

Olentangy Facilities Committee Meeting
August 7, 2019 @ 5:30 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 checked="" 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 checked="" type="checkbox"/> Yanka, David |
| <input checked="" type="checkbox"/> Lowry, Alyssa | |

Also in attendance were Jay Boone (Moody Nolan), Bruce Runyon (Fanning Howey), Dean Yuricich (Fanning Howey), Dain Meeker (LHS AD), Brett Diehl (OLSD Athletics), Adam Belinger (OOHS Boosters), Thomas Marker (OOHS Athletics), Matt Lattig (OOHS Athletics) Roger Bartz (BOE), Missy Griffith (OLSD), Emily Hatfield (OLSD), Jack Fette (OLSD), Bill Warfield (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 June 5, 2019.

Angie Bryant moved and Alyssa Lowry seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Frank Eisenhower seconded the motion to approve the minutes of the June 5, 2019 meeting. Motion carried.

Non-Traditional Projects

Darin Meeker (LHS AD), Brett Diehl (LHS athletics) and Jay Boone (Moody Nolan) attended the meeting and provided members with an update relevant to proposed plans for a new locker room facility at LHS stadium. Jay Boone shared updated drawings of the proposed facility and discussed a change in the location for the structure. The project is now proposed for the south end of LHS stadium (instead of the north end). Better access to utilities for the project was the largest factor in relocating the project to the south end of the stadium. A copy of the updated plans are available upon request through the district's Business Office.

Mr. Meeker shared that the locker room project is still in the fundraising process. He believes that the project will cost about \$890,000. At this time, project coordinators plan to secure a loan for about \$200,000 of the total project cost. Restrooms for the project are planned to bid out as an alternate.

Greg Rogers believed the plan to have nice flow and the overall design to make sense. Angie Bryant hoped that there would be comparable square footage incorporated into the facility for both boys and girls soccer use. Sharon Jurawitz asked that additional design attention be given to the

south elevation of the facility. She believed it to be too plain for its location. Additionally, she believed the plan to lack overall visual cohesiveness (as the fencing and the mechanicals appeared to be fragmented and placed randomly). Roger Bartz shared that he would like to the project planners to look into a way to better balance project funding with design aesthetics.

The project coordinators thanked members for their feedback. Darin Meeker shared that he hoped to connect the new facility with an archway (to existing structures in the stadium), which should add some additional visual interest to the new locker room building. Darin also indicated that he was comfortable that the current design met necessary Title Nine requirements.

Jeff Gordon advised that it would be up to Superintendent Raiff to discuss and to finalize the donation of the project funding for the LHS locker room with the BOE and to establish the final timeline (before the district could proceed to bid the project out for construction). Darin Meeker discussed that his preference would be for the project to be bid out for construction in the fall of 2020.

Greg Rogers called for a motion for the LHS locker room project to proceed to the Board of Education for presentation and review.

Sharon Jurawitz and Angie Bryant opposed to the motion. All other members in attendance were in support of the motion. Motion carried.

Adam Belinger, coach Thomas Marker and coach Matt Lattig attended the meeting to present finalized planning for a proposed indoor hitting and pitching facility at Orange High School. The facility will be nearly identical to the existing indoor batting facility at Liberty High School. Planners shared that restrooms will not be incorporated into the facility. ADA requirements for new restrooms make them cost prohibitive for this project. Kirkham Builders (the same construction company used to construct the facility at LHS) will be used to construct the facility at OOHS.

A copy of the newest plans, site plans, and financing was shared with members in attendance. A copy of the presentation is available upon request through the district's Business Office. Much of the project's cost will be funded by private donors. Additional funding is to be provided by the LHS Athletic Boosters. The private donors do understand that the facility is to be donated to the district and that they will not have any ownership rights to the facility. The project planners also understand that the district intends to individually meter the facility and charge utility costs for the building back to the Boosters.

Roger Bartz inquired about the placement of the facility. He wanted to know if it would prohibit the district from adding additional athletic practice fields at OOHS. Jeff Gordon confirmed that yes, this project (and an existing AEP easement at OOHS) would prevent additional fields from being implemented at OOHS.

Angie Bryant stressed the importance of the girls' softball program being able to use the new facility if they want to. Planners discussed that the girls' softball program appeared to be content with use of the gym for the current time, but could have access to the new facility when needed.

Sharon Jurawitz called for a motion for the OOHS indoor hitting and pitching facility project to proceed to the Board of Education for presentation and review.

All members in attendance were in support of the motion. None were opposed. Motion carried.

New Facility Planning

Bruce Runyon and Dean Yuricich from Fanning and Howey attended the evening's meeting to share updated designs for a proposed Elementary #16 building. A copy of the presentation is available upon request through the district's Business Office.

The district's current elementary design is 72,000 sq. ft. in size. While similar in design, the proposed size for Elementary #16 is 82,100 square feet. Mr. Runyon believes this to be a nice size for the new facility. It incorporates six additional full-size classrooms needed for instruction. Additionally, it implements smaller "break-out" spaces requested by the district's school principals. The newly designed building incorporates sixteen smaller spaces for tutoring or specialized learning use. This combination of full-size classrooms and smaller learning spaces gives the newly designed Elementary #16 greater flexibility than the district's current elementary schools.

The new security vestibule design is incorporated into the design plan for Elementary #16. However, a storm shelter space was not incorporated into the new design. This is because the state has put a moratorium on the requirement. Currently, this is a significant savings on the project cost for the district. Robert Fuller voiced his support to implement a storm shelter space within the new elementary, despite the fact that it is not currently a requirement. Members appreciated his concern, but were divided as to whether or not the district should implement something that is not yet finalized or required by the state. Bruce Runyon clarified that there is an ideal block of classrooms within the new building design that could be converted into the storm shelter area, should the district want to proceed with its implementation.

Other changes to the plan include:

- Walls that are 2" deeper to meet energy code. This will ultimately make the building more energy efficient and provide the district with reduced energy costs.
- Many of the classrooms have multiple entry/exit doors. This should result in better traffic flow and allow for more options in a security situation.
- The AHU equipment has been relocated. It is now more centralized and the space is not as tight as it is in the current design.

Sharon Jurawitz, Angie Bryant and Alyssa Lowry thanked Bruce and his team for their efforts. They believe the plan to be a good plan that is "well thought out". Frank Eisenhower was also in support of the new elementary plan. He believed the plan to make sense and to meet the needs that the district was requesting. Roger Bartz supports the new plan and believes that it is "terrific". Jeff Gordon shared that the strength of the new plan is that it delivers what the principals were requesting, yet is still cost effective to construct.

Mr. Runyon discussed that a lack of a building site for Elementary #16 is becoming "critical" to the project. A building site is needed to complete the balance of the design work and for the district to stay on track with a construction timeline. He shared that all design documents must be ready by March of 2020 so that the district can move forward with the project bid process (as soon as bond approval can be obtained).

Jeff Gordon shared that while the Peachblow site is preferred by the district for the new elementary, that its ability to move through the zoning process in a timely manner may prevent the district from constructing the new building at this location. Jack Fette discussed that current enrollment trending makes Berkshire the least attractive site for the new elementary facility at this time. It is simply not located centralized enough. The Polaris corridor remains dense with new students. The area around CES also continues to grow. These are the areas that would benefit most from the construction of Elementary #16 nearby.

Members believe that a new elementary building largely benefits area developers and their new subdivisions. It was hoped that the district might be able to leverage this benefit to developers centralized within the district to obtain a finalized building site soon.

Jeff Gordon presented to members a summary of the projected construction costs for Elementary #16, Elementary #17 and Middle School #6. Costs were calculated without the inclusion of a storm shelter at this time. The documents are available upon request through the district's Business Office.

Both Mr. Gordon and Mr. Runyon expressed concern about the long-term (and short-term) validity of any construction pricing at this time. This is because the local construction market has become saturated with new projects over the past several years. This has resulted in plentiful work for construction companies and a lack of skilled trade workers industry wide. This makes it very difficult to predict project bid costs that might be received by the district, even when able to compare similar projects recently bid by other local districts.

Additionally, the inflation rate is haywire. This also contributes to the difficulty of calculating an accurate construction bid cost. An open discussion relative to project pricing provided by Mr. Gordon commenced. Given the current market conditions, Sharon Jurawitz believes \$235.00 per sq. ft. for a new construction project to possibly still be on the lower end of what bid results might actually come in.

Roger Bartz expressed overall concern for the district's ability to obtain a good vendor base for the Elementary #16 project. Members proceeded to discuss the benefits of the CMAR process for the Elementary #16 project. Members commented that CMAR might be the only way that the district would be able to obtain trades for all aspects of the building process in the current market. Because trades are no longer familiar with the district as a construction employer, it may be very difficult for the district to obtain trades needed to bid district construction work at this time.

Sharon Jurawitz believes that the district could proceed with the Elementary #16 project outside of the CMAR process, even in the current construction climate. Jeff Gordon asked members to think about the construction delivery method preferred for Elementary #16 so that a final determination could be made at one of the upcoming Facilities Committee meetings.

Roger Bartz requested that the district identify a finalized construction cost (\$ per sq. ft.) as soon as reasonably possible. The BOE plans to proceed with a resolution to the Board of Elections for the Elementary #16 project in November. Mr. Bartz indicated that a district need for a new facility exists. It is up to us collectively to determine how to best mitigate the risks and the costs.

Enrollment Planning

Angie Bryant and Sharon Jurawitz volunteered to participate on the Enrollment Planning Subcommittee to create and report this year's enrollment projection calculations to the Board of Education. Similar to last year, Angie and Sharon will work with district representatives and Cooperative Strategies (Scott Leopold) to create the needed projections and reporting. Meetings will be coordinated through email and the district's Business Office.

Influencers Update and General Business

Sharon Jurawitz requested a change of date for the monthly Facilities Committee meeting in September 2019. If possible, she would like for the meeting to be moved from September 4th at 6:00 p.m. to September 11th at 6:00 p.m. Jeff Gordon will coordinate Bruce Runyon's and Bill O'Sullivan's availability for this date. Michelle Murphy will confirm the change of meeting date to members via email.

Sharon Jurawitz called for a motion to adjourn the Facilities Committee meeting at 8:51 p.m.

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

The next tentatively scheduled meeting is for Wednesday, September 11, 2019 at 6:00 pm. The meeting will be held in the Berlin Room at the district's Administrative Offices.

Respectfully submitted,
Jeff Gordon