

Olentangy Facilities Committee Meeting
January 31, 2017 @ 5:30 p.m.
Olentangy Administrative Offices

In attendance for the Facilities Committee were:

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

Also in attendance were Kevin McCaughey (Prospective Member), Dave King (BOE), Mindy Patrick (BOE), Jack Fette (OLSD), Todd Meyer (OLSD), Jeff Gordon (Business Office), and Michelle Murphy (Business Office).

Ralph Au called the meeting to order and asked for a motion to approve the agenda and the minutes.

Sharon Jurawitz moved and Alyssa Lowry seconded the motion to approve the agenda. Motion carried.

Alyssa Lowry moved and Angie Bryant seconded the motion to approve the minutes of the December 7, 2016 meeting. Motion carried.

New Attendees

Mindy Patrick of the district's Board of Education and prospective Facilities Committee member Kevin McCaughey were welcomed to the evening's meeting. Both individuals were introduced to members in attendance and provided with a brief summary of recent Facilities Committee activities.

Elementary Capacity Options

Member Sharon Jurawitz spoke to members in attendance and provided them with a summary of elementary capacity options that were reviewed in January of 2017 by a subcommittee of the Facilities Committee. A copy of Ms. Jurawitz's presentation and reporting is available upon request through the district's Business Office.

Ms. Jurawitz shared that there are currently 437 classrooms available in the district at this time. With the enrollment growth that the district is experiencing, there is already a classroom shortage for the 2018-2019 school year. The district's SLC and Pre-K programs are growing at "off the chart" rates and are impacting available classroom space available at the elementary schools for K-5 use. Enrollment for K-5 is also up. Per Todd Meyer, the district has already had to add over ten long-

term subs since the start of this school year to accommodate instructional services due to the enrollment growth.

Ms. Jurawitz identified multiple solutions that could provide additional elementary capacity for the district. After some discussion, the subcommittee identified the three most probable solutions to achieve additional elementary/preschool capacity space for the district in the short-term.

Page A of Ms. Jurawitz's report addressed the addition of classrooms to the district by reclaiming space in SMS currently occupied by Administration. Increasing class sizes to contract limits was also reviewed on this page of the presentation.

Page B of Ms. Jurawitz's report addressed the implementation of modular classrooms at several (but not all) of the district's elementary sites. Discussion amongst members identified this option as an economical and temporary solution to the district's growth needs, but believed that there were non-cost related issues related to the installation of modular units that would need to be vetted by the BOE.

Page C of Ms. Jurawitz's report addressed the construction of a new Pre-K only building on the campus of SMS. The school would be a smaller version of the district's square style elementary schools which would keep costs down. It would provide the district with 20 additional Pre-K classrooms most likely ready for the 2019-2020 school year.

Jeff Gordon thanked Ms. Jurawitz and the members of the subcommittee for their many volunteer hours spent reviewing elementary/preschool capacity solutions for the district. Mr. Gordon proceeded to share with members in attendance a pricing report that provided costs associated with the three primary options identified. A three-year cost summary was provided for each of the options. A copy of Mr. Gordon's pricing summary is available upon request through the district's Business Office.

Of the three options, the cost for the modular units was the least expensive solution short-term. However, the modular classrooms would be leased and would not result in a long-term asset for the district. They might also pose safety and programming challenges to the district. As a result, the money spent on this option was generally perceived to be a short-term bridge to other more permanent solutions in the future.

Mr. Gordon's review of a Pre-K only facility determined that the structure could be built more cost effectively than an elementary school at this time and yield about 20 classrooms for the district. Bond money for elementary #16 could be used to construct this facility, however, it is likely that elementary #16 will still be needed at some point in the upcoming future. As a result, the preschool only facility may not provide the district with enough flexibility for the money being invested in it.

For a mid-range cost, the office space that Administration occupies at SMS could be converted back into classrooms for use by SMS, OASIS and district preschool programs. This would require moving Administration to local office space for a competitive lease or purchase cost. This option is appealing in that it solves multiple needs for the district. The current Administration office area is now too small for its daily office space and meeting needs. The Oasis program is in need of a permanent home and there are several options within SMS that might accommodate the OASIS space need if Administration is moved out. SMS is also in need of additional classrooms and cafeteria space. The relocation of Administration Offices would assist in yielding the additional space needed for SMS use.

Dave King of the BOE analyzed the costs provided by Mr. Gordon relevant to the various space options provided. He speculated that the following funding amounts would be needed for each of the options:

- Option #1 (Elementary #16/Modern Medical Acquisition)- bond for 10 million dollars for two buildings.
- Option #2 (Elementary #16/Modular Units)- bond for 4 million dollars for one building.
- Option #3 (Elementary #16/Preschool Only Building)- bond for 16.8 million dollars for two buildings.

Members in attendance discussed what was perceived to be the inevitable need for elementary #16 in the future, regardless of the short-term space option pursued by the district. The pros and cons of each of the options was previously vetted in detail by the Elementary Capacity Options Subcommittee on 1/25/2017. A copy of the meeting minutes from this subcommittee meeting is available upon request through the district's Business Office.

The pros and cons identified by the entire Facilities Committee at this evening's meeting is as follows:

- **“Do Nothing” Option**- Per Sharon Jurawitz, this option simply does not work for the district going forward, even if class sizes are maxed out to contract limits. The Pre-K through 5 enrollment numbers for the district are simply growing too fast for this option to be even remotely viable.
- **Preschool Only Facility**- The most evident pro for this option is that the district has the money to fund this option and would be able to construct it fairly quickly. The largest con for this option was thought to be that the building was for too specific of a use and that it could not be converted into one of the district's standard elementary formats easily or inexpensively if needed in the future.
- **SMS Classroom Conversion/Administration Move**- This option was identified as one of the fastest options to implement, if office space for Administration could be secured as researched. Members discussed the long-term flexibility gained by reclaiming classroom space at SMS that Administration currently occupies. This option was not the lowest cost solution, nor was it the highest.
- **Modular Classrooms**- This option was identified as the most cost effective solution to the district's short-term space needs. Modular classrooms were also thought to be fairly quick to implement. However, members also believed modular classrooms to be a short-term only fix for the district that would not result in a long-term asset for the district. Concerns about safety and public perception were also voiced.

A general discussion regarding the options continued with the following thoughts:

- Chairman Ralph Au believed the option to be the best fit at this time would be to proceed with the construction of a new elementary school. This would have the most long-term benefit for the district.

- Todd Meyer liked the flexibility to be able to convert preschool space at SMS into Middle School space in the future if needed if Administration is moved out.
- BOE Representative Mindy Patrick advised that she believed the community would need some time to readjust to their new schools as a result of redistricting. She was confident that the community would learn to love their new schools. She also believed community members to value smaller class sizes and thought that an increase in class sizes would result in community sensitivity. As a result, her preference was for changes with minimal impact to the district at this time.
- BOE Representative Dave King pointed out that waiting too long in between levies increases the millage amounts needed. Levies every 3-4 years allows the millage needs to generally remain lower.
- Chairman Au asked for some direction from the BOE Representatives as to whether or not the Facilities Committee was to make an official recommendation relevant to their elementary/preschool capacity research.
- Mr. King and Mrs. Patrick advised that the research on the project was what was ultimately needed by the BOE, and that if a recommendation were not made by the Facilities Committee on this project that it would be okay.
- Mr. King shared that he liked the central location of the building available for lease on Graphics Way for the Administration Offices. He believed it to be somewhat costly short-term, but a competitive option for the district long-term.
- Member Sharon Jurawitz believed the building for lease on Graphics Way to be in “turn-key” condition. She did not think that the district would be able to find another building in the district in such good condition.
- Member Frank Eisenhower recommended that the district be allowed to move forward with lease negotiations on the facility on Graphics Way facility before it is gone. He believed that waiting would only result in the district losing the building to another interested party.
- Mindy Patrick also expressed her concern that another party would be interested in the property on Graphics Way and that the district would miss out on the opportunity.
- Chairman Au believed modular classrooms to be the most attractive short-term option for the district.
- Jack Fette clarified that he would not house the preschool program in modular classrooms.

BOE Representative Dave King advised that he would like for the Facilities Committee to present its research findings to the entire Board of Education in the near future when the redistricting information has been announced. At this time, he would like for the presentation to the BOE to be scheduled for the February 14, 2017 meeting. Facilities Committee member Sharon Jurawitz was asked to be available to present to the Board of Education on behalf of the Facilities Committee. Mr. King would like a per classroom cost added to the reporting for this presentation.

Member Frank Eisenhower called for a motion for the Facilities Committee to recommend Option A (Moving Administration out of SMS and converting the offices into classroom space for preschool use) to the Board of Education. Member Mark Scott seconded the motion.

Six members in attendance were in support of the Motion for Option A. One member in attendance was in opposition. Motion carried.

High School #4 Project Planning Update

Jeff Gordon informed members that construction at High School #4 is still going well. The weather has been good and has benefitted the project. The mason is on schedule (but not ahead). A change order for site work was just approved by the BOE due to an issue related to unsuitable soil conditions. High School #4 will have Alerton controls. Trane did not bid their chiller equipment. The construction contingency funds for the project have not been touched yet. If funding from the Owner's contingency allows, the district may consider the implementation of a salt barn or other maintenance related structures for the site.

Energy Project Update

Jeff Gordon advised members that work on the district's Energy Project has commenced. Lighting, HVAC controls and select HVAC equipment will be implemented as outlined in the project's proposal. Work has started on the lighting replacement at LHS. Visible energy savings is already being tracked on our meters on a day-by-day basis, as the number of LED lights are increased. The lighting at LHS does appear to provide better illumination with less foot candles. The lighting ballasts are being removed as the new LED lights are installed. The LED's are also being wired into the classroom switches so that the number of bulbs in each fixture can be activated or deactivated one-by-one as needed by the teachers. There is no A/C to D/C conversion with the LED's that the district is using.

The district has received some initial feedback from students and staff at the school relative to a concern related to the flicker of the LED light bulbs installed. The district is currently reaching the issue. An update will be provided once additional information is available.

General Business

It was discussed that pricing out the cost for a new middle school might be one of the next projects that the Facilities Committee will be asked to assist with. BOE Representatives Dave King and Mindy Patrick would also like for the Facilities Committee to look into the possibility of converting the vestibule entrance areas at the district's existing high schools to resemble the one that is being implemented at Berlin High School. Mark Scott advised members that OSU is currently looking into increasing door security at their entryways and he would be glad to share any information that may be relevant with OLSD.

Influencer's Update

Chairman Au provided members in attendance with the opportunity to address and known influencers on the district at this time. Members responded as follows:

- Frank Eisenhower was in agreement with Mindy Patrick on the importance of communicating future building and space needs to the public in advance.
- Bob Fuller would like to see a place where the district can post factual information for the community that is easy to reference/access.
- Alyssa Lowry stressed the importance of sharing information with the community early and being honest as to the need for the changes.
- Sharon Jurawitz agreed with Frank, Bob, and Alyssa. She also finds it important for the district to not suggest to the community that its redistricting efforts will last for any set amount of time.
- Mark Scott shared that he needs about 1000 square feet of office space for every new faculty member obtained. This is to allow for support staff and related equipment. He is glad that the district is considering space options that will allow for future growth.
- Guest Kevin McCaughey would like to return to participate in future meetings.

Ralph Au asked for a motion to adjourn the Facilities Committee meeting.

Mark Scott moved and Angie Bryant seconded the motion to adjourn the meeting at 7:57 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, March 1, 2016 at 6:00 pm. The meeting will be the district's Administrative Offices.

Respectfully submitted,
Jeff Gordon