

Olentangy Facilities Committee Meeting
March 13, 2018 @ 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 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"/> Seils, Rich |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> Lawrence, Dan | <input checked="" type="checkbox"/> Yanka, David |
| <input checked="" type="checkbox"/> Lowry, Alyssa | |

Also in attendance were Bruce Runyon (Fanning Howey), Bill O'Sullivan (Construction Analysis), Roger Bartz (BOE), 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 January 3, 2018.

Robert Fuller moved and Angie Bryant seconded the motion to approve the agenda. Motion carried.

Alyssa Lowry moved and Kevin McCaughey seconded the motion to approve the minutes of the January 3, 2018 meeting. Motion carried.

General Business

Sharon Jurawitz welcomed new member candidates Dan Lawrence, Wesley Smith and David Yanka to the evening's meeting. The candidates introduced themselves to the members in attendance and briefly shared their professional backgrounds. The candidates had attended the new member update meeting in February of 2018. Each had continued interest in permanently joining the Facilities Committee.

Sharon Jurawitz called for a motion to recommend the new member candidates Dan Lawrence, Wesley Smith and David Yanka to the Board of Education as new Facilities Committee members.

Angie Bryant moved and Robert Fuller seconded the motion to approve the new candidates as Facilities Committee members.

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

New Facility Planning

This item was moved up on the agenda to benefit members in attendance needing to leave the evening's meeting early.

Jeff Gordon shared with members that there was an opportunity made available to the district to purchase vacant land (lots 5,6,7 and 8) along the US 23 corridor adjacent to the OLSD Administration Offices and the OLSD Academy (map available with the evening's exhibits). Zoning would allow a building sized up to 50,000 sq. ft. on the property referenced. The owner was willing to sell the land to the school district at a price dramatically reduced from the previous asking price. It is believed that all of the parcels of land would need to be sold as a collective and that the district would not be able to purchase select lots individually. Mr. Gordon asked members in attendance if they believed that the purchase of the land would benefit the district's future need for additional facilities and infrastructure. Members in attendance were in support of researching development details pertaining to the land further. Member Wes Smith (who works in a similar field) volunteered to further investigate the development details identified by members for the district. Should there not be any notable drainage concerns or site development costs, members in attendance believe the land to potentially be of great value to the district as it continues to expand.

Bill O'Sullivan from Construction Analysis was in attendance at the evening's meeting. Bill has worked with the district on the construction of many of its new school buildings in the past and is the current Owner's Representative for the district on the Berlin High School project.

Mr. O'Sullivan was kind enough to donate his time on a special project for the district. He researched and compiled a report comparing historical elementary construction costs for the district. Mr. O'Sullivan presented the report to members in attendance. A copy of the report is available upon request through the district's Business Office. Mr. O'Sullivan discussed the basic "box design" elementary floor plan that the district has replicated many times over the past several decades. He has dubbed the design "the little elementary that could" due to its low cost to construct and simplicity in design.

Historically the "box" elementary design:

- Costs dramatically less than OFSC state priced facilities of the same type.
- Is quick to enclose under roof to start the "dry out" process of the building.
- Is suited well for multi-trade work to be performed simultaneously.
- Has few interior walls to interfere with building mechanicals.
- Has a simple wall ratio of .22 which is well below the more expensive .4 wall ratio of our original elementary designs.
- Has low walls and a simple design which helps to keep costs low.
- Can be built quickly and efficiently.
- Has been built so many times by OLSD that "loads" of construction data is available for research and comparison.

All in all, Mr. O'Sullivan finds the district's "box" design elementary school to be a true performer for the district; at one of the best costs around. He continues to be impressed by the building and the benefits that it provides to the district.

Sharon Jurawitz shared with members that the elementary planning subcommittee had met in February and March of 2018. She discussed that the subcommittee is currently reviewing four new building design options for an elementary school. The committee is also researching the viability of new additions to some of the district's existing elementary schools. Site options for both are also

being investigated. The subcommittee hopes to narrow down the viable options and to create a project timeline for discussion with the Facilities Committee in the upcoming months.

Berlin High School

Jeff Gordon advised that the Berlin High School Construction project is still proceeding on schedule. He also provided a budget update report for members in attendance. A copy of the update is available upon request through the district's Business Office. The project remains below budget by \$580,219 to date. Some of the owner's contingency funding has been returned to the district. The district is opting to use some of the funding for a salt barn and maintenance/storage facilities at Berlin High School. Additional funds will be used to purchase a radio amplification system for the building to comply with first responder communication requirements. Change orders for these items are anticipated to be approved at the BOE meeting on 3/15/2018. It is hoped that any remaining funds from this construction project can be allocated to the district's permanent improvement fund. BOE approval may be needed to do so.

Energy Project

Jeff Gordon shared that lighting improvements continue to be the focus of the Energy Project at this time. The district has seen results to date relevant to energy use and cost savings. Future updates will be provided as more data is obtained from the project.

PI/Facilities

Due to the increase in the size of the STEM program at the Academy, the OASIS program will need to relocate for the start of next school year. The district would like to relocate the program back to Shanahan Middle School into the modular classroom area that they previously occupied. In doing so, the district recommends that the old two classroom modular unit be replaced with a new four classroom modular unit. This is because the two-unit classroom has more than exceeded its life expectancy and is now in need of costly repairs. The four classroom unit could be purchased by the district (for approximately \$208,000) or leased (terms vary). Site and installation costs would need to be added to these costs.

The new four classroom unit would be placed adjacent to the existing four classroom unit at SMS. It would allow for centralization of the OASIS program and provide for expansion opportunities within the program without having to relocate it again. Moving the OASIS program back to SMS will also result in lowered transportation and food service costs related to this program.

All Facilities Committee members in attendance were in support of a four-unit classroom modular being purchased for the OASIS program and no members were opposed.

BOE representative Roger Bartz supported the purchase as well. It was Mr. Bartz's preference that the modular classroom be purchased by the district as soon as possible (and not leased if avoidable). Facilities would like to proceed with the installation of the modular classroom this summer and will proceed with seeking BOE approval to do so.

Discussion relevant to the formation of a subcommittee to review the design of district security vestibules for improved safety and security was held. Angie Bryant volunteered to participate on this subcommittee. BOE representative Roger Bartz shared that due to current events around the country involving new and increasing school security threats, the district is in the process of forming a specialized task force of community professionals to identify new safety and security measures for the district. In light of the formation of this task force, Mr. Bartz advised that the committee hold

off on the formation of a subcommittee for this purpose at this time and allow Angie Bryant to attend/participate on the task force created by the district. A subcommittee can be formed at a later date using information or direction resulting from the district task force.

Non-Traditional Projects

No new information relevant to the proposed hitting and pitching facility at Liberty High School has been submitted at this time. Updates will be provided when new information is obtained. This group organizing this project will need to work with the county and the township prior to presenting to the Facilities Committee again. This facility (as with all donated facilities) should be of the same architectural quality and standards as all OLSD buildings.

Influencer's Update

Safety and security is the largest district influencer at this time.

Sharon Jurawitz called for a motion to adjourn the Facilities Committee meeting at 7:38 p.m.

Robert Fuller moved and Kevin McCaughey seconded the motion. Motion carried.

The next scheduled meeting is for Wednesday, April 4, 2018 at 6:00 pm. The meeting will be at the district's Administrative Offices in the Berlin Room.

Respectfully submitted,
Jeff Gordon