

**Olentangy Facilities Committee Meeting**  
**June 1, 2016 @ 6:00 p.m.**  
**Olentangy Administrative Offices**

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Au, Ralph         | <input checked="" type="checkbox"/> Hart, Bob        |
| <input type="checkbox"/> Bryant, Angie                | <input checked="" type="checkbox"/> Jurawitz, Sharon |
| <input type="checkbox"/> Cailteux, Andy               | <input checked="" type="checkbox"/> Lowry, Alyssa    |
| <input checked="" type="checkbox"/> Coghlan, Brian    | <input checked="" 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 Bill O'Sullivan (Construction Analysis), Mike Forshaw (Trane), Dave King (BOE), 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.**

**Robert Hart moved and Alyssa Lowry seconded the motion to approve the minutes of the May 4, 2016 meeting. Motion carried.**

***District Enrollment Planning***

Ralph Au advised that he had been in contact with representatives from FutureThink and Dejong-Richter relevant to enrollment planning data that the Board of Education would like to have by the fall of 2016. Mr. Au advised that the same projection ratios would be utilized for this project as in past years, unless a reason not to use them presents otherwise (such as numerous development projects similar to Evans Farm). He shared that MORPC is currently projecting a growth of 50,000 residents for Delaware County. The projection is for all of Delaware County, so it is uncertain as to the exact growth that southern Delaware County would specifically experience.

Mr. Au hopes to have the data requested available for Board of Education review in September of 2016. He asked that Angie Bryant, Sharon Jurawitz, and Rich Seils be available to assist in interpreting the research collected for this project.

***Non-Traditional Projects***

Jeff Gordon was excited to share with members that the OHS Baseball Press box project is finally complete. Adjustments have been made to the press box and it is no longer leaking. A donation letter is in process and will be available for BOE review in the near future.

## ***High School #4 Update***

Jeff Gordon re-capped the BOE approved budget for the High School #4 project with members in attendance. He was happy to advise members that to date, the project has proven to be a very clean project with minimal structural changes. The soil reports have also concluded that the site can support the structure designed. The groundbreaking ceremony for the project will be on 6/9/2016 prior to the BOE meeting and the public is welcome to attend.

Mr. Gordon also shared with members Gilbane Construction's newest estimate for the project. He advised that it was important to keep in mind that the numbers provided by Gilbane are still an estimate and that they would still change. At this time, if contingency funds are not utilized, the High School #4 project is projected to be on budget. However, if the project bids come in higher than anticipated or the contingency funding needs to be used, there is a chance that the project may come in over the budget anticipated.

There may be an opportunity once the final vendor bids do come in, that Gilbane's contingency can be reduced. Jeff Gordon will also work on trying to get a reduction in the sanitary sewer tap fee for the project, as it came in higher than tap fees for previous district buildings constructed in the area. Frank Eisenhower advised that there may be several ways to get the sewer tap fee reduced and that he would be glad to share the methods that have worked best for him in the past on similar projects. Mr. Gordon plans to discuss the fees with Delaware County and will advise as to the outcome.

Mr. Bill O'Sullivan was also in attendance at the evening's meeting and provided a presentation relevant to the GMP for the High School #4 project. He explained that the GMP process would most likely involve a multi-phase GMP. The first phase of the GMP will involve GMP related to site work for the project. Fanning Howey plans to have final site documents ready by 6/10/2016. The vendor submittals for the site work will be due into Gilbane the last week in June. This should allow the GMP for the site work to be approved by the Board of Education at their 7/7/2016 meeting.

The second (and maybe third) phase of the GMP will depend upon the availability of the final documents and submittals for the trade work for the High School #4 project. Best case scenario would be that documents would be ready for all trade work in July so that the Board of Education could provide final GMP approval at their 8/11/2016 BOE meeting.

However, it is more likely that the trade documents will take some time and that the BOE will not be able to provide final BOE approval until the 8/25/2016 BOE meeting. It is possible that the documents for the trade work could be split into two sets (early construction trade work and finish construction trade work) which would allow the BOE to potentially approve parts of the project GMP at both the 8/11/2016 and 8/25/2016 meetings.

The risk of proceeding with a GMP without the finalization of documents is a higher cost to the district from Gilbane because they are working with documents that are not completed and Gilbane would compensate with higher costs in the areas that are unknown. Ideally, the district would like to have more subcontractor pricing input at this time from vendors utilizing the documents from Orange High School. However, the vendors have been too busy to be able to provide quotes that are not based on final project documents.

Regardless, Mr. Gordon believes that by June 30<sup>th</sup>, the district will have a much better picture of what the final GMP will be. Per Dave King, a special BOE meeting could be added in the month of July if it were to help facilitate the GMP approval. Mr. Gordon shared that a legal document for the

GMP will be needed from Gilbane. GMP phase 2 (and phase 3) could be named amendments to the first GMP document. Chairman Au requested that the GMP information be emailed to all members of the Facilities Committee for review once it is received. Mr. Au also requested that if a July Facilities meeting was requested, that the Business Office email members if needed.

The goal at this time is for the foundation for the project to start in September of this year. At this time, the largest project variable that may impact the district's construction timeline is issues between Delaware County and the developer of the Glenmeade subdivision to the south of the high school site. If the developer does not continue with their residential project issues related to utility work, a retention pond, and the "Mackenzie Ditch" may all have some impact on the high school #4 budget and timeline.

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

Jeff Gordon advised members in attendance that Heapy Engineering had completed their analysis of H.E.A.T.'s Energy Project calculations. Member Frank Eisenhower confirmed that Heapy had completed a "quality review" of H.E.A.T.'s calculations and were able to substantiate the numbers that H.E.A.T. had submitted.

Mr. Gordon asked that member Robert Hart speak to the committee members in attendance as to his thoughts and concerns relevant to the Energy Project. Mr. Hart shared that Heapy's findings relevant to H.E.A.T.'s calculations was his primary concern. He added that now that the district had Heapy's report in hand which confirmed H.E.A.T.'s calculations, that he was now comfortable with the findings and would support the project moving forward in a phased manner. Mr. Hart left the meeting to attend to other scheduled commitments.

The remaining members in attendance took the time to review a proposed Energy Project Resolution document to be presented to the Board of Education for approval.

**Member Frank Eisenhower called for a motion for the Facilities Committee to re-vote to recommend to forward a Resolution to the Board of Education to approve H.E.A.T. to submit to the State of Ohio, on behalf of the district, a HB264 Energy Project for review (to include the replacement of controls systems in all district buildings).**

**All members in attendance were in support of the motion. No members were opposed. Motion carried.**

Mr. Eisenhower clarified that should the implementation of new controls systems in the buildings not prove cost effective, that the district would not be obligated to proceed with the installation of new controls in all of the buildings (even though the State had granted approval to do so).

Mr. Eisenhower advised that he planned to present with Jeff Gordon at the 6/9/2016 BOE meeting the Energy Project information that had been researched by the Facilities Committee in support of the project to date. He summarized that the scope of the project would most likely be 2 years in duration with phased equipment installation and phased borrowing/funding. Mr. Gordon clarified that H.E.A.T. had reconfirmed that a phased in equipment installation approach by the district would

be acceptable and that the pricing provided would still be valid if the district elected not to pursue certain equipment outlined in the proposal.

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

**Rich Seils moved and Mark Scott seconded the motion to adjourn the meeting at 7:46 p.m. Motion Carried.**

The next meeting is scheduled for Wednesday, August 3, 2016. The meeting will be the district's Administrative Offices.

Respectfully submitted,  
Jeff Gordon