

Olentangy Development Committee Meeting
Minutes of September 1, 2010 @ 7:00 p.m.
Olentangy Administrative Offices

In attendance for the Development Committee were:

- Antronica, Anthony
- Au, Ralph
- Frash, David
- Fuller, Robert
- Hall, Greg
- Jacobs, Marty
- Jurawitz, Sharon
- Lewis, Tony
- Manor, Mike
- Muharrem, Gurgun
- Murnane, Ann
- Norton, Mike
- Reiner, Charles
- Schuette, John
- Seils, Rich
- Thomas, Ron
- Vasbinder, Mike
- Weaver, Deb

Also in attendance: Dave King, Keith Pomeroy, Terri Shaw and Andy Kerr.

John Schuette moved and Charles Reiner seconded the motion to approve the agenda.

Charles Reiner moved and Robert Fuller seconded the motion to approve the minutes of the August 4, 2010 meeting as modified.

Andy Kerr provided a construction update for Cheshire Elementary School, Berkshire Middle School, Elementary #15, the elementary computer classroom conversion and Olentangy High School technology renovations.

This will be the last report on Cheshire Elementary as the building is complete and the grand opening took place on August 22. There were many positive comments made at the ceremony and the building design was new to many of the attendees as some of the families had children attending Arrowhead Elementary School last year. This is the first time the punch list has been fully completed by the day of the ribbon cutting. This is the result of the new bonus structure offered for this project. While the general contractor lost two-thirds of their bonus all others were completely finished by the deadline.

The Berkshire Middle School building is moving along. The drywall is underway. The schedule shows a May 11, 2011 completion, but contractually there is a June 1, 2011 deadline. The project was two months ahead of schedule moving into the summer months but has continued to deteriorate and fall behind. There have been various problems spread over several areas that have caused the delay. There is a meeting scheduled with the bonding company and the general contractor to get the general contractor back on track. The building is not yet in jeopardy of not being completed by June 1.

The overall quality of Elementary #15 is very good. A large percentage of the exterior walls are up. The masonry contractors are doing a good job and the metal erection is going well. The general contractor for this project is doing a fine job.

The elementary computer classroom conversions are complete. Many of the classrooms are already being used. The laptop carts are working well. This is a change for teachers, and technology staff is providing support where needed. The carts will provide more flexibility for students and teachers. There was discussion about the possibility of adding wireless capabilities in all the other buildings with future bond monies, creating exciting educational possibilities for our students.

The Olentangy High School technology renovation project was an overall success due to the excellent prime contractor on the job. Even with an almost impossible limited timeline and thousands of cables, there was only one cable that was cut in error. The television monitor quality is still an issue but with the installation of a filter this will be resolved. The punch list is fully completed.

Andy gave an update on current business including the construction budget schedule, House Bill 264 project, enrollment, and the high/middle school utilization project.

Andy shared the process developed to estimate future construction budgets. Some challenges with these budgets include balancing the current pricing, which is lower due to the economy, with future pricing once construction projects pick up. The methodology used to predict future elementary building budgets was to look at past project data for each bid package, for each building and take the average of the three lowest bids. Then the difference of the average of the most expensive building (FTES) and the least expensive (ES#15) was split to create the new base amount. As a comparison, the average of the two lowest bids was calculated which did not prove to be much different than the average when calculating the three lowest bids. In some cases there was only one bidder so the prior bidders were replicated. To create budgets for future buildings, the budget amount is escalated three percent per year to create budgets for Elementary 16, 17 and 18. When considering specific buildings and their estimated budgets, land, year being built and developmental stage of area (roads, sewer, etc.) was taken into consideration.

When calculating the middle school and high school budgets the same methodology was used but there was not the same number of past projects to compare. There is a tremendous savings in replicating buildings; allowing us to know the exact cost of each building, leaving site cost as the only differential.

Ralph Au asked for a motion to approve the construction budget schedule. John Schuttee made the motion and Robert Fuller seconded the motion. Motion carried.

Andy explained that there are two options for HB 264 funding. A school district can hire a contractor to assess energy conservation needs and then perform the work without bidding the job. The second option, which is the method OLSD chose, is to hire an outside consulting firm to assess the need; the district then divides the recommendation into like projects, bidding each project to receive the most competitive pricing.

OLSD hired Roger Fields & Assoc. to conduct the energy audit. Andy presented their findings to the committee. Their report shows that HVAC is where we will see the largest savings when adding control systems to regulate the air flow based on the number of people in each building at any given time. Other savings include light occupancy sensors, gymnasium lighting change, kitchen hood controls, and the replacement of boilers and chill water pumps. Another recommendation is to replace all exterior lighting with LED. The payback is not as great as we would like to see with the current LED pricing. This may improve with time. Other findings in the report include the current and projected energy use by building and a chart showing cost compared to return on investment.

The next step in the process is to file this report, along with a BOE resolution, with the OSFC for their approval. Once approved, the district will compile bid packages to be bid and create a timeline for projects to be completed during the summer months.

Ralph Au asked for a motion to send the HB 264 Project to OSFC for approval. Robert Fuller made the motion and Tony Lewis seconded the motion. Motion carried.

The total enrollment on August 24 (the day before school started) was 16,205 with 140 over projection for K-5, 154 over for grades 6-8 and 165 over for grades 9-12. We should expect to see a drop of about 200 students due to families moving out of the district over summer break. We continue to see an increase of students to the district even with the decline of housing starts to just 300 this year. This increase is due, in part, to the number of families living in the district who have moved their children from private to public schools. DeJong-Healy has been contracted to provide forecasting and long range planning again this year. These discussions will begin toward the end of September with the Long Range Planning Subcommittee, and will be presented to the full Development Committee during their November 3 meeting. The completed forecast will be presented to the BOE during their November 17 meeting.

The high school/middle school utilization project is moving forward. Data from last year was analyzed to create a model for moving forward. Data for the current school year will be received within the next few weeks and will be reviewed by building principals for verification. This information will be used in the same manner as the elementary building utilization numbers. Discussion turned to how online learning could impact building utilization in the future.

Currently, there is nothing new with governmental influencers but the outcome of the upcoming November elections could impact education.

There was nothing new to report on Project 2020.

Some capital improvement items have been built into the HB 264 project.

No future agenda items were discussed.

Ralph Au will not be able to attend the next Development Committee meeting and asked Mike Vasbinder to stand in for him in his absence.

Charles Reiner moved and Ralph Au seconded the motion to adjourn the meeting at 8:45p.m.

The next meeting is Wednesday, October 6, 2010.

Respectfully submitted,

Andy Kerr