

Olentangy Facilities Committee Meeting
April 6, 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 checked="" type="checkbox"/> Lowry, Alyssa |
| <input type="checkbox"/> Coghlan, Brian | <input type="checkbox"/> Seils, Rich |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input type="checkbox"/> Scott, Mark |
| <input type="checkbox"/> Fuller, Robert | |

Also in attendance were Roger Bartz (BOE), Jeff Gordon (Business Office), and Michelle Murphy (Business Office). Instructor Jessica Timmons and OOHS AP students Corey Simmerer, Kira Barr, Hailee Sorensen, Julianna Reynolds, Heather Stock, Mitchell Morgan, and Spencer Gifford were also in attendance at the evening's meeting to provide a presentation on solar energy.

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

Frank Eisenhower moved and Alyssa Lowry seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Frank Eisenhower seconded the motion to approve the minutes of the March 7, 2016 meeting. Motion carried.

Solar Energy Presentation

OOHS AP Environmental Instructor Jessica Timmons was in attendance at the evening's meeting with Olentangy Orange students from her AP class. The students have been researching the benefits of solar energy relevant to Orange High School as a class project and are in attendance at the meeting to present their findings to the Facilities Committee members. A copy of the students' Powerpoint presentation is available upon request through the district's Business Office. The students' focused their research on the installation of an array of solar panels for the roof of Orange High School. They shared that currently solar panel systems are in use in the following school districts:

- Bucyrus
- Gahanna (3 schools)
- Dublin
- Granville
- New Albany
- Westerville

The students had spoken with Gahanna regarding the solar panels that they were utilizing. Gahanna shared that there have been immediate savings from the solar panels. However, the overall savings had not been as great as Gahanna originally expected. A dollar amount for the savings to date was not provided.

The students advised that now was the time for the district to act to procure solar panels for OOHS because:

- It would allow the district to hedge rising electricity costs.
- Solar panels have a 45 year life expectancy.
- There is currently an over-production of polysilicon (one of the main components in solar panels). As a result, the overall cost of solar panels is down.
- There are several federal programs that may offer some funding to off-set the purchase cost of the solar panels.
- There are several purchasing programs available to the district that could front some or all of the purchase money needed. The programs would allow the district to pay the purchase funds back incrementally.
- Additionally grants, sponsorships, or fundraisers could be identified and utilized for the purchase.
- The new solar panels are better built. If one panel goes out, the balance of the panels now continue to function.
- Environmentally, solar panels are the right thing to do.

Committee members thanked the students for their presentation and entered into a general discussion regarding the information presented. Members shared with the students that the district has already been successful with many energy conservation measures to date. They shared that the district has previously looked into the installation and use of solar panels, but at the time it was not fiscally beneficial to do so. Additionally, it is important for the students to consider other factors, such as the age of the roof, when installing solar panel systems. The age of the roof is important because the mounting systems used to secure the solar panels to the roof could potentially void the roof warranty. It would also not make sense to install a new solar panel system on an aging roof because the entire solar panel system would need to be removed and reinstalled when the roof was replaced. This would create additional expense to the district that would take away from the savings being sought.

Facilities Committee members advised that they would be willing to look at additional information relevant to solar panels going forward. Jeff Gordon from the district's Business Office requested that Jessica Timmons and her students collaborate with the district's Energy Conservation Coordinator, Daniel Berend, to identify additional information that would be needed and to research additional companies and programs that the district might be able to work with. After working directly with the district's staff on this, Committee members asked that the students return in the future and provide the Facilities Committee with an update on their findings.

High School #4 Project Planning Update

Jeff Gordon from the district's Business Office presented a project planning update relevant to the High School #4 project. He shared that Bruce Runyon from Fanning/Howey Associates would also be presenting a project update to the Board of Education at the 4/14/2016 Board of Education meeting. Currently, site issues are being addressed such as storm water, utilities, and easements. Site boring work is also being implemented at this time to verify the soil conditions at the site. OLSD is being required by Delaware County to build a portion of the Piatt Rd. extension. While this is not typical, there are some benefits to the district to do so which makes this a "cost neutral" project requirement.

Jeff shared with members in attendance that there are some budgetary concerns with the project at this time. Because new construction projects are booming, the construction inflation rate is spiking. Most of the companies who want to be working on a project are working on a project at this time. This has left construction resources scarce and is driving the cost of newer construction projects upward. There was recently an article regarding the costs for the Delaware County Courthouse project being higher than anticipated. As a result, it would be beneficial for the district to get out to bid for High School #4 construction services as soon as possible. Consequently, it is likely that there will not be an excess funding remaining from the budget for the High School #4 project.

Mr. Gordon also shared that because the High School #4 project is "replication project", that the planning and design for the project has already previously been value engineered and that there is not a lot of components that can be removed from the project to achieve additional cost savings.

Facilities Committee members requested that Mr. Gordon work with Gilbane Building Company to establish a GMP for the project as soon as possible. They believe the planning and design for the project to be far enough along for Gilbane to provide this. It is the Committee's belief that waiting longer will only benefit Gilbane and not the district.

Energy Project RFP Update

At the March 2016 Facilities Committee meeting, it was determined by the committee members that HEAT Total Facility Solutions would be the best partner for the district to move forward with the House Bill 264 Energy Project. However, whether replacement controls systems for the buildings' heating and cooling systems should be included in the Energy Project was left undetermined at the March meeting.

Member Robert Fuller previously expressed that he had additional questions relevant to Alerton and its controls product. In a phone call with Jeff Gordon on 4/6/2016, Mr. Fuller shared with Jeff that the company that he works for (MS Consultants) had been working with Alerton on a sizeable project in northern Ohio. After looking into this project, Mr. Fuller expressed that he felt confident that Alerton and its controls system had been positively vetted by MS Consultants. As a result, he was now comfortable with Alerton and its controls systems moving forward, should the district elect to incorporate the Alerton controls product into its buildings.

There was also previous concern that Honeywell had procured Alerton and the Alerton product would be absorbed under the Honeywell brand. However, after additional research, members

found that unlike other companies that Honeywell has procured in the past, that Honeywell has intentionally left Alterton as a stand-alone company due to the strength of their product and name. Jeff Gordon shared with members that as requested, he had followed-up again with Trane to request pricing on their controls systems. The same pricing had been requested from Trane during the RFP process. Trane never provided the pricing on the controls systems during the RFP process, despite an extension given to them on the due date (at Trane's request). After the March 2016 Facilities Committee meeting, Mr. Gordon requested controls pricing from Trane for a 2nd time at the request of Facilities Committee members. After several weeks of communication, Trane sent an email to the district with no pricing again and opting out of the controls pricing request. It was speculated by members that Trane's failure to provide the controls system pricing requested for a second time, could only result from their inability to be competitive on the controls systems pricing requested. This was speculated because Johnson (through public document request) had requested the pricing submittals for the Energy Project RFP and they have been communicating with Trane.

In a general discussion regarding the method in which OLSD might move forward with implementing new controls systems for the district, members of the Energy Subcommittee suggested that it might be wise to move forward with only district buildings that were older than 10 years (with the exception of Orange High School). The subcommittee further suggested, that if the district were to move forward with the Alterton controls systems product, that the new controls initially be installed into just one OLSD high school and one OLSD elementary school as a product trial. This would allow the district to compare the functionality and effectiveness of the new Alterton controls systems with the older Trane and Johnson controls systems already in other OLSD buildings. It was also suggested that the district initiate an independent review by an engineering company to verify performance and savings numbers submitted relative to the proposed equipment.

Members in attendance believed this to be a conservative and fair approach proposed by the district for the implementation of new Alteron building controls as a part of the Energy Project. Members discussed that the potential savings posed by the Energy Project and HEAT were simply too great for the district to not take the opportunity to do so. Jeff Gordon believed it important to note that HEAT has committed to providing the district with the same value pricing per square foot for the High School #4 project as it is for the Energy Project.

As a result, Energy Subcommittee member Frank Eisenhower made a recommendation to the members in attendance that the district move forward with the Alteron controls systems (in select buildings in a manner as proposed above), but to submit the whole project now to the State to allow the flexibility to implement the remaining buildings should the savings be verified. All members in attendance were in support of the recommendation and none were opposed.

Summer 2016 PI Project Update

Jeff Gordon advised members that planning for summer 2016 district improvement projects is underway. The bid package for district asphalt has been prepared and quotes for district track resurfacing improvements have been reviewed. A decision to not complete roofing work this year (that was previously budgeted) allowed for some of the funding to be reallocated to this year's

asphalt improvement budget. Savings from being able to topcoat several of the track surfaces (instead of replacing them) has also been reallocated toward summer 2016 asphalt improvements. Other expenses to the 2016 improvement budget include new lockers for Liberty Middle School and the replacement of hot water heaters at several of the district's schools. Permanent Improvement funding should increase in 2017 providing some needed relief relevant to repairs needed across the district.

Influencer's

No influencers were identified at the evening's meeting.

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

Angie Bryant moved and Alyssa Lowry seconded the motion to adjourn the meeting at 7:33 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, May 4, 2016. The meeting will be the district's Administrative Offices.

Respectfully submitted,
Jeff Gordon