

Olentangy Facilities Committee Meeting
February 5, 2020 @ 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 checked="" type="checkbox"/> McCaughey, Kevin |
| <input checked="" type="checkbox"/> Bryant, Angie | <input type="checkbox"/> Owens, Mark |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Rogers, Greg |
| <input checked="" type="checkbox"/> Fuller, Robert | <input type="checkbox"/> Scott, Mark |
| <input checked="" 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 type="checkbox"/> Yanka, David |
| <input checked="" type="checkbox"/> Lowry, Alyssa | |

Also in attendance were Mindy Patrick (BOE), Melissa 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 December 4, 2019 meeting.

Dan Lawrence moved and Kevin McCaughey seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Alyssa Lowry seconded the motion to approve the minutes of the December 4, 2019 meeting. Motion carried.

New Facility Planning

Jeff Gordon shared with members that the proposed site off Peachblow Road for New Elementary #1 has not yet completed the zoning process. The district is hopeful that the zoning process can be completed soon so that the original timelines for the project can be maintained.

At this time, the district has been given only approximate property corners for the project, but does not own the land. Sylvia Gillis from Bricker and Eckler has been consulted to create a licensing agreement so that the district can potentially start construction on the land (which it does not own yet) upon passage of the levy. The district's proposed property frontage would be on the new North Road extension. The property would not be platted until after the road is established. Currently, Mr. Gordon is also in the process of working with the district's Treasury Office regarding projected funding for the project.

At this time, the district will continue to proceed with planning at the Peachblow Road site. However, if the developer of the community cannot finalize zoning with the township in a timely manner, the district may need to begin to consider other site options that are available for the project.

Construction Manager at Risk (CMR) interviews were held by a subcommittee of the Facilities Committee appointed to review the CMR RFP submittals received by the district for the proposed New Elementary #1 project. Elford, Gilbane and Robertson Construction were invited by the district to interview to work with the district on the New Elementary #1 project. The interviews were held at the district's Administrative Offices on January 8, 2020. All three companies were provided with the same project information by the district to be able to prep for the interviews in advance. Each construction company was allocated one hour to present and discuss their proposed approach to the project.

The district has previously worked with each of the companies on various construction projects throughout the district. The district has had a good experience with each of the companies in the past and believes any of the companies to be capable and good fit for the proposed New Elementary #1 project.

Once the interviews were completed, subcommittee members were asked to independently score the vendors and submit their scoring data to the district. A copy of a blank scoring sheet was shared with Facilities Committee members in attendance. The categories on the scoring sheet were comprehensive and involved review of the RFP submittal, project pricing, staff experience, project scheduling, experience with OLSD and more.

Sharon Jurawitz thanked all subcommittee members for their participation in the CMR review process. The process was time consuming and a lot of work for those who participated. Frank Eisenhower shared that all three companies interviewed well and left subcommittee members with a really tough decision to make. Sharon Jurawitz added that she has professionally worked with all three companies and found each of them to be very fair to work with on a variety of projects. Jeff Gordon believes the district to be lucky to have had three such strong companies to interview for the project. He shared that none of the vendors interviewed would have actually been a bad choice for the project.

Because all three vendors were so well qualified for the project, members agreed that the scoring submitted by the subcommittee reviewers would need to be the deciding factor in selecting the CMR for the project. A summary of the final scoring was reviewed with members in attendance. Sharon shared that numerically, Robertson Construction simply came out on top. Their pricing is reasonable, their approach to the scheduling and construction processes for the project are solid and they are bringing a project supervisor out of retirement for the project (who has actually built the same elementary design for OLSD in the past). All of these elements elevated Robertson's scoring above the scoring for both Gilbane and Elford.

Chairperson Sharon Jurawitz called for a motion for the Facilities Committee to recommend to the Board of Education to contract with Robertson Construction for Construction Manager at Risk (CMR) services for the New Elementary #1 project.

Member Robert Fuller moved and Dan Lawrence seconded the motion. All members in attendance were in support of the motion. One proxy vote was in support of the motion. One member abstained. None were opposed. Motion carried.

Member Robert Hart abstained from the voting process because Elford is his current employer.

Capital Improvements

Jeff Gordon shared with members his five-year permanent improvements projections for the district. A copy of the projections is available upon request through the district's Business Office.

Mr. Gordon advised that the current bond funding ends in 2021. Without passage of the levy in March of 2020, it will be very difficult for the district to continue to maintain its existing educational buildings, grounds and athletic facilities.

Asphalt resurfacing of the districts roadways and parking lots has typically been one of the district's largest annual permanent improvement expenses to date. However, even now the district does not have enough funding to address the district's asphalt improvement needs. Annually, the district has to carefully review the asphalt repairs needed and methodically select only the areas that are showing the most severe levels of deterioration.

Mr. Gordon is concerned because as the buildings in the district continue to age, more money will be needed to address costly window and door replacements, roof replacements and interior and exterior finish replacements. This is in addition to continuing to fund asphalt and athletic facility replacements and up-keep. The district will also need to continue to replace aging maintenance vehicles and buses within its fleet.

Member Bob Hart shared that since the time that he joined the Facilities Committee, he has believed the district's permanent improvement budget to be vastly underfunded. Mr. Gordon thanked Mr. Hart and commented that both the Facilities Committee and the Board of Education has done a great job advocating for permanent improvement funding for the district. As a result, he is confident that the community understands the importance of these needs and is hopeful that they will continue to support the needs addressed in the March 2020 levy package.

Unfortunately, should the levy not pass the district will need to make many difficult decisions relevant to capital improvement spending within the district. For example, while it is generally more cost effective to replace large sections of roofing or asphalt, the district may need to enter into a phase of "patching" only small areas of roofing, roadways or parking lots that have completely failed. While such a solution may address some of the district's short-term or immediate needs, it will ultimately only defer the replacement of the areas for a short period-of-time; resulting in larger permanent improvement costs long-term.

Facilities Committee members asked if the athletic permanent improvement items would need to be completed if the levy fails, since sports would be part of an area possibly shut down. There was a discussion that these improvements may be delayed as long as they did not create a safety concern for any facilities that may be available for public use. Mr. Gordon advised that the district may need to get creative on how it prolongs the life of its existing facilities, but suggested that the Facilities Committee hold off on a more in depth discussion on this topic until after the March 2020 levy.

Influencers

Member Robert Fuller inquired as to the status of the Village Academy (or similar spaces) for the district to be able to expand its STEM program into.

Members shared that the Village Academy building had already been acquired by a church from New Albany. OLSD had been provided with the opportunity to tour and purchase The Village Academy if interested. Unfortunately, the property was priced high and the flow of the building was not conducive to the district's educational space needs at this time.

Questions regarding additional space for the STEM program would need to be addressed by OLSD's Chief Academic Officer, Jack Fette.

Sharon Jurawitz called for a motion to adjourn the meeting.

Greg Rogers moved and Dan Lawrence seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:12 p.m.

The next tentatively scheduled meeting is for Wednesday, March 4, 2020 at 6:00 pm.

Respectfully submitted,
Jeff Gordon