

Olentangy Facilities Committee Meeting
March 7, 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 checked="" type="checkbox"/> Hart, Bob |
| <input checked="" type="checkbox"/> Bryant, Angie | <input 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 Dave King (BOE), Roger Bartz (BOE), Brett Coffey (Johnson Controls), 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.

Alyssa Lowry moved and Rich Seils seconded the motion to approve the agenda. Motion carried.

Mark Scott moved and Alyssa Lowry seconded the motion to approve the minutes of the January 6, 2016 meeting. Motion carried.

General Business

Chairman Au shared with members in attendance that at the April monthly meeting a group of students from OOHS would be attending the Facilities Committee meeting and would be presenting a class project on energy conservation. The Facilities Committee welcomes the students and looks forward to their findings.

High School #4 Project Planning Update

Jeff Gordon from the district's Business Office presented a project planning update on behalf of Bruce Runyon from Fanning Howey (who was unable to be in attendance at the evening's meeting). A copy of the presentation documents is available from the district's Business Office upon request. Utilities and land adjacent to the High School #4 project was discussed. Scenarios relevant to the expansion of Piatt Rd. were also reviewed. Delaware County is currently working on options for the expansion of Piatt Rd. and for utilities as well. Utility access is imperative to

OLSD at this time to keep the High School #4 project on its projected construction timeline for completion in 2018.

A draft of the High School #4 site plan is available at this time. The building site is very flat and the incorporation of proper drainage techniques will be essential. Retention ponds may be needed. OLSD may need to bring in additional dirt for the site. It is believed that the building site will need to be raised to avoid water issues. Developers looking to rehome unwanted fill dirt are encouraged to contact the district at this time.

The new high school will have about 100 more parking spaces than OOHS. A tree line will remain on the west side of the property as a buffer to the nearest neighbor. Some revisions to the traditional athletic facilities have been made. It is thought that the football stadium and the baseball fields will share restrooms. Space for a Wrestling Room is also being left on the site; should a donor choose to donate a facility similar to the one at LHS in the future.

A draft of the possible floor plans for the High School #4 project was reviewed and discussed. High School #4 will be a modified version of OOHS and LHS. "Planning sessions" were held with key staff members throughout the district to collect ideas/requests for revisions to be incorporated into the draft floor plan. At this time, it is thought that computer labs will be incorporated into open collaboration spaces. Changes will also be made to music, storage, and attendance areas of the building. The Auxiliary Gym will be lined so that it is a more versatile space. Athletic Training Room space will be connected to the Fitness Room and changes to the Weight Room and door systems will be implemented. Bleachers will be removed from the Gym's Upper Mezzanine to allow for more flexible space usage in this area. The bleachers were found to be used only occasionally and it was felt that the extra space resulting from their removal would be beneficial. A multitude of floor plan "tweaking items" such as door swing changes will also be incorporated. Most of the changes to the plan for the High School #4 project have been "cost neutral" to date. Changes to the 2nd floor of the Media Center may be some of the few changes proposed that would add cost to the project to date.

High School #4 CMR Services

Three very reputable, capable, and qualified firms were interviewed by the district and volunteer members of the Facilities Committee in mid-February. The interviews went very well. In the end, the selection committee chose Gilbane Building Company as their first choice for CMR Services for the High School #4 project. Elford Construction was a close second place. OLSD is currently in the negotiation process for a contract with Gilbane at this time. Should negotiations fall through for any reason with Gilbane, one of the other companies interviewed would be reconsidered.

Member Mark Scott shared that he was impressed by the district's RFQ and RFQ process. Mr. Scott felt that all three companies understood the RFQ and submitted similar information. It was believed that the district worked hard to eliminate any advantages or disadvantages that the submitting firms may have had prior to the interview process. Ruscilli Construction had originally submitted interest in the project, but withdrew when they were awarded work with Miami Trace for a similar time period. Ruscilli advised that they did not believe that they had the man power to complete both projects well. Members present (and the district) commended Ruscilli for their objectivity in making this decision.

Jeff Gordon shared that he still had some concerns relative to CMR Services for the High School #4 project. However, he added that he had confidence that Mr. O'Sullivan from Construction Analysis would help to make the CMR Services program productive and successful.

Mr. Gordon also indicated that the CMRs were getting somewhat concerned at this time relevant to bid pricing for the High School #4 project. Construction in central Ohio is currently booming and many of the contractors who want to work are already working. This scenario only stands to drive project pricing upward the longer that the district waits to have the services bid out.

Member Bob Hart called for a motion to recommend Gilbane Building Company to the Board of Education as the CMR Services vendor for the district's High School #4 project.

Mark Scott moved and Bob Fuller seconded the motion to recommend Gilbane Building Company to the Board of Education as the Construction Manager at Risk Services vendor for the High School #4 project. All members in attendance were in support of the motion, none were opposed. Motion carried.

Energy Project RFP Update

Jeff Gordon recapped the creation process for an RFP for a proposed district Energy Project. The Energy Project is believed to be a two-year project. Prior to distribution, the RFP for the Energy Project was reviewed by multiple volunteers from the district's Facilities Committee. The volunteers expressed a comfort level with the information contained within the RFP and it was distributed to Trane, Johnson Controls, and HEAT to provide the information requested. All three vendors had been given an opportunity to review and edit the final RFP document prior to its final distribution.

Similar to the CMR interview process, a group of volunteers (from several district committees) met toward the end of February to interview the companies who provided submittals for the RFP. The selection committee was comprised of members with a great variety of expertise. An engineer, a builder, a facilities manager, and a cost efficiency expert were all members participating on the selection team.

Frank Eisenhower (who was a volunteer on the selection committee) explained that the committee members worked hard to get an apples-to-apples comparison of the information submitted by the vendors for the proposed scope of work in the RFP. Frank advised that it was unfortunate that several of the vendors strayed from the RFP format and only submitted partial information which made a comparison of the information submitted much more difficult. Like the CMR process, the committee tried diligently to not allow any preconceived advantages or disadvantages to enter into the selection process for the district's proposed partner for the Energy Project.

During the interview process, all three vendors commended the district on their excellence in energy savings to date. They advised that the district was already almost in a league of their own when it came to energy savings for a school district and that it would be very difficult to achieve substantial energy savings on top of the savings that the district had already achieved. They advised that when the Energy Project was complete that the district would be at a level of energy

savings excellence currently not seen anywhere. The district will be hard-pressed to ever be lower than .90 cents per square foot in energy costs for its facilities.

Jeff Gordon displayed a comparison summary chart of the RFP submissions. Mr. Gordon and the selection committee determined that to make a vendor partner selection, that the “controls” portion of the RFP submittals should be removed and that the decision should be based only upon the pricing provided for the mechanicals portion of the RFP. All present, believed that this would provide the best opportunity for fair comparison, since several of the companies had only provided partial submittals. HEAT’s submittal was the strongest when the information was reviewed in this manner. Mr. Gordon shared with members that HEAT had previously worked on a large project for Dublin City Schools and that Dublin was very satisfied with HEAT’s work and products.

At the end of the interview process, the selection committee commented that Johnson had provided the best overall interview presentation, but in the end that HEAT would be the best partner for the Energy Project due to the completeness of their RFP submittal, competitive pricing, rebate return, use of CO2 sensors, and the opportunity to replace controls systems if the district elected to. At the time of the presentations, Johnson had not provided a complete RFP submittal to the district, their rebate return was less, their pricing was more expensive, and they had not presented a package for a comprehensive controls system replacement or CO2 sensors as requested.

Frank Eisenhower moved that HEAT should be recommended to the Board of Education by the Facilities Committee as the district’s partner for the Energy Project. Mark Scott seconded the motion. All members in attendance were in support of the motion. No members were opposed. Motion Carried.

Jeff Gordon clarified that the selection of HEAT for the Energy Project was only that as a partner for the Energy Project. The scope of work for the energy project is yet to be determined after more review.

Both Mr. Gordon and the members of the selection committee felt that more research was needed relevant to the controls systems before a decision could be made at this time to replace the controls systems. More research specifically in regard to the track record and performance of Allerton Controls systems (owned by Honeywell) was especially needed. It was also requested that the validity and effectiveness of CO2 sensors be investigated. A request to possibly use a Trane Chiller, as opposed to the Carrier Chiller specified by HEAT, was also made.

Members discussed that LED lighting savings had been the primary “driver” for this House Bill Project. While the project would present good opportunities to obtain new mechanical and controls systems equipment for the district at reduced pricing, the primary overall savings will be obtained through the implementation of LED lighting.

BOE member Dave King thanked the volunteer committee and the district for their work to date on this project and spoke to Ron Thomas’ work ethic and commitment to the district in the past. He shared that now that the recommendation to move forward with HEAT had been made, that he believed them to be a good partner for the district on this project.

Influencer's

Mr. Gordon from the district's Business Office also extended his gratitude to the Facilities Committee members for their countless hours of research, participation, and volunteer time over the past several months. He noted that the efforts of the volunteers have been nothing less than "extraordinary" and that the district is fortunate to have such talented and dedicated individuals to work with on projects. Mr. Gordon noted that he fully supports the Specials Selection Committees' vendor decisions on both the CMR and Energy Projects, but clarified that he personally did not cast a vote for the final vendor on either project.

BOE Representative Roger Bartz reminded everyone that election day for the High School #4 levy is one week out. He believes at this time that there is more support for the levy than opposition, but that there is some opposition out there.

BOE Representative Dave King thought that it was important for everyone to be aware that if the district waits to build the High School #4 project, that there will be at least a 2 mil increase to complete the same project in the future.

Jeff Gordon clarified to the members that there are no additional funds in the district's general fund at this time for permanent improvement projects. As a result, if the levy fails, there is not funding for future permanent improvements for the district.

Both BOE Representatives advised that should the levy fail, that the Board would probably call a special meeting of the Board of Education to determine the next course of action for the district.

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

Mark Scott moved and Bob Hart seconded the motion to adjourn the meeting at 8:20 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, April 6, 2016. The meeting will be the district's Administrative Offices.

Respectfully submitted,
Jeff Gordon