

Olentangy Facilities Committee Meeting
January 9, 2019 @ 6:00 p.m.
Olentangy Administrative Offices

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 type="checkbox"/> Rogers, Greg |
| <input type="checkbox"/> Fuller, Robert | <input checked="" type="checkbox"/> Scott, Mark |
| <input type="checkbox"/> Hart, Bob | <input checked="" type="checkbox"/> Seils, Rich |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> Lawrence, Dan | <input checked="" type="checkbox"/> Troxell, Joe |
| <input type="checkbox"/> Lowry, Alyssa | <input checked="" type="checkbox"/> Yanka, David |

Also in attendance were Dave King (BOE), Emily Hatfield (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 December 5, 2018.

Angie Bryant moved and Dan Lawrence seconded the motion to approve the agenda. Motion carried.

Frank Eisenhower moved and Mark Scott seconded the motion to approve the minutes of the December 8, 2018 meeting. Motion carried.

LHS Stadium Locker Room Expansion Project

The presentation originally planned regarding this project was canceled. Sharon Jurawitz shared with members that Darin Meeker, Jay Boone, Mark Larrimer (Moody Engineers) and Gerry Meger (Prater Engineers) had been in attendance at the subcommittee meeting held one hour earlier. It was determined at the subcommittee meeting that there was not enough new project information to warrant a presentation to the Facilities Committee at this time. The presentation will likely be scheduled for February 2019.

Middle School Capacity Reporting

Mr. Jack Fette and Mr. William Warfield presented reporting relevant to current middle school enrollment and capacity within the district. A copy of the report is available upon request through the district's Business Office. The report focused on middle school design capacity versus the actual functional capacity of the buildings. The report assessed:

- Core classroom use/space.
- Elective classroom use/space.
- Study hall needs/space.
- SLC needs/space.
- Cafeteria seating space/needs.

- “Connector Classroom” availability/use.
- Effectiveness of the current middle school floor plans.

The discussion reviewed aspects relevant to the individual middle school sites:

- Both BMS and HMS have the advantage of the “connector classroom” space included within their floor plans. This space is included in the reporting stats and is a distinct benefit for these sites.
- OOMS is very tight and limited for space at this time. They are currently using book rooms as classrooms and have a split-lunch period system that is challenging.
- LMS has the same capacity as HMS & BMS.
- SMS continues to grow and recently lost classroom space to the OASIS program. SMS has had to expand lunch seating into their Team Room area adjacent to the cafeteria.
- SMS may eventually require replacement. However, it has been maintained well and continues to provide the district with classroom space that is both needed and functional.
- It is likely that at the time SMS needs to be replaced that a new structure could be built on the piece of land that SMS currently resides (behind the existing building).

General discussion commenced and the following was reviewed:

- Current enrollment of the middle schools is 5088 students.
- Capacity for the middle schools is projected at 5525 students. The district anticipates that it will reach this enrollment number by 2024-2025.
- Sharon Jurawitz shared her opinion that based upon current enrollment reporting that a new middle school space is needed by the district by 2021-2022.
- Sharon advised that even with a sixth middle school enrollment is predicted to exceed “stretch capacity” by 250 students in the 15-year forecast.
- Jack Fette shared that current enrollment projections indicate that middle school enrollment will remain flat for another year before beginning to trend upward.
- Kevin McCaughey suggested splitting existing large classroom spaces into multiple smaller classrooms to meet SLC curriculum needs. Jack Fette shared that small rooms were already being utilized within the buildings for SLC and the need to create more with larger classroom space is not needed at this time.
- Rich Seils expressed concern for elective space at the middle school level. He would not like the district to reach a point where it could not offer band, art, choir or similar electives to all students that would wish to participate.
- Seating space at lunch for students continues to be an issue. Jack Fette prefers the use of extra lunch seating on auditorium stages, as opposed to having to split lunch sessions.
- Middle school floor plans and designs were reviewed. Past middle schools were designed for approximately 900 students. Jack Fette would like to see a new middle school of similar size/capacity.
- Jack Fette added that the HMS/BMS floor plan has been a functional middle school floor plan for district needs. He would need to talk to middle school teachers and principals to investigate beneficial refinements to the design of these floor plans.

Sites for a new middle school facility were discussed:

- District owned land at Curve/Sweeney Roads (east side of the district) is sized for an elementary and a middle school combination facility. However, utility infrastructure is not anticipated to be at this location for another four years.
- District owned land at Bunty Station Rd. would accommodate a middle school. However, it is on the west side of the district where classroom space is not needed as much at this time.
- Jeff Gordon shared that it is rare that a parcel of land large enough to accommodate a middle school is donated to the district. If property that the district already owns is not thought to be a good fit for the district's next middle school, the district would need to potentially seek out new land opportunities.

The next steps for planning a middle school facility should involve:

- The creation of a subcommittee to review middle school planning options and report to the Board of Education its findings.
- The following members agreed to participate on a subcommittee for the planning of a new middle school facility:
 - Angie Bryant
 - Frank Eisenhower
 - Joe Troxell
 - Sharon Jurawitz
- **The appointment of an architectural firm to proceed with the pricing and pre-planning processes.**
 - All members in attendance were supportive of the continued use of Fanning Howey for the pricing and pre-planning process of a new middle school facility and a new elementary facility.
 - Members commented on Fanning Howey's strong performance with the Berlin High School project and previous educational buildings for the district.
 - Kevin McCaughey shared that he has worked with Fanning Howey professionally on projects and finds them to perform well. He supports the districts continued use of them for projects.
 - Dan Lawrence also prefers to work with Fanning Howey on his professional projects.
 - Members present added that the district's aggressive timeline for new facilities does not afford the district any time to waste exploring additional architectural options if it is strongly believed not to be needed.
 - Jeff Gordon shared that Fanning Howey has been an asset to the district. He discussed that they have repeatedly saved the district large amounts of money on projects. They are detail oriented and have the district's best interest in mind from start to finish on each project.
 - Mr. Gordon reminded members in attendance that Fanning Howey was named the Architect-of-Record for the district for a five-year time-period in a recent RFQ request process completed by the district.

- With the blessing of the Facilities Committee, Mr. Gordon will like to proceed forward with discussions with the Superintendent to request that the district enter into an agreement with Fanning Howey to commence the planning and pricing process for a new elementary building and new middle school building.
 - Fanning Howey's recent project fees were discussed and thought to be more than reasonable, if not below market average, by members in attendance.
 - All proposed contracts with Fanning Howey will be Board of Education approved.
- Jeff Gordon reminded members that there is generally is a cost savings when able to construct two facilities at the same time.
 - Jack Fette advised that he would proceed forward with discussions with the school principals relevant to design suggestions for a new middle school facility.
 - Jeff Gordon extended a special thank you to Mr. Fette and Mr. Warfield relevant to their presentation and for taking the time to research and compile the information for the benefit of the Facilities Committee and future enrollment planning.

New Facility Planning

Jeff Gordon shared that the construction of the elementary classroom additions was proceeding well at this time. A lot of construction work was completed over winter break inside the buildings. Elford is also taking advantage of evenings to complete work when necessary. The district has been limiting Elford's access to the interior of the school buildings during school hours. Emergency egress issues are being resolved at two of the construction sites per the request of the local authorities.

In regards to land for elementary #16, the district is still waiting on word from Metro Development relative to approval of their development adjacent to SMS and Peachblow Rd. Should the developer be granted approval for the residential project, it is likely that land will be available to the district that could accommodate elementary #16.

Emily Hatfield also shared that Evans Farms is setting aside land that would accommodate an elementary school for the district. Access to utility infrastructure, especially sanitary sewer, is the primary influencer that will largely determine the location of a site selected for elementary #16. The districts hopes to know more in the next month or two relevant to the approval status of the proposed residential development near SMS. The Facilities Committee will be updated as new information is obtained.

Influencers Update and General Business

No new influencer's were addressed by members at the meeting. Members requested that the next Facilities Committee meeting be held at Berlin High School. Members would like to tour the school at the next meeting now that it has been operational for several months. Michelle Murphy will make arrangements to secure the Overlook Room above the Library/Media Center for the meeting and will send reminders to all members prior to the next monthly meeting.

Sharon Jurawitz called for a motion to adjourn the Facilities Committee meeting at 7:19 p.m.

Angie Bryant moved and Mark Scott seconded the motion. Motion carried.

The next scheduled meeting is for Wednesday, February 6, 2019 at 6:00 pm. The meeting will be held at Berlin High School.

Respectfully submitted,
Jeff Gordon