

Olentangy Facilities Committee Meeting
March 4, 2015 @ 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"/> Lowry, Alyssa |
| <input checked="" type="checkbox"/> Bull, Eric | <input checked="" type="checkbox"/> Oliver, Gene |
| <input type="checkbox"/> Bryant, Angie | <input type="checkbox"/> Schuette, John |
| <input type="checkbox"/> Cailteux, Andy | <input checked="" type="checkbox"/> Scott, Mark |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Seils, Rich |
| <input checked="" type="checkbox"/> Fuller, Robert | |
| <input checked="" type="checkbox"/> Hart, Bob | |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | |

Also in attendance were Dave King (BOE), Roger Bartz (BOE), Blake Moore (Trane), 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.

Rich Seils moved and Sharon Jurawitz seconded the motion to approve the agenda. Motion carried.

Sharon Jurawitz moved and Robert Fuller seconded the motion to approve the minutes of the February 4, 2015 meeting. Motion carried.

Ralph Au announced the resignation request submitted by member Ron Thomas from the committee.

With much gratitude for his contributions and years of service on the committee, Mr. Au regretfully called for a motion to accept Mr. Thomas' resignation from the committee.

Sharon Jurawitz moved and Robert Fuller seconded the motion to accept the resignation of Mr. Thomas from the committee. No members opposed. Motion carried.

Mr. Gordon shared that community member (and Trane employee) Blake Moore was in attendance at the evening's meeting as an observer.

Review of Policy and Procedure Changes for Projects Donated to the District

Mr. Au and Mr. Gordon led a discussion pertaining to proposed review criteria for projects donated to the district. Projects were classified as "substantial projects", "nominal projects", and as "non-review projects". The project classifications were established based upon the complexity of the project being proposed. Substantial projects and nominal projects were thought to pose potential risks to the district and would require application review and approval by the Facilities

Committee prior to recommendation to the BOE and implementation. Non-review project applications were the least complex in nature and could be reviewed and approved by the school district's administration without the need for review by the Facilities Committee or Board of Education.

Substantial projects were deemed as those projects which posed the greatest overall risk to the district. These projects are generally structurally complex, involve large financial commitments, and have a large impact on the regularly scheduled school building operations. Much of the evening's discussion involved identifying solutions to mitigate the risk posed by these projects. Potential mitigation solutions identified included escrow accounts for project funds, contingency funding, construction draw payments, validation of donor's estimates, establishment of district construction standards, the use of a district owner's representative, and the creation of project contracts. The ability to "refund" unused donated funds needs to be researched further.

BOE member Roger Bartz expressed that while OLSD does not want to discourage donations to the district, it needs to be prudent in protecting the district. With both "substantial" and "nominal" projects, the risk to the district can in some cases outweigh the benefit of the donation. As a result, if a donor is not willing to endure a detailed and in depth application and planning review process for a project that is potentially high risk to the district, then perhaps the district may be spared the clean-up and expense resulting from a project that has not been implemented well.

Ultimately, it was thought that individuals or organizations wishing to donate projects deemed "substantial" in nature to the district might be provided with two options.

The first option would be for the donor to submit their own project design (with relevant architecture and engineering) for district review and approval. Once approved the donor would fund the project as directed by the BOE. This process may involve a series of construction draws or complete funding in advance of the project via a monetary donation to the district.

The second option would be for the district and its staff to design, manage, and construct the proposed project. The donating individual or organization would be required to donate all project funding in advance to the district (to include contingencies). Contingency funds were thought to be needed to cover a minimum of 10 percent of the project's cost, but larger contingency funds could be requested for more complex projects.

Mr. Gordon from the district's Business Office suggests that all substantial and some nominal projects require a presentation by the donor to the BOE prior to project application approval. A draft of the proposed review process and the edits made to it at this evening's meeting is available through the Business Office upon request.

Building Expansion Options

Ralph Au led the committee in a discussion to review future expansion options for the district. Options identified focused on future space needs at the middle school and high school levels. A draft of the options discussed is available upon request through the district's Business Office. Enrollment forecasting does not predict large-scale growth at the elementary school levels in the ten-year forecast at this time. As a result, options were not identified for additional elementary school space as a part of the evening's discussion.

Member Mark Scott shared with members that at OSU, the trend is to house teaching staff in a variety of "flex-spaces" during non-teaching hours for meetings, research, and collaborative needs. He advised that the key to using "flex-spaces" or large open areas to house instructors during non-teaching hours is that there is sufficient conference room space available that can be utilized when meetings need to be conducted or when privacy is required.

Jeff Gordon commented that there may be some potential within the district to better use the media centers spaces at the district's high schools. Because media is now transmitted in electronic form, the space previously needed for books may not be needed to the same extent as in the past. As a result, flex-space may be able to be created in these areas. Some of these spaces may even allow for a second floor to be constructed. Bruce Runyon of Fanning Howey & Associates is researching the viability of this.

Dave King added to the discussion that there may also be some merit to utilizing the district's auditoriums as lecture hall space at each of the high schools. Jeff Gordon acknowledged this as a possible option for the district, as well as, use of industrial arts spaces, gymnasiums, and other spaces similar in nature to accommodate study halls, flex-space, and additional classroom space needs. Mr. Raiff and Mr. Fette will play a large role in advising the committee of the curriculum needs that may allow the district to consider some of these options more in depth.

The most viable options that the committee identified were the construction of a stand-alone educational facility adjacent (or close to) the new Olentangy Academy, the leasing or purchasing of a building similar to Olentangy Academy (should one become available), the leasing of any available space at Columbus State or the south campus of the Delaware Area Career Center, the expansion of the existing high schools, the construction of a new middle school or smaller high school, or the "do nothing" approach (which focused on maximizing the existing space of district facilities through tools such as classroom size changes, scheduling changes, and consideration of redistricting options).

Options that were of less interest to committee members at this time were the building of high school #4 (unless it proves necessary), grade reconfigurations, use of modular classroom units, and the conversion of the district's Administration Offices back into classroom space.

Options that did not appear to be viable overall included the use of specs developed in 2012 to address district expansion, reliance on the district's existing sites (without any changes to house the student population growth), or the use of available space at the DACC north campus.

Members discussed that the overall solution may involve a combination of the several options noted above to achieve the best results for the district's upcoming needs.

It was also discussed that it may be beneficial for the district to auction off/sell any land that it does not foresee utilizing in the upcoming years. Much of the land that the district owns is not centralized within the district and would not contribute to the resolution of the current district expansion project. It was thought that proceeds procured from the sale of any land deemed to be unusable by the district could be used to buy new land that is more centralized or used toward the construction costs of a new facility.

Ralph Au will re-summarize the notes from the evening's discussion into a new format for discussion at the April 2015 meeting. Additional information is thought to be needed from Mark Raiff, Jack Fette (curriculum needs), Bruce Runyon (costs), and the school principals (building usage) as the next step in the evaluation process. Sharon Jurawitz volunteered to meet with these individuals in April of 2015 to collect the information needed. Jeff Gordon is awaiting pricing on the build-to-suit options discussed and will provide an update to members at next month's meeting. Mr. Gordon will also research projected operational costs for a fourth high school as requested.

General Business

The April meeting is not being held on the first Wednesday of the month due to Spring Break. As a result, the meeting has been scheduled for April 8, 2015 at 6:00 p.m. so that members can enjoy Spring Break activities with their families.

Chairman Au will not be able to attend the April 8, 2015 Facilities Committee meeting. Robert Hart volunteered to act as "substitute" Chairman at the April meeting.

The February building tour of OHS needs to be rescheduled due to testing that was scheduling at the previous time selected for the tour. The OHS building tour has been rescheduled to 9:00 a.m. on Tuesday, March 10, 2015. Members should meet Jeff Gordon at the school's office.

Non- Traditional Projects

Jeff Gordon provided members with a brief update regarding the current non-traditional projects in process within the district. He advised that the completion of the Wrestling Room (to include the locker room) was nearing. The project's donor has partial occupancy from the municipalities and the gym area is being used for practice and events. The punch-out list was developed last week and should be completed in the next week or two.

Artificial turf installation at the LHS baseball fields is still on hold due to the weather. There is approximately seven to ten days of work to be completed at the site, but it will be unable to be completed until weather conditions improve.

Completion of the OHS press box is also on hold until the weather conditions improve. Water testing is needed on the roof to verify that a previously identified leak has been corrected.

Influencer's Update

Funding allocation from the State of Ohio was the most impactful governmental influencer on the district identified at this time. It is not believed that the State will provide nearly enough funding to the district to be able to off-set the costs incurred by our continually growing district.

Board of Education representatives Dave King and Roger Bartz shared that Dr. Lucas' retirement will be impactful on the district. They advised that the search for a new Superintendent has commenced and that the interview process will be expedited due Dr. Lucas' retirement date this summer.

No additional influencers on the district were identified at this time.

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

Robert Fuller moved and Bob Hart seconded the motion to adjourn the meeting at 8:12 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, April 8, 2015. The meeting will be the district's Administrative Offices.

Respectfully submitted,
Jeff Gordon