,315,344.

HEAT must meet guaranteed savings criteria for the House Bill 264 project. HEAT is required to provide the Board of Education with a report every three years for the life of the loan (ten years). Mr. Gordon suggests that the district waits until the end of the guarantee period to “net out” the savings/loss reports provided by HEAT to act on the project guarantee.

Mr. Gordon shared that HEAT’s staffing issues have been the largest challenge for the House Bill 264 project. A lack of consistent personnel has resulted in multiple complications during the project. However, Mr. Gordon does give HEAT credit for returning to each of the sites to ensure that things are ultimately corrected.

Capital Improvements

Jeff Gordon advised that he is deferring his five-year capital improvements reporting until the February 2020 meeting. The BOE has requested reporting after the start of the new year.

General Business

Jeff Gordon shared an update relevant to the chiller units at Berlin High School. At this time, Gilbane and Vaughn have committed to the replacement of one of the chiller units at BHS that has been continually experiencing significant mechanical issues. Carrier continues to insist that the chiller unit is not a lemon.

Regardless, Gilbane and Vaughn have stepped forward to stand behind the replacement of the chiller unit. It was helpful that the district never declared the BHS chiller units as “substantially complete” when the project itself was declared “substantially complete”. Holding the chiller units out of the “substantially complete” certification process was the professional recommendation of Bill O’Sullivan and Bruce Runyon. This is just another great example of the tremendous value that these professionals bring to the district relevant to construction projects. At this time, the installation of the new chiller unit at BHS is anticipated in March of 2020.

In closing, Jeff Gordon expressed a “huge thank you” to all of the Facilities Committee members for their volunteer time and efforts provided to the district. The district is very fortunate to have such a talented group of professionals available for consultation and review of the district’s enrollment, capital improvement and construction endeavors.

Influencers

No influencers were identified.

The Facilities Committee meeting adjourned at 6:52 p.m.

The next tentatively scheduled meeting is for Wednesday, January 8, 2020 at 6:00 pm.

Respectfully submitted,
Jeff Gordon