

Olentangy Development Committee Meeting
November 7, 2012 @ 7:00 p.m.
Olentangy Administrative Offices

In attendance for the Development Committee were:

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| <input type="checkbox"/> Antronica, Anthony | <input type="checkbox"/> Lewis, Tony |
| <input checked="" type="checkbox"/> Au, Ralph | <input type="checkbox"/> Muharrem, Gurgun |
| <input type="checkbox"/> Fenske, Chuck | <input type="checkbox"/> Oliver, Gene |
| <input checked="" type="checkbox"/> Frash, David | <input type="checkbox"/> Reiner, Charles |
| <input checked="" type="checkbox"/> Fuller, Robert | <input checked="" type="checkbox"/> Schroeder, Mark |
| <input checked="" type="checkbox"/> Hart, Bob | <input type="checkbox"/> Schuette, John |
| <input type="checkbox"/> Jacobs, Marty | <input type="checkbox"/> Sebach, Gary |
| <input type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Seils, Rich |
| <input type="checkbox"/> Kroskie, Kelly | <input checked="" type="checkbox"/> Thomas, Ron |
| | <input type="checkbox"/> Vasbinder, Mike |

Also in attendance were Jeff Gordon, Keith Pomeroy, and Tracy Healy from DeJong-Healy.

Ralph Au called the meeting to order and asked for a motion to approve the agenda and minutes.

Robert Fuller moved and Rich Seils seconded the motion to approve the agenda. Motion carried.

Bob Hart moved and Robert Fuller seconded the motion to approve the minutes of the October 3, 2012 meeting. Motion carried.

Enrollment Projections

Guest presenter Tracy Healy from DeJong-Healy attended the meeting and reviewed a PowerPoint presentation with the Development Committee members. Tracy noted to the Committee that the 2012 enrollment projections appear to be lower over-all than the 2011 projections.

Tracy advised that the enrollment projections in her current presentation were broken down into projections by school. Consequently, the Committee would be able to determine if the peak enrollment years for elementary, middle, and high schools would impact all sites equally or some sites more heavily.

In reviewing the information, Ralph Au advised Committee members that there appears to be a stabilization of elementary and middle school enrollments over-all. At the elementary school levels, enrollment appears to remain fairly consistent with maximum enrollment reaching 550-650 at various sites through 2022-2023. Currently, these enrollment numbers are foreseen to be manageable in the future. As a result, the Development Committee is not making a recommendation at this time for Elementary School #16 (a new building).

At the middle school level, enrollment appears to reach a maximum of approximately 1200 students in the peak years from 2016-2020. During this time, if all middle schools were impacted “equally”, each school would be about 100 students over current capacity numbers. However, the calculations provided by Tracy Healy indicate that all schools will most likely not be impacted equally. As a result, OLSD will need to assess the middle schools impacted the hardest and determine if those facilities are able to handle the enrollments when they reach their peak.

In reviewing the middle school enrollment information presented, the Development Committee did not feel that a recommendation for Middle School #6 (a new building) was necessary at this time. The Committee advised that adjustments could most likely be made during the peak years to accommodate the middle school enrollments numbers, but cautioned OLSD against re-districting measures taken too soon due to the potential for transient populations.

At the high school level, Tracy’s calculations showed enrollment numbers to be in the range of 2400-2600 students at multiple locations during the peak years from 2019-2023. With current high school capacity levels thought to be around 1800 students, it would most likely be very tough to accommodate 2400-26000 students per site (even with skillfully implemented academic and scheduling changes).

Before making any recommendations to the BOE regarding High School #4 (a new building), the Development Committee will need to turn to the BOE for additional guidance. An update on the number(s) that should currently be utilized to determine “capacity” for all current OLSD high school sites is needed before the Development Committee can provide any recommendations pertaining to a fourth high school site for the District.

Within her presentation, Tracy had also analyzed miscellaneous factors that were thought to be impacting enrollment numbers at all OLSD sites. Her analysis of student enrollment by subdivision within the District indicated that there appears to be a trend relevant to subdivision aging and lower enrollment yields. Her numbers seemed to suggest that as a subdivision aged, a reduction in enrollment yields from that subdivision resulted. While this trend seemed to apply to most subdivisions, it did not apply to all subdivisions. Price of the homes within the different subdivisions may be one variable in this pattern. More research would need to be done to produce a more certain trend.

Live Births (by zip code) were also reviewed. Live births appeared to peak at a total of 1140 in 2006 for all zip codes within the District. After 2006, the birth rates appear to be consistently trending downward. As a result, the live birth rate is not currently a factor that is foreseen to be producing a surge in upcoming enrollments at this time.

Building permits for housing starts also appear to be remaining at a low level and are not foreseen to have a substantial impact on the enrollment numbers in the near future. However, Tracy and Ralph did caution that a spike in building permits/housing starts could result in a fairly rapid and unpredicted spike in enrollment numbers at some sites and should continue to be monitored.

Upon completion of the presentation, Ralph Au asked for a motion to present the Enrollment Projections to the Board of Education.

Robert Fuller moved and Rich Seils seconded the motion. All members in attendance were in support of the motion, no members were opposed. Motion Carried.

Energy Conservation

Jeff Gordon advised the Development Committee that the next step in proceeding with the procurement of an Energy Conservation staff member for OLSD would be the creation of a job description for the position. Once completed the job description will be presented to the Development Committee for review. Upon receipt of a recommendation from the Development Committee, the job description would then be presented to the BOE for review. It is anticipated that a benefit from this newly created position would be that it could largely pay for itself.

Capital Improvements 2013

Jeff Gordon presented to the Development Committee a summary of the 2013 capital improvement budget categorized by type of projected improvements. A summary of projects in excess of \$25,000 was also provided to the Committee for review.

Jeff explained to the Committee that improvements chosen for the list were selected because they posed a safety concern or presented an immediate priority need. A few items included on the list, such as HVAC adjustments, were included because the improvements could yield a monetary return or savings for the District. Ron Thomas offered to provide a 2nd opinion on some of the proposed HVAC improvements at Liberty High School. Jeff welcomed the consultation and advised that he would coordinate scheduling with Ron for this.

Jeff proceeded to explain to the Committee that asphalt improvements throughout the District were becoming a primary concern. He advised that the asphalt work needed would only become more extensive in nature as time progressed. Roofing and mechanical needs were also identified as costly improvements that would become more frequent in upcoming years.

Upon review of the 2013 Capital Improvement Budget, the Development Committee expressed concern for the limited funding that was currently available for improvements district wide. Bob Hart estimated that a capital improvement budget of approximately \$5 million dollars per year could potentially be needed for the District not to be “reactive” in its future improvements planning. The Committee commented that it was evident that the District appeared to be simply “getting by” with the limited funding that was currently provided for capital improvements and that it seemed inevitable that additional funding was going to need to be obtained.

Jeff explained to the Committee that he planned to establish “lifecycles” for all of the OLSD buildings, as well as, their equipment/components. Once completed, the plan would clearly show the peak years in which the District’s Capital Improvement needs would be the greatest and the anticipated costs associated with the improvements identified. At this time Jeff asked for volunteers from the Development Committee to assist him with future site inspections/walks. The walks would be on a scheduled basis, but would be at random times of day and involve multiple sites. Ron Thomas, Bob Hart, and Rich Seils volunteered to participate in this program. Ralph Au requested a copy of the schedule for the site walks when it was completed and also requested a list of the school district buildings by age. Jeff advised that this process had already been started and the information would be forwarded to Ralph upon its completion.

Non-Traditional Projects

Jeff Gordon explained to the Committee that the OHS Softball Boosters would not be able to fund the fencing replacement project at OHS (as previously stated on their Facilities Improvement application). Consequently, the fence has been inspected by OLSD and identified as an issue that does pose a safety issue to the players. As a result, the current intent is to utilize some capital improvement funding for needed improvements to this area.

Communications pertaining to the Turf Project have recently been restarted. Additional information has been forwarded to the appropriate parties and the efforts to obtain funding have also been restarted.

Influencers Update

Governmental- No government influencers are foreseen at this time.

Board-The Development Committee would be interested in the status of the Project 2020 presentations and models. Ralph Au would like to look at the recent models created by Scott Leopold from DeJong-Richter. He would like to know if issues such as parking spaces have been included in the model.

Administration-The Development Committee would like any new Project 2020 information as referenced above.

External- David Frash advised that prior to the Development Committee meeting that he, Ralph Au, and Jeff Gordon met with representatives from ALE (Acquisitions Logistics Engineering). They are a consulting company that specializes in identifying equipment lifecycles and related costs. Typically ALE contracts with the Department of Defense to identify the equipment budgets/needs for ships and aircraft. Because they wish to expand their services and expertise, ALE has offered to donate time and services to OLSD to research the mechanical components for one school building and to determine their lifecycles and replacement costs. The Committee will be updated once ALE completed their research.

The Committee expressed that while ALE services are appreciated, that a series of Excel spreadsheets or standard planning software (such as "School Dude") may be just as effective. It was also believed that the Micromain software that OLSD currently utilizes may have some of these same capabilities.

Jeff Gordon shared with the Committee that another potential influencer on the District could be a new apartment community being proposed for the corner of Powell Road and Old State. Updates will be provided as further information is obtained.

Future Agenda Items

Ralph Au would like to address the organization of the Development Committee and related Sub-Committees at the December meeting. Meeting dates for 2013 also need to be determined. Further progress on an Energy Specialist for the District needs to be reviewed.

Ralph Au asked for a motion to adjourn the meeting.

Robert Fuller moved and John Rich Seils seconded the motion to adjourn the meeting at 8:59 p.m.

The next meeting is scheduled for Wednesday, December 5, 2012.

Respectfully submitted,
Jeff Gordon