

**Olentangy Facilities Committee Meeting**  
**October 1, 2014 @ 6:00 p.m.**  
**Olentangy Administrative Offices**

**In attendance for the Facilities 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 type="checkbox"/> Cailteux, Andy               | <input type="checkbox"/> Schroeder, Mark           |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Schuette, John |
| <input checked="" type="checkbox"/> Fuller, Robert    | <input checked="" type="checkbox"/> Scott, Mark    |
| <input checked="" type="checkbox"/> Hart, Bob         | <input type="checkbox"/> Sebach, Gary              |
| <input type="checkbox"/> Jurawitz, Sharon             | <input checked="" type="checkbox"/> Seils, Rich    |
|   | <input checked="" type="checkbox"/> Thomas, Ron    |

Also in attendance were Kristin Proper (OLSD), Tracy Healy (FutureThink), 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.

**Ron Thomas moved and Alyssa Lowry seconded the motion to approve the agenda. Motion carried.**

**Ron Thomas moved and Mark Scott seconded the motion to approve the minutes of the September 3, 2014 meeting. Motion carried.**

***General Business***

The meeting commenced with some issues of general business. Ralph Au congratulated and welcomed new committee members Mark Scott and Frank Eisenhower. Both were approved as new members to the Facilities Committee at the September 25, 2014 Board of Education meeting.

The building tour of Liberty High School was changed from the evening of October 15, 2014 to a daytime tour of the facility at 9:30 am on October 22, 2014. The tour was changed to daytime so that members could experience a hall change and a lunch period with 1900 students residing in the building. LHS Principal Randy Wright provided the date and time for the tour and would join if able. Members Ralph Au, Mark Scott, Alyssa Lowry, Angie Bryant, and Eric Bull believed that they would be able to attend the tour at this time.

## **Energy Project**

Kristin Proper from the district's Business Office provided an update to members regarding the district's 2012 Energy Project. The project summary was provided to members because enough time has lapsed since the implementation of the project to be able to determine the impact of the project at the district's buildings. A copy of the project's summary is available upon request at the district's Business Office.

Mrs. Proper summarized to members that the project involved the installation of occupancy sensors for the lighting in the classrooms at fourteen of the district's facilities, the modification of kitchen hoods and the replacement of gym lighting at nineteen of the district's facilities, and chiller and boiler replacement at several of the district's aging facilities. Analysis of the district's energy consumption shows district energy consumption to be down in overall energy consumption at each facility. Significant improvement in energy usage is especially apparent at the district's middle and the high schools.

The overall cost of the 2012 Energy Project was \$3,210,519.10. The combined utility savings, using utility invoicing through fiscal year 2013 (FY13) for the project, are estimated to be \$424,239.64. This would calculate to approximately a 7.5 year return on investment for the project through the end of FY13. Using the energy invoicing available through FY14 to date, the energy savings is greater and would yield a 4.8 year return on the investment based upon the information currently available.

Ralph Au thanked Mrs. Proper for the update on the project and found the results intriguing. He shared that there is some difficulty in knowing what the "true savings" from the 2012 Energy Project were because the district implemented an Energy Conservation initiative in the fall of 2013 which would overlap with the data presented. District representatives concurred that the overlap of the two programs does make it difficult to calculate a "precise" savings from the 2012 Energy Project. However, all parties present agreed that savings has resulted from the 2012 Energy Project and that additional savings is being seen from the district's Energy Conservation initiative. Members felt that perhaps the greater impact of the two programs has actually been from the district's new Energy Conservation initiative.

Mr. Gordon from the district's Business Office shared that both projects have proven to reduce the district's energy usage and increase its utility savings. As a result, he would like to pursue another Energy project in the future. From the results demonstrated, both initiatives (alone or combined) appear to have a significant and overall worthwhile impact on the district's energy use. However, the combined initiatives appear to yield the greatest results for the district at this time.

Members were in agreement, but added that not all benefits of the energy initiatives were monetary. Member Ron Thomas shared that the gyms at the schools were dimly lit before the 2012 Energy Project and that now the gyms are brighter and provide a better environment for the students as a result of the new equipment installed. New energy meters installed now allow the district's electrical use to be monitored in "real time" 24 hours a day. Use of these meters (combined with site inspections of the schools during all hours of the day and night) has resulted in the identification of mechanical equipment within the district that was broken, in need of adjustment, or not being used properly. Energy savings awareness in the schools has also been

increased in OLSD's staff and students. Most are now making conscious efforts to reduce unnecessary energy use at all of the district's sites making the Energy Conservation program more successful each day!

### ***Enrollment Planning and Forecasting***

Ralph Au and Tracy Healy from FutureThink proceeded to present to members their annual enrollment projections forecast for the district. Copies of Mr. Au's and Ms. Healy's reports are available upon request through the district's Business Office. Both reports will also be available on the district's website in December of 2014 (once they are approved by the Board of Education in November of 2014).

Ms. Healy shared that enrollment report produced in the fall of 2013 for the 2014-2015 school year was very close in accuracy. The district currently has 13 students less than predicted by last year's report making the current forecasting model very effective. As a result, the same model will be applied to this year's forecasting calculations for the 2015-2016 school year. However, because an increase in land development is being seen at this time for single and multi-family housing, a 2<sup>nd</sup> calculation scenario will also be presented to the district using a more aggressive modeling scenario (developed by Ralph Au and Scott Leopold in a district Build-Out project analysis) to reflect potential student enrollment growth from what is believed to be a re-emerging new housing market within the district in the upcoming years. If the new housing market does increase within the district, it is thought that it will be sustained growth for many years to come.

Ms. Healy shared that her data still reflects a "flattening" of the current birth rate, sustained enrollment at the Kindergarten levels, and flat number of area building permits to be issued in 2014 consistent with the number of permits issued in the past several years. While the request for district easements and the number of new subdivisions appears visually to be on the rise, it is suspected that all of the potential housing growth is still in the land development stages at this time. As a result, few new single or multi-family construction housing permits have been issued yet that would be apparent on the reports that the district is monitoring at this time. Using the current projection's model, Ms. Healy's reports indicate that the district will have a total of approximately 21,000 students ten years from now. Currently, the district has about 19,000 students. As a result, under current conditions, Ms. Healy's reports show a total student enrollment growth of approximately 3,000 students within the district in the next ten years.

Mr. Au's reporting is reflective of Ms. Healy's reporting. A review of the enrollment at the district's elementary schools depicts overall enrollment to be down at OLSD's elementary school buildings (with the exception of Cheshire and Olentangy Meadows). Taking into account the low birth rates and the flattened levels of enrollment at the Kindergarten levels, Mr. Au is not seeing a need for any new elementary school buildings in the ten year forecast.

At the middle school level, there are some initial indications of enrollment stress in the ten-year forecast. Several of the middle school sites are nearing enrollment rates that were previously thought to be capacity for the sites. However, the schools appear to be coping with the rising enrollment rates. Modifications or adjustments at the current middle school sites might allow for larger enrollments at these facilities than previously determined. With a spike in new housing construction, a new middle school might be considered. With no spike in new housing construction, a realignment of the student populations within the district's five middle schools is recommended.

Mr. Au's projections show the most enrollment stress at the district's high school level. OLSD High Schools are already currently operating at enrollment rates higher than originally established for the schools. Liberty High School with 1900 students seems to be coping with enrollment at 1900 students (as opposed to the 1800 originally determined as maximum). It is assumed that Orange High will be able to do the same because it shares the same floor plan. Olentangy High School has demonstrated functionality at a student enrollment rate of 1800. With no marked growth in new housing construction, OLSD high school enrollments are anticipated to swell up to 25-35% beyond projected capacity between 2020 and 2025. A solution to alleviate student enrollments at all OSLD high school sites is recommended within the ten-year forecast. Implementation of a short-term solution is thought to be needed prior to 2020. The newly leased Graphics Way Facility is believed to factor into the solution for the student enrollment growth at the high school levels, however, until the district is able to provide the exact use for each of the classrooms at the Graphics Way site, it cannot be calculated into the district's enrollment forecasting at this time.

***Ralph Au called for a motion from members to support the information contained within the 2014 Enrollment Projection reports for presentation to and review by the Board of Education at the November 13, 2014 Board of Education meeting.***

**Ron Thomas moved and Bob Hart seconded the motion to approve the reports for presentation to the Board of Education at the November 2014 meeting.**

***All members present voted in support of the motion. None were opposed. Motion carried***

A general discussion regarding district enrollment rates followed the vote. From the years 2019-2021, high school enrollments are expected to leave the district approximately 1251 seats short at the high school level using worst case scenario modeling. However, it is thought that the shortage will realistically be between 500-600 high school seats during this time period using less aggressive modeling projections. At this time, members present were not in support of a 4<sup>th</sup> high school facility to accommodate an enrollment growth of this nature. If future data supports that the new construction housing market has revitalized and shows signs of sustained growth and activity, Facilities Committee members may see the need to make the recommendation for High School #4. However, at this time the data is just not there for the committee to be able to support this.

Ms. Healy and several Facilities Committee members also voiced support for the recent District Build-out Analysis. This report has provided the committee and Ms. Healy with a modeling system from minimal (to moderate) to aggressive in which to project the rate at which the undeveloped land will be "built-out" within the district. This model has proven to be a valuable tool to Mr. Au and Ms. Healy to "fine-tune" their annual enrollment projection calculations based upon the perceived level of new housing construction activity within the district. Members reiterated that if growth is seen in new construction housing market, that they believe that it will be for a sustained period of time and that it will produce an increase in district student enrollment at all grade levels.

Members discussed over-all population decline for the state of Ohio. They inquired as to why Olentangy was still anticipating sustained growth if the state population was in decline. Members contributed that unlike the state of Ohio, that Delaware County was still one of the fastest growing counties in the nation. The wide range of housing price points and the over-all success of the school district academically were also thought to contribute to the enrollment growth rate of OLSD.

Student capacity for the leased Graphics Way Facility was thought to be similar to that of a district elementary building. It is anticipated that approximately 600 students will be able to engage in classes at this facility. Jeff Gordon shared that he believes that the district would move the OASIS program into the building starting in January of 2015. Currently, the facility was undergoing some moderate renovations and inspections to prepare the facility for student use. He believed that Technology for the facility would be the largest cost to the district. Members expressed that the Graphics Way facility should be an effective option for off-setting some of the surge in student enrollment at the district's high schools in the upcoming years.

### ***Non-Traditional Projects***

Jeff Gordon provided members with an update regarding the status of projects being donated to the district. He shared that the new press box located at the OHS Varsity Baseball field appears to be progressing again. The 2<sup>nd</sup> floor of the structure is being implemented at this time. The project is anticipated to be completed in late fall of 2014.

Mr. Gordon shared that construction for the LHS Wrestling Room is progressing as well. Weekly construction meetings are being held at the district's Administrative Offices and Bill O'Sullivan has provided excellent quality control for the project. Relocation of the utilities is largely completed at this time and the block for the project is being set. Lack of block masons has slowed the project down. It is estimated that the project is now 3 weeks behind its intended November completion date. Completion of the project is now anticipated for middle of December 2014.

The Liberty High School Athletics Boosters is currently requesting the approval to donate the installation of synthetic turf fields at the Varsity and Junior Varsity Baseball Fields at Liberty High School. Motz, the vendor used to install the synthetic turf on the LHS football field, is the vendor selected for the installation of the turf at the baseball fields. The turf products selected are comparable to those implemented successfully on the football field. Some colored turf will be inset for the lines, plates, and mounds. However, a clay mound is being specified currently for the Varsity field. Bob Fuller advised that he had shared the project specifications with Mr. Greg Galieti at MS Consultants (who had also reviewed the football field turf specifications). He advised that Mr. Galieti had no major concerns regarding the project and was in support of the products specified for the project. Motz was one of the contractors that Mr. Galieti prefers to work with on such projects.

Only baseball and softball fields in Berliner Park in Columbus were known to have turf on their ball fields in the central Ohio area at this time. Ralph Au would like for Jeff Gordon to speak with the consulting company that was used for the football turf regarding the baseball turf proposal. Mr. Au would also like for Mr. Gordon to get the names and speak to the organizations that have had baseball turf installed using Motz. Once this is completed, Mr. Au requested that the Committee vote by email on the project so that it could be considered for Board of Education

review at the October 2014 BOE meeting. The Boosters at Liberty High School would like to start construction on this project in November of 2014 so that it is ready for use for the spring of 2015 baseball season.

### ***Influencers Update***

Jeff Gordon provided members with an update relevant to the current requirements for Board of Education approval related to construction projects and update for the district. Ohio revised code still sets a \$25,000 approval necessity for all projects that are \$25,000 or over in cost for district construction related improvement projects. This does not include projects of special circumstance or of urgent necessity for the protection of school property. As a result, the Business Office will continue to process its request for district improvements in the same manner as in the past until Ohio revised code changes and allows otherwise.

BOE representative Julie Wagner- Feasel encouraged members to participate in the district's Funding Follies programs being held on October 13<sup>th</sup> and 16<sup>th</sup>. She advised that it will be an excellent opportunity to learn how schools are funded and how the district's tax dollars are used. She shared that private schools currently receive \$1089.00 per pupil from the State of Ohio. OLSD only receives \$485.00 per pupil at this time. Ways to advocate for increased funding for the district will be discussed at the mid-October events.

BOE representative Roger Bartz addressed his concerns regarding large-scale construction projects being erected by Boosters on district owned property. Mr. Bartz reiterated the need for a new policy (and more constraints) to be implemented for these larger projects. Bob Hart and Eric Bull volunteered to write up some preliminary procedural ideas for such large-scale project donations to the district. These concepts are planned for discussion starting at the December 2014 and January 2015 Facilities Committee meetings.

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

**Ron Thomas moved and Eric Bull seconded the motion to adjourn the meeting at 8:32 p.m. Motion Carried.**

The next meeting is scheduled for Wednesday, November 5, 2014. The meeting will be the district's Administrative Offices.

Respectfully submitted,  
Jeff Gordon