

**Olentangy Facilities Committee Meeting**  
**June 6, 2018 @ 6:00 p.m.**  
**Olentangy Administrative Offices**

**In attendance for the Facilities Committee were:**

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|---|---|
| <input checked="" 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 type="checkbox"/> Seils, Rich      |
| <input checked="" type="checkbox"/> Jurawitz, Sharon  | <input type="checkbox"/> Smith, Wesley    |
| <input checked="" type="checkbox"/> Lawrence, Dan     | <input type="checkbox"/> Troxell, Joe     |
| <input type="checkbox"/> Lowry, Alyssa                | <input type="checkbox"/> Yanka, David     |

Also in attendance were Dave King (BOE), Emily Hatfield (OLSD), Jack Fette (OLSD), Darin Meeker (OLSD), Malcom Rausch (LHS Athletic Boosters), John Stickel (LHS Athletic Boosters), Eric Kunar (LHS Athletic Boosters), 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 April 4, 2018.

**Frank Eisenhower moved and Chuck Blythe seconded the motion to approve the agenda. Motion carried.**

**Dan Lawrence moved and Frank Eisenhower seconded the motion to approve the minutes of the April 4, 2018 meeting. Motion carried.**

***Non-Traditional Projects***

Darin Meeker (LHS Athletics) and key members of the LHS Athletic Boosters attended the meeting to provide the Facilities Committee with a progress update and presentation relevant to the proposed indoor hitting and pitching facility for baseball and softball at Liberty High School. A copy of the presentation is available upon request through the district's Business Office.

The project has been proposed in several phases. The first phase involves construction of a pole barn like facility (which has minimal indoor storage) to maximum the area inside for hitting and pitching activities. The second phase of the project involves the incorporation of restrooms for the facility. Waterworks may be able to reduce their equipment prices for this phase of the project in exchange for some marketing at the site. Other vendors may also be able to provide some "in kind" work or discounts. Future phases of the project are yet to be determined, but improvements upon the initial facility are foreseen long-term.

LHS athletics and the Boosters have been working diligently with the local municipalities to finalize their plans to incorporate all requirements required by the municipalities. They have also been finalizing infrastructure plans relevant to utilities. Restrooms for the facilities are ultimately desired. The water tap fee for the project is projected to be around \$18,000.

Facilities Committee members in attendance advised that they would like to see the following issues addressed:

- The edges of the concrete floor slab should be turned down in such a way that the underside of the slab is not visible from the exterior.
- Downspouts on the building should exit water via underground conductor lines and not by the use of splash blocks.
- Permanent restrooms are desired; as opposed to portable toilets.
- Vendors working on the project must be licensed and bonded.
- Vendors should offer some level of warranty on their products and services.
- Energy efficiency for the facility is a must.
- Incorporation of energy monitoring meters is preferred.
- Metal roofing should have concealed fasteners.
- Avoid sanitary pumps and lifts stations for the sanitary system if possible. This is to limit future district maintenance costs and repairs.

The LHS Boosters have a solid plan for the funding of the project. The baseball turf is already fully paid off. As a result, there is no debt from that project that would influence this proposed project from moving forward. A private donor has already agreed to lend the project funds to the Boosters for the creation of the hitting and pitching facility. The Boosters will hold the project loan in their name. The Boosters plan to rent facility time to outside organizations for the first two years (on Sundays & two weekday evenings) to raise funds to pay the donor back for the loan. It is believed that the Boosters will only need to rent facility time out in this manner for the first two years to obtain funding needed for the loan.

The Boosters would like to start the project in mid-November of 2018. There are about two-months of site work to complete prior to the start of construction on the actual facility. As a result, the LHS Boosters would like to obtain approval for the project from the district in the next two weeks.

Sharon Jurawitz requested that the Business Office send out a request for a vote via email regarding project support or opposition to all Facilities Committee members, as there were not enough members present at this meeting to obtain a quorum. Dave King agreed to discuss the project with the BOE to secure a date in which the Boosters could present the proposed project to them once final support from the Facilities Committee was received.

### ***Berlin High School***

Jeff Gordon advised that the Berlin High School Construction project is still proceeding on schedule. However, a recent lightning strike at BHS has resulted in some mechanical damage at the building and consequently slowed some of the construction process down.

Chiller, pump and wiring damage at BHS resulted from the lightning strike. Power was out at the site for several days. Initial damages are believed to be in the \$35,000 range. The district is working with its insurance carrier to address the losses using its Builder's Risk policy.

Installation of some of the flooring at BHS was slowed down as a result of the loss of power. An unforeseen need to switch pole barn vendors also occurred recently. The original vendor contracted will not be able to construct the pole barn facility as arranged. A new vendor has been secured for this process.

The district hopes to obtain temporary occupancy on the building next week on Monday. A ribbon-cutting event is planned for Sunday, 8/5/2018 to open the building to the public.

Mr. Gordon estimates that the project will be approximately one million dollars under budget when completed. The return of an additional \$365,000 in owner's contingency money is anticipated soon.

### ***Energy Project***

Jeff Gordon shared a PowerPoint presentation with members in attendance relevant to the district's Energy Project. A copy of the presentation is available upon request through the district's Business Office. Currently, the district's average electric cost ranges from 7 to 9 cents per kwh. This is very low and professionals that continue to try to sell their consulting services to the district remain impressed by the district's ability to achieve this. Savings of 29% at LHS were projected to the state at LHS when the district applied for the energy project. An actual savings to date of 38% has been achieved. Frank Eisenhower commended the district's efforts regarding the energy project and stated that the results continue to be "impressive". Consequently, the district will be moving forward with the additional HVAC controls portion of the project.

### ***New Facility Planning***

Sharon Jurawitz summarized the presentation that she made to the Board of Education at the 5/17/2018 meeting. She stressed that there was a district need for additional classroom space at this time. She discussed facility options with the BOE that would result in additional classroom space in the short-term and the long-term.

The addition of six classrooms to three of the district's existing elementary schools was discussed. It was believed that these additions could be built and opened for use by the 2019 school year (14 months from now). Arrowhead, Alum Creek and Wyandot Run elementary schools were presented as the sites best suited to receive classroom additions. They were identified as the best located and most cost effective facilities for the new classroom additions.

A need for a new elementary school building (elementary #16) was presented for opening in 2022. This would mean that the district would need to consider a possible levy by no later than March of 2020.

A possible need for another new elementary school building (elementary #17) was presented for opening in 2026. This would mean that the district would need to consider a possible levy in March of 2024.

Frank Eisenhower expressed some concern for available middle school classroom space moving forward. Ms. Jurawitz advised that there has not been a change relevant to the middle schools since the Facilities Committee report to the BOE in the fall of 2017. Jack Fette advised that he felt that there was more classroom space flexibility at the middle school level moving forward than at the elementary level. However, middle school enrollment numbers could be re-visited in the fall once the enrollment information for the 2018-2019 school year settled and could be better assessed.

Jeff Gordon reminded members that the need for elementary #16 was previously projected for opening in 2021. He asked members in attendance if a 2022 elementary opening might possibly be too late? Dave King recalled this information and clarified that this fall's enrollment data would be critical to determining the timing of any future facilities that would be needed for the district. Mr. King added that he would like to see the BOE approve elementary additions and elementary #16 at this time. However, he was in agreement with Mr. Fette and Ms. Hatfield that a formal Board action for elementary #16 was not needed quite yet. Mr. King shared that he would like to know the estimated millage for 2020 sooner than later.

### ***Influencer's Update***

Safety and security continues to be a large district influencer at this time.

Construction in Evans Farms has commenced and the district will soon see new student enrollments from this development. Evans Farms does have a parcel of land at Piatt and Peachblow roads that is available to the district. However, this is very close to Arrowhead Elementary and the benefits of this land would need to be determined.

Jeff Gordon is currently having discussions relevant to other land within the district that may be available to the district. Updates will be provided as relevant information is obtained.

**Sharon Jurawitz called for a motion to adjourn the Facilities Committee meeting at 8:31 p.m.**

***Frank Eisenhower moved and Dan Lawrence seconded the motion. Motion carried.***

The next scheduled meeting is for Wednesday, August 1, 2018 at 6:00 pm. The meeting will be at the district's Administrative Offices in the Berlin Room.

Respectfully submitted,  
Jeff Gordon