

Olentangy Facilities Committee Meeting
April 8, 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 type="checkbox"/> Bryant, Angie | <input type="checkbox"/> Oliver, Gene |
| <input type="checkbox"/> Cailteux, Andy | <input type="checkbox"/> Schroeder, Mark |
| <input checked="" type="checkbox"/> Fuller, Robert | <input type="checkbox"/> Schuette, John |
| <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 Jay Boone (Moody Nolan, Inc.), Stacy Dunbar (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 Robert Fuller seconded the motion to approve the agenda. Motion carried.

Ron Thomas moved and Alyssa Lowry seconded the motion to approve the minutes of the March 5, 2014 meeting. Motion carried.

General Business

Ralph Au welcomed members in attendance and proceeded with some brief issues of general business. A tour of Oak Creek Elementary school was previously scheduled for members on 4/16/2014. Members requested that the tour be deferred to May as a result of low attendance anticipated for that date. The new date for the tour will be determined at the May 7, 2014 Facilities Committee meeting.

Recently, a need for special subcommittee meetings has increased due to special projects that have been submitted to the Business Office for review. OLSD appreciates the time that members volunteer to attend these meetings. To maximize attendance at these meetings Jeff Gordon asked members if late afternoon meeting times would be preferred by members over early evening meeting times. Most members in attendance agreed that 3:00 p.m. meetings would potentially be easier for them to attend.

A special thank you to committee members Sharon Jurawitz, Bob Hart, and Ron Thomas was extended from the Business Office. In March, Ms. Jurawitz and Mr. Hart volunteered to assist with a professional development program for students at Shanahan Middle School regarding architectural and engineering professions. This was a tremendous opportunity for the students to obtain real world information regarding these professions.

Mr. Thomas has been integral in the review of numerous mechanical projects for the district. Additionally, he has been a tremendous source of information for the district with its energy conservation initiative. Mr. Gordon could not express enough gratitude to Mr. Thomas for the numerous hours that he has volunteered on behalf of the district.

Permanent Improvement Planning

Jeff Gordon presented to members a copy of the projected Six-Year Permanent Improvement Plan for the district. A copy of the projections is available from the district's Business Office upon request. The Six-Year plan was created differently than the 20-Year Plan (previously presented to the Board of Education) for the district, in that actual site conditions and specific projects were identified to determine the funds that were needed over the next six-year period for the district. In the 20-Year Plan, equipment lifecycles were primarily utilized to determine the funding that would be needed.

Regardless, both plans resulted in similar findings. The Six-Year Plan projected that an average of 3.5 to 4 million dollars per year would be needed to maintain the facilities in our now aging district. The 20-Year Plan projected that an average of 5 to 6 million dollars per year would be needed to maintain the district's facilities. However, the total funding for the 20-Year Plan is graduated in that an average of 4 million dollars per year is anticipated to be needed in the first ten years of the 20-Year Plan and an average of 5 to 6 million dollars per year would be needed for years 11 through 20 of the 20-Year Plan.

Non-Traditional Projects

Jay Boone from Moody Nolan, Inc. presented project updates relevant to the proposed Wrestling Room at Liberty High School to committee members. The updates were a result of revisions requested by subcommittee members on 3/19/2014 and 3/27/2014 at project review sessions. The rerouting of all major utilities was the primary concern of subcommittee members. All utilities have been rerouted as requested, with the exception of a section of the sanitary sewer line that will still run under the foundation of the proposed new structure. The foundation has been designed so that it will have minimal impact on the sanitary sewer line and should not be a factor in damaging the line.

HVAC issues were the secondary major concern of the subcommittee. Ron Thomas of the Facilities Committee has been working with Jack Evans of Prater Engineering to identify HVAC solutions for the proposed project. Tying the HVAC system into the existing heating system at Liberty High School (LHS) is the preferred option by Ron Thomas and by OLSD. The engineer has proposed tying the heating system into the existing system at LHS, but utilizing a split DX unit to be able to use a separate cooling/chiller system for the new facility. All parties agreed that this would be more cost effective than attempting to integrate both the heating and cooling systems for the new facility into the existing system at LHS. This would also provide a heating system lifespan of approximately 30 years or more as opposed to 15 years. The engineer will try to incorporate one large condensing unit into the mechanical plans for the new facility as opposed to multiple smaller units. Mr. Thomas clarified that if a DX blower unit were needed on the roof of the new facility that it would be okay. However, he did suggest that the hot water heating coils for the facility be integrated into the space for the new facility.

Another concern of subcommittee members was the cost to the district to hire an independent Owner's Representative to oversee the construction of the project. It was the request of members that the donor for the project incur this cost on behalf of the district. Members discussed that they would be willing to provide some flexibility with the HVAC requirements for the project if the donor considered picking up the cost for the district's Owner's Representative.

Cooling for the Wrestling Room Facility in the summer months was also briefly discussed. While the facility would be used minimally for wrestling purposes in the summer, the ability to cool the facility for student camps and similar uses would be necessary. While the facility is anticipated to hold 300 occupants, it was believed that on average the facility would occupy 100-150 occupants during the summer months. Members believed that the cooling system proposed at this time was adequately sized for the usage anticipated.

Operating costs for the new facility were projected to be \$3,000 for lighting and \$10,000 for heating annually. An additional cost of \$15,000 per year is anticipated for custodial costs related to the facility. These costs would be added costs to the district, as previously the wrestling team was shared existing school gym space with other organizations. It will be up to the Board of Education to determine if the projected facility usage and additional operating costs warrant the project's donation to the district.

Moving forward, Jay Boone clarified to the members some of the project's design and procedural details. Mr. Boone expressed that the project would be bid privately as a single prime bid through the donor. There were no provisions for cost over-runs for the project at this time. He reminded members that the locker rooms were still being bid as an alternate to the project. If the cost of the locker rooms comes in within the project's budget, there will be five men's showers and one shower area for women incorporated into the locker rooms. A separate sound system for the main gym area is a part of the construction package for the project at this time.

Mr. Boone anticipates submitting for the building permits for the project on April 16, 2014. He plans to provide the bid documents for the project to vendor and contractors on May 9, 2014. Before releasing the bid documents, he will send the documents to OLSD for one final review. Mr. Boone hopes to have the building permit approved for the project by May 21, 2014. Bids from the contractors will be due back to Mr. Boone by May 30, 2014 and he anticipates having project contracts approved by June 13, 2014. Should the bid and permit process proceed as anticipated, Mr. Boone anticipates the start of construction for the project to commence on June 30, 2014. Completion of the project at this time is scheduled for November 10, 2014.

Members discussed that as submitted to date, the application for the proposed Wrestling Room Facility at Liberty High School appeared to incorporate materials and a design that were consistent with facilities built by the district in the past. Mr. Gordon expressed that if the district were to have planned the facility on its own, that the design and materials presented by Moody Nolan were consistent with those that the district would have likely planned on its own. Members discussed that if the locker rooms were not incorporated as a part of the project (due to the donor's cap on funding for the project), that OLSD could feasibly add the locker rooms at a later date. It was felt that there was room for future expansion at that end of the building and that the utilities were located where they could be easily accessed to accommodate the expansion.

Members also discussed long-term maintenance costs for the facility. With the exception of the wrestling mats and the hot water tank, major maintenance to the facility was not anticipated for about 30 years. A new roof and the HVAC system were predicted to be the most costly repair

items long-term for the facility. Members also noted that the proposed timeline for the construction of the project appeared to be ambitious, but not completely unreasonable. Members also added that if approved, staging areas for the project's construction would need to be determined and plans to minimize the impact on students and bussing routes also finalized for the start of the 2014-2015 school year.

Upon conclusion of the review of the updates to the proposed project, Ralph Au called for a motion for the Facilities Committee to recommend the approval of the Facility Improvement application as submitted by Jay Boone of Moody Nolan, Inc. proposing the construction of a donated Wrestling Room Facility at Liberty High School. The recommendation is based upon the satisfactory review of site plans, construction drawings, and product specifications provided to subcommittee members at recent project review sessions. The review of project materials to date has concluded that the proposed project is a quality facility with materials and construction methods that are consistent with those utilized in the construction of Liberty High School. Approval for the project should also require funding of OLSD's Owners Representative by the project's donor. The approved recommendation will remain contingent upon the continued review by OLSD of finalized project bid materials and project specifications. The committee would also recommend that prior to the commencement for the project, that funds covering the total construction cost and any contingency costs, be required to be placed into an escrow account to fund the project.

All parties in attendance were in favor of the proposed Wrestling Room project at Liberty High School. An absentee ballot via email was also received from Angie Bryant in support of the LHS Wrestling Room project. No members in attendance were opposed. Motion carried.

Prior to the meeting's conclusion, members requested that someone from the committee volunteer to present the process and findings of the subcommittee to the Board of Education members at the meeting scheduled for April 10, 2014 at 6:30 p.m. Alyssa Lowry kindly volunteered to assist with the presentation of the project. Ralph Au advised that he would attend the meeting as a back-up presenter at the BOE meeting. Mr. Boone, from Moody Nolan, Inc., will also be presenting a summary of the proposed project at the BOE meeting.

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

Robert Fuller moved and Bob Hart seconded the motion to adjourn the meeting at 7:28 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, May 7, 2014.

Respectfully submitted,
Jeff Gordon