

Olentangy Facilities Committee Meeting
August 6, 2014 @ 6:30 p.m.
Olentangy Administrative Offices

In attendance for the Development Committee were:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Au, Ralph | <input type="checkbox"/> Lorenz, Brian |
| <input checked="" type="checkbox"/> Bull, Eric | <input checked="" type="checkbox"/> Lowry, Alyssa |
| <input checked="" type="checkbox"/> Bryant, Angie | <input type="checkbox"/> Oliver, Gene |
| <input checked="" type="checkbox"/> Cailteux, Andy | <input type="checkbox"/> Schroeder, Mark |
| <input checked="" type="checkbox"/> Fuller, Robert | <input type="checkbox"/> Schuette, John |
| <input type="checkbox"/> Hart, Bob | <input type="checkbox"/> Sebach, Gary |
| <input type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Seils, Rich |
| | <input type="checkbox"/> Thomas, Ron |

Also in attendance were Roger Bartz (BOE), Julie Wagner-Feasel (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.

Rich Seils moved and Andy Cailteux seconded the motion to approve the agenda. Motion carried.

Rich Seils moved and Robert Fuller seconded the motion to approve the minutes of the June 4 , 2014 meeting. Motion carried.

General Business

The meeting commenced with some issues of general business. Ralph Au welcomed new Board of Education member Roger Bartz to the Facilities Committee. Roger introduced himself to committee members and shared his professional background experience with those present.

Ralph Au proceeded to recap the recent history of the Facilities Committee. He discussed the recent change of the name and role of the committee in January of 2014 from the Development Committee to the Facilities Committee. Upon becoming the Facilities Committee, the role of the committee shifted from a focus on new construction for the district to more of a facilities maintenance and management role for the district's existing buildings.

Annual enrollment projections and planning will continue to remain one of the primary areas of focus for the Facilities Committee. In executing its review and research relevant to district issues, Mr. Au reminded members present that the primary role of the Facilities Committee is to be that of an "advisory committee" and not that of a "policy committee." In reviewing district issues and projects, the Facilities Committee should strive to advise the Board of Education and the district's Business Office of projects that are quality in nature and those that are not. Mr. Au concluded his discussion on the role of the Facilities Committee with a brief summary of the new charter for the committee that was created in January of 2014.

Julie Wagner-Feasel shared with members that with the exception of Roger Bartz being added as a new member to the Board of Education, there were no recent BOE changes to be discussed. She advised that there were no new buildings in the district's five year forecast at this time. Sharing this information with the general public is encouraged, as there are many rumors that currently exist advising to the contrary (creating unnecessary confusion on social media relevant to the district).

Ralph Au continued the night's discussion with a brief review of the focus of the Facilities Committee for 2014-2015. The review of non-traditional projects that are donated to the district and the review of the district's annual permanent improvement projects will remain one of the primary areas of focus for the Facilities Committee in 2014-2015. Ralph shared some words of praise with Jeff Gordon from the Business Office for his growth of the district's permanent improvements program. He expressed that the information that the committee has received to review in the past couple of years has been clear and concise making it much easier to review. Additionally, the projections information provided in the six-year and twenty-year permanent improvement plans was enlightening and long overdue. The information provided in these reports really provides the district with some solid direction regarding the actual costs that will be involved in maintaining the district's facilities going forward. This information will also be helpful in determining the dollar amounts and the timing of any levies that may be needed.

Enrollment projections and planning will continue to be a primary area of focus for the committee in 2014-2015. Ralph Au hopes to be able to set up a meeting with Tracy Healy from FutureThink in the next couple of weeks to provide a starting point for this year's enrollment projections. He plans to have her present her findings to the Facilities Committee at the October 2014 meeting. Determining enrollment patterns and origins is often difficult. Julie Wagner-Feasel requested an emphasis on Preschool enrollment for 2014-2015 and how it impacts enrollment projections. Special needs spaces/classrooms should also be factored into this. It was requested that the Business Office obtain current information relevant to this to be shared in this year's enrollment planning. Ms. Wagner-Feasel suggested that for the time being, an emphasis be placed on looking at the ten-year enrollment projection numbers and less focus on the years beyond that.

The rescheduling of the building tour of Oak Creek Elementary was addressed. Members present requested that September 2014 Facilities Committee meeting be held at Oak Creek Elementary School. They felt that this would be a good way to "boost the attendance" at the building tours. Jeff advised that the school would be contacted and that the location for the September 2014 meeting would be announced for 6:00 p.m. at Oak Creek Elementary School. At this time members also requested that the building tour scheduled for an evening in the fall of 2014 be moved to a daytime tour. Members shared that they would like to see the condition of the hallways during a class change and the density in the cafeteria during lunch if possible. Mr. Gordon advised that the Principal at Liberty High School would be contacted for his suggestions relevant to this request. The time and date for the tour of Liberty High School will be announced at a future meeting of the Facilities Committee.

Enrollment Planning and Forecasting

Mr. Au proceeded to direct members into a discussion relevant to enrollment planning and forecasting for 2014-2015. He has been working with Linda Martin and Mark Raiff on a "build-out" projection project relevant to future enrollment at OLSD sites. A new approach is starting to be

utilized in regard to establishing the capacity for OLSD buildings. Instead of using a set number as the maximum capacity for all OLSD elementary, middle, and high schools; it is now apparent that the function and use within each building must be considered and that a new capacity number that is unique to that specific building should be developed based on the building's actual usage.

Currently, the district enrollment reports show approximately 19,000 students in the district for the 2014-2015 school year. This number is anticipated to drop slightly after the first week or two of school. This is because historically families who have moved out of the district over the summer have not yet notified the district of their change.

The most recent enrollment projections show the student "enrollment bubble" at the middle school level moving toward the high school level. Elementary school enrollment as of the 2013-2014 projections appears to have stabilized, reducing the need for a new elementary school facility at this time. The district does have land on the east side of the district on Berlin Station Road for a fourth high school site if needed. However, feedback from the public is typically not in favor of a fourth high school site unless all alternative solutions have been exhausted.

At this time, Ralph Au proceeded to recap with the members an enrollment projections presentation that he had provided to the Facilities Committee earlier in 2014. The data presented included an analysis of the existing subdivisions within the district, the impact of building permits and new construction on district enrollment, and the availability of vacant land within the Olentangy Local School District that could be used for housing. All of these factors could be used to project a "build-out" rate of the available land within the district relevant to housing and student yields. The Worthington School District was used as a comparison for the data presented, as it also experienced a surge in enrollment and new facilities were needed to accommodate the growth in the student population.

Similar to Worthington, the data for OLSD appears to support the concept that the older a subdivision is, the less the student yield will be from that subdivision. As a result, if there were no additional land for housing within the district, the model would seem to support the trend that the student population within the district would start to decrease as the homes within the district age significantly. Student yields appear to peak in homes that are from 5 to 15 years in age. A decline in student yields is seen in homes/subdivisions older than 15 years in age.

Dissimilar to Worthington, OLSD is not land-locked and there remains a large quantity of land within the district that has not yet been developed. This is the factor that makes the long-term student enrollment so difficult to predict for OLSD. As a result, the district will need to pay close attention to the "build-out" rate within the district. The more rapid the build-out rate, the sooner additional facilities may be needed to educate additional students. The slower the build-out rate, the more options OLSD will have utilizing its existing facilities. Close monitoring of new subdivisions approved and building permits issued within the OLSD district will be integral to determining facility needs in the upcoming years. While the issuance of new building permits has remained fairly flat, it is anticipated that this is changing and will trend upward. Additionally, Mr. Au's projection model appears to support at this time that OLSD will experience a "prolonged peak of student enrollment" in the years to come based upon the vacant land that is still to be developed within the district.

Members present found the data within Mr. Au's presentation to be intriguing and to have identified additional areas for the district to monitor for use in its enrollment projection models going forward. Members again requested that preschool data be included in this modeling.

At this time, it was pointed out by members that the enrollment at private preschools is not charted. This factor would make it very difficult to get a solid picture of total preschool enrollments requested. It was also discussed that OLSD does not currently provide all day Kindergarten. It is not required by the state and OLSD would not have enough building space at this time if it were required.

Roger Bartz requested that Mr. Au add median property tax information to his modeling. He believed that it would produce interesting results that would be useful at the time that any future levies were to be discussed. It was also clarified that Mr. Au's numbers in his modeling were "aggregate" and that the data needed to be broken out by grade level for future reporting if possible.

Members present wrapped up the evenings discussion on enrollment planning by asking "what will education look like in 2040?"

It was predicted that it will look vastly different. Members envisioned fewer brick and mortar facilities. Career Center programs, Columbus State dual-enrollment programs, and job growth or decline in the area were all identified as factors that will have a direct impact on the future of education in our area.

Permanent Improvement Planning

Jeff Gordon provided an update regarding the progress of the district's summer improvement projects to members. He advised that despite the large amount of rainfall the past couple of months, the roofing contractor has remained relatively on schedule. A set-back was experienced last week on this project when a section of roof over the gym leaked down into the gym and damaged a section of the gym floor. The section of the roof was still being installed. It leaked when the uncompleted section of roof was not able to handle the rain from a heavy rainstorm that passed through the area. The contractor has been very cooperative regarding the damage and is in the process of assisting OLSD with the repair process. Overall the roof replacement project has progressed well. It is unfortunate that rain has proven to be such a challenge in the completion of the project.

The replacement of the new Chiller unit at Shanahan Middle School is complete. A final project meeting is being held at the end of the week to identify remaining punch-out issues relevant to the project.

The new Chemistry Lab at Olentangy High School is also complete. The project went well and the room is ready for the start of school.

District asphalt improvements are also complete and have gone well. Mr. Gordon shared with members that the money saved on the 2014 bid projects, enabled the district was to purchase its own asphalt painting machine. The new machine has been put to good use throughout the district and has produced significant savings in just a few weeks of time.

A summary of district improvement projects planned for the summer of 2015 will be provided to the Facilities Committee for review this fall after Jeff meets with each of the schools to discuss their needs. He also hopes to provide members with an update to the 20 year plan in the upcoming months.

Non-Traditional Projects

Jeff Gordon provided members with an update regarding the status of projects being donated to the district. The foundation for the press box at the Varsity Baseball Field of Olentangy High School has started. The completion of the project is anticipated for late fall of 2014.

Construction on the new Wrestling Room addition to Liberty High School is also underway. This project started later than anticipated and needs to get back on track. At this time, underground utilities are being moved. The district's representative (Bill O'Sullivan) has been on site meeting with the construction contractors to verify project planning, utility relocations, project specifications, and timelines. The construction process will need to include close monitoring of the project by Mr. O'Sullivan. It is uncertain as to the likelihood that the project will actually be completed by its original November 2014 goal. Members shared that they had hoped that the project would be much farther along by now. As a result, members discussed the need for possible change in the approval or construction process for large district projects in the future. Members requested that this discussion be continued at a future date.

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

Eric Bull moved and Angie Bryant seconded the motion to adjourn the meeting at 8:31 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, September 3, 2014. The meeting will be held at Oak Creek Elementary School in lieu of the district Administrative Offices.

Respectfully submitted,
Jeff Gordon