

Olentangy Facilities Committee Meeting
October 12, 2016 @ 6:00 p.m.
Olentangy Administrative Offices

In attendance for the Facilities Committee were:

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

Also in attendance were Dave King (BOE), Roger Bartz (BOE), Scott Leopold (DeJong-Richter), Alex Boyes (DeJong-Richter), Tracy Healy (FutureThink), 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 Angie Bryant seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Sharon Jurawitz seconded the motion to approve the minutes of the September 7, 2016 meeting. Motion carried.

District Enrollment Planning

Chairman Au shared with members that the Long Range Planning Subcommittee had been busy at work since the last Facilities Committee meeting with research and data analysis relevant to enrollment projections for the district. At this evening's meeting Scott Leopold from DeJong-Richter is present to discuss the Build-Out Projections Model, Tracy Healy from FutureThink is present to discuss the Housing Projections Model, and Ralph Au will discuss the Traditional Smoothing Projections Model.

Scott Leopold conducted a presentation to the members in attendance at the meeting. A copy of the presentation is available upon request through the district's Business Office. Mr. Leopold shared with members that that building permits are once again trending upward, that housing yields are showing a slight increase within the district, and that a considerable amount of agricultural land around OLSD has been re-zoned from agricultural use to allow for higher housing density. All of these trends are resulting in an increase in student enrollment across the district.

Mr. Leopold projected student growth throughout the district utilizing models of 350, 500, 750, and 1000 housing units per year. 1000 units per year is thought to be too aggressive, while the 350 units per year model is thought not to be aggressive enough. As a result, it is likely that the 500 or

750 unit per year models are the most reflective of the growth that the district will continue to experience. Data analysis indicates that the hot areas of OLSD development are around AES, CES, HES, and JCES. SMS and BMS will also feel the effects of the growth in these areas. Data also indicates that OLSD may be gaining students from other districts (such as Worthington) which is contributing to the continued enrollment growth within OLSD.

The largest change that is prevalent from 2014 to now, is that 2014 models indicated that the district was approximately 65% "built-out" in terms of vacant land. Taking recent land use changes into consideration, Scott Leopold now believes that the district is now only about 50% built-out at this time.

Moving forward, Tracy Healy from FutureThink presented to members a PowerPoint report created by her company. A copy of Ms. Healy's PowerPoint presentation is available through the district's Business Office upon request. Ms. Healy advised that Kindergarten enrollment numbers, building permits, and existing home sales were all up. She shared that Kindergarten enrollment numbers were off by 5% (66 kids) from last year's projections. However, she pointed out that if the Kindergarten numbers are removed, that overall projections for the district were within ½% of original projections for the year. She indicated that Kindergarten, 2nd grade, and 4th grade enrollments all showed increases in enrollment larger than expected. However, she showed birth counts to be remaining fairly steady. Building permits are currently on a pace to be over 600 for the calendar year. She reminded members that in the past, the Traditional Smoothing Model had been applied to the district's enrollment projection numbers. Previously, this prediction model has worked very well for the district if the variables (such as birth rates and Pre-K) remained steady. However, she pointed out that it was very difficult to predict out more than 3 years at a time using this model. As a result, a more aggressive "Housing Model" is now being applied to the district's enrollment projections. The Housing Model, which takes into consideration housing starts and land availability for housing starts, is a bit more aggressive and assists with predicting enrollment numbers for the district when the housing market is stronger and related variables become inconsistent.

Continuing on, Chairman Ralph Au addressed members in attendance with a report compiled by the Long Range Planning Subcommittee relevant to enrollment projection planning for the district. A copy of the report is available upon request through the district's Business Office. Mr. Au advised that enrollment yields in older subdivision were down despite the increase in elementary school enrollment numbers. Projections indicate that High School #4 will be at capacity within 10 years, the middle schools will all remain at or near capacity, and that enrollment numbers at the district's elementary schools will continue to grow. Both the Traditional Smoothing Projections Model and the Housing Model show that additional elementary school capacity will be needed to accommodate the growth in elementary school students predicted. Mr. Au advised that a solution to provide for additional elementary school capacity would be needed within the next two years. Some administrative action may also be needed to allow for enrollments of 1100 students at the district's middle schools. Capacity at the district's high schools is predicted to be sufficient for the ten-year forecast. Mr. Au is prepared to present his reporting with the assistance of Tracy Healy and Scott Leopold at the 11/10/2016 Board of Education meeting.

A general discussion by members followed the presentation of the reports. A request was made to look into leasing space that might be able to house pre-school students for the district. This would

open up classroom space in each of the district's elementary schools, allowing for additional elementary school enrollment. A request was also made by Board of Education member Roger Bartz to reach out to JP Morgan Chase to explore the potential for an elementary or similar facility within the JPMorgan Chase facility at Polaris. It was thought that this may provide a convenience for some members of the community working at Chase and that it might alleviate enrollment numbers at some of the district's existing elementary schools. Member Frank Eisenhower volunteered to supply contact information for JP Morgan Chase relevant to this concept.

Jeff Gordon and Sharon Jurawitz updated members regarding a meeting they had to cost out a new elementary school facility. They advised that prior to the evening's meeting they had met with Bruce Runyon of Fanning Howey and Bill O'Sullivan of Construction Analysis to determine the current market costs for a possible new elementary school. 13.5 million dollars was approved on a previous bond for an additional elementary school facility. It was determined that if a new elementary school facility was built in 2020, that the base cost would be around \$13,364,684.30, utilizing a 5% inflation rate. This does not take into consideration some additional site premium costs that would be applicable to the project. As a result, if the facility were to be constructed in 2020, there would be a shortage of funds available for the project. The sooner a facility could be built, the cheaper the facility would be (reducing any shortage of funding).

The site selected for the elementary school would largely impact the costs. If the elementary were to be built on the existing campus at Berkshire, it would be the cheapest because much of infrastructure needed to start construction on an elementary school is already in place at this site. It is estimated that the site premium to construct at this site would be around \$1,024,231. An elementary school constructed on land donated by Evans Farms could potentially be the 2nd least costly option for the district. It is estimated that the site premium to build on land at Evans Farms would be approximately \$1,563,187. One of the most expensive elementary school locations for the district would be on land located at Curve and Sweeney Roads. While this land is best located to accommodate the growth predicted for the district, it costs out with the highest site premium of \$1,963,187, due to the lack of utilities and infrastructure in the area at this time.

Members briefly discussed the pros and cons of each of the proposed elementary school sites and agreed to further the discussion at a future Facilities Committee meetings once the Board of Education provided additional direction relevant to the district's needs to accommodate enrollment growth going forward.

High School #4 Project Planning Update

Jeff Gordon informed members that construction at High School #4 (now named Berlin High School) was going well. The project is on schedule (if not slightly ahead of schedule). The walls are currently going up and utilities are in the process of being installed. A retention pond is also underway. Unused project contingency funds will be released back to the district in two phases. Furniture and Technology bids still remain and will occur later on in the construction process.

Energy Project Update

Jeff Gordon advised members that the district's Energy Project was still with the State of Ohio in the review process. He indicated that the State had asked H.E.A.T. questions relevant to the submittal which indicates that it is being actively reviewed. The Director for the State of Ohio (for

this specific program) went back to work in the private sector. As a result, the staffing transition at the State appears to be slowing the review of the district's application.

FY16 Capital Improvements Project Summary

Jeff Gordon shared with members a summary of the district's capital improvement projects for FY16. A copy of the summary is available upon request through the district's Business Office. The summary showed the district to be under projected budget for FY16 by \$231,264.04. This information was shared with the Board of Education at the 10/11/2016 Board of Education meeting. The excess funds will be carried forward into FY17 to address additional capital improvement needs identified for the district.

Influencer's Update

Board of Education member Roger Bartz shared with members that five candidates had been selected for interviews for the district's Treasurer's position. Final interviews are anticipated for the beginning of November. The BOE hopes to make an offer for the position and have it accepted by the Thanksgiving holiday.

General Business

A request was made by Chairman Au to cancel the monthly Facilities Committee meeting scheduled for 11/2/2016, due to a limited amount of agenda items anticipated. All members in attendance were in agreement.

A request was also made to move up the Facilities Committee meeting scheduled for 12/7/2016 from 6:00 p.m. to 5:30 p.m. to allow members to attend other meetings scheduled for later the same evening. All members in attendance were in agreement.

Michelle Murphy, from the district's Business Office, was asked to communicate the meeting changes to district staff and Facilities Committee members not in attendance as needed.

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

Angie Bryant moved and Sharon Jurawitz seconded the motion to adjourn the meeting at 8:02 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, December 7, 2016 at 5:30 pm. The meeting will be the district's Administrative Offices.

Respectfully submitted,
Jeff Gordon