

**Olentangy Facilities Committee Meeting**  
**September 6, 2017 @ 6:00 p.m.**  
**Olentangy Administrative Offices**

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

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|---|--|
| <input type="checkbox"/> Au, Ralph                    | <input checked="" type="checkbox"/> Jurawitz, Sharon |
| <input checked="" type="checkbox"/> Bryant, Angie     | <input type="checkbox"/> Lowry, Alyssa               |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> McCaughey, Kevin |
| <input checked="" type="checkbox"/> Fuller, Robert    | <input type="checkbox"/> Seils, Rich                 |
| <input checked="" type="checkbox"/> Hart, Bob         | <input type="checkbox"/> Scott, Mark                 |

Also in attendance were Bruce Runyon (Fanning Howey), Dave King (BOE), Roger Bartz (BOE), Jack Fette (OLSD), Emily Hatfield (OLSD Treasurer), Jeff Gordon (OLSD Business Office), and Michelle Murphy (OLSD Business Office).

Sharon Jurawitz called the meeting to order and asked for a motion to approve the agenda and the minutes.

**Angie Bryant moved and Bob Hart seconded the motion to approve the agenda. Motion carried.**

**Angie Bryant moved and Robert Fuller seconded the motion to approve the minutes of the August 2, 2017 meeting. Motion carried.**

***Revised Criteria for New Building Construction***

Mr. Bruce Runyon of Fanning Howey presented cost and code updates to the members of the Facilities Committee. The updates presented were issues that Mr. Runyon advised would need to be taken into consideration when planning for the construction of any new educational facilities. A copy of Mr. Runyon's presentation is available upon request through the district's Business Office. Mr. Runyon covered the following agenda relevant to his presentation:

- General Code Updates
- Life Safety Code Updates
- Mechanical Code Updates & Improvements
- General Building & Site Updates

General code updates included new insulation, air barrier, and mechanical mezzanine fireproofing requirements.

Life Safety code updates included new storm/tornado shelter requirements, a voice notification equipped fire alarm systems, and an antenna system for emergency responders. Mr. Runyon shared that roughly 4625 sq. ft. would be needed in a new elementary school to accommodate the new tornado/storm shelter. This could be achieved through the use of one large room or a series of smaller rooms, as long as the space(s) met design criteria for an emergency shelter space.

Design criteria for the space would need to include restrooms and an area for water storage. Wall, window, and roofing reinforcements at the shelter area would also be required. Requirements related to the new life safety codes will prove to be the most costly for new construction moving forward.

Mechanical code updates will also yield some additional costs relevant to new construction. Revised mechanical code will require new energy standard code to be followed (ASHRAE 90.1-2010). VAV system updates, more efficient heating boilers, and updated energy system controls will also be required.

Various general building and site updates will also need to be implemented, which will add to the project cost. These updates include:

- A redesign of the main entry/office area to provide for greater security upon entry into the building.
- Installation of interior and exterior LED lighting.
- Increased playground accessibility.
- Required utility and roadway costs.

Members suggested to Mr. Runyon that district land located at Sweeny/Curve Road might be a viable site for a possible elementary school if needed. Members presented this idea to Mr. Runyon based upon discussions earlier in the evening which took place at the Long Range Planning Subcommittee meeting.

Mr. Runyon reminded members to consider the following relevant to the Sweeney/Curve Road site (which might not have been factored into the previous site cost estimates):

- The site is not close to a sanitary sewer line.
- Natural gas supply in this area is limited.
- The site is flat and low. As a result, it will likely have drainage issues.
- Infrastructure costs were high for the development of the Berlin High School site and will likely be high for the Sweeney/Curve Road site.

Following Mr. Runyon's informational presentation there was a general discussion by the members. Issues discussed included:

- The need to update pricing for a new elementary school facility including the new construction requirements.
- The need to price a middle school facility to include new construction requirements.
- The need to price an elementary school facility at the Curve/Sweeney Rd. site.
- The merit of installing utility infrastructure for both an elementary school and a middle school at the Sweeney/Curve Rd. site.
- The district's current vacant land inventory.

After reviewing the district's vacant land inventory with members in attendance, BOE Representative Roger Bartz shared that he did not believe there was a need for the district to acquire additional vacant land at this time for future construction needs within the district.

**Sharon Jurawitz called for a motion confirming that there was not an apparent need for the district to acquire additional vacant land for future construction projects at this time, but should continue to be re-evaluated every few years.**

**Member Angie Bryant seconded to the motion. All members in attendance were in agreement and none were opposed. Motion carried.**

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

Jeff Gordon shared with members that a construction tour of Berlin High School is scheduled for 5:30 p.m. on Thursday, September 28, 2017. The construction tour is for Facilities Committee members and Board of Education members. An email will be sent out by the Business Office with details relevant to the tour. Please R.S.V.P. for the tour with the Business Office so that we know whom to expect. The Board of Education will commence with their regularly schedule BOE meeting following the tour at 7:00 p.m.

Currently, the Berlin High School project is running on schedule and is looking good. A change order has been drafted for the BOE to approve irrigation equipment for the athletic fields on site. A well has been installed for the irrigation system to feed from. There is low sulfur content in the water at this site. As a result, there should be little to no odor when irrigating the site.

It is anticipated that there will be Owner's Contingency funds available toward the end of the project. The district is reviewing the merit of a combination salt barn/maintenance area for this site to improve overall efficiency of maintenance services in the northern area of the district.

### ***Energy Project Update***

Jeff Gordon distributed handouts to members in attendance depicting savings related to the district's energy project at a few select sites. The handouts are available upon request through the district's Business Office. BOE Representative Dave King liked the reports, commenting that they were easy to read. Jeff Gordon shared that the Business Office had created the reporting format, but was providing it to JadeTrack for programming purposes so that similar reports could be obtained in the future at the "click of a button".

Members discussed that the Energy Project appeared to be yielding savings for the district already. Additional savings were thought obtainable, as more equipment was brought on line and systems fine-tuned.

### ***Enrollment Planning/Projections***

A general discussion relevant to enrollment planning commenced. The discussion was led by members of the Long Range Planning Subcommittee, who had met earlier in the evening for a planning session. Topics discussed were as follows:

- Last year's enrollment projections (using the Traditional Smoothing Model) were amazingly accurate. The projections were only off by 11 students.
- The district currently has eight extra classrooms at this time, but SLC program needs are anticipated to reduce this number soon (by 2-3 classrooms) per Jack Fette.
- Members discussed their preference for the "Housing Model" as opposed to the "Traditional Smoothing Model" for presentation to the BOE in November because of its ability to predict kindergarten and first grade enrollments more accurately.
- Scott Leopold was asked to recreate graphs with updated information.

- Members believed Elementary #16 to be needed sooner than later. Members asked that the elementary enrollment numbers to be revisited, as they did not appear to accurately reflect the space needs during the timeframe anticipated.
- Using the 500 Housing Model, it did not appear that elementary #17 would be needed in the long-term forecasting.
- Preliminary enrollment numbers appeared to indicate a need for middle school #6 from 2021-2045.
- When assessing the need for a new middle school, the aging of SMS should be taken into consideration.
- Preliminary long-term projections indicate that elementary #16 and middle school #6 could potentially be “the end” of the district’s need for new facilities.
- Members discussed the appeal of a combination elementary/middle school site at Sweeny and Curve roads.
- It is important to not “over-build” new district facilities.
- SLC’s are very impactful on the classroom space available at the elementary sites.
- Jack Fette advised that middle school sites allow for more instructional flexibility than the elementary sites.
- Jack shared that later this year, the middle schools would be better able to identify the challenges of working with increased student enrollment numbers. The school year is still too new to be able to note the challenges experienced at this time.
- Sharon Jurawitz requested that another Long Range Planning Subcommittee be scheduled prior to the monthly Facilities Committee meeting on 10/4/2017.

### ***Influencer’s Update***

BOE Representative Dave King advised that Mr. Bob Lamb, Economic Director for Delaware County, had recently given an insightful presentation as to the projected growth for Delaware County. Mr. King believed that the presentation would be informative for Facilities Committee members, as they work their way through this year’s enrollment projection planning process. Mr. Lamb has been invited to speak at the Facilities Committee meeting scheduled for October 4, 2017. No other district influencers were shared by members in attendance.

**Sharon Jurawitz asked for a motion to adjourn the Facilities Committee meeting.**

**Angie Bryant moved and Robert Fuller seconded the motion to adjourn the meeting at 7:58 p.m. Motion Carried.**

The next scheduled meeting is for Wednesday, October 4, 2017 at 6:00 pm. The meeting will be at the district’s Administrative Offices in the Berlin Room.

Respectfully submitted,  
Jeff Gordon