

Olentangy Development Committee Meeting
Minutes of April 4, 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 type="checkbox"/> Fuller, Robert | <input type="checkbox"/> Schroeder, Mark |
| <input type="checkbox"/> Hart, Bob | <input type="checkbox"/> Schuette, John |
| <input type="checkbox"/> Jacobs, Marty | <input type="checkbox"/> Seils, Rich |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Thomas, Ron |
| <input type="checkbox"/> Kroskie, Kelly | <input checked="" type="checkbox"/> Vasbinder, Mike |

Also in attendance were Dave King, Keith Pomeroy, Jeff Gordon, Scott Shively, Gary Sebach, Susan Staum and Andy Kerr.

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

David Frash moved and Mike Vasbinder seconded the motion to approve the agenda. Motion carried.

Mike Vasbinder moved and David Frash seconded the motion to approve the minutes of the March 7, 2012 meeting. Motion carried.

Approve New Member

Ralph introduced Gary Sebach and Gary shared that he has been an architect with Bird Houk for the past 20 years; he lives in the District but does not have children attending Olentangy Schools.

David Frash moved and Sharon Jurawitz seconded the motion to approve Gary Sebach as a new member of the Development Committee. Motion carried.

HVAC/Lighting Project Status

Andy Kerr gave an update on this project. Details are being finalized for chiller replacement at WRES and ACES. Placement of pumps and mechanical equipment has been determined, parts have been ordered and there are currently no delays with the timeline. The lighting and sensors project will begin soon. There will be a deduct order placed for \$17,643 due to the conversion of T-5 to T-8 at Orange MS and the reduction of gymnasium emergency lights. The State of Ohio will be notified that the District has withdrawn the request for HB264 funding. These energy saving projects will be funded with capital improvement dollars.

Capital Improvements

Andy walked the committee through the process taken to determine capital improvement needs through 2016 and deferred. Last fall Andy and Scott Shively walked every building to determine needs. They then met with building principals and head custodians to walk through the building and discuss their needs. During this second walk through, carpet, asphalt, paint and ceiling tile needs were assessed. A matrix of all building needs was created, prioritized, priced and divided into categories. Safety and product life cycle was used to determine priority; cost estimates were created using past cost, contractor estimates and Facility Manager's 2012 Costbook. Available funds factored in to determining the timeline for each project. Projects that could be delayed were scheduled beyond 2014 when funds would become available with the next ballot issue. A two mill Permanent Improvement levy placed on the ballot in 2014 would generate \$6 million in funds for 2015 and beyond.

The committee reviewed the 2012 projects that were broken down by building and by category. Pricing for these projects are estimates not bid pricing and include permit and engineering fees. Project costs beyond 2012 include a three percent escalation for inflation. Discussion continued to include prioritizing projects based on safety, life cycle and educational changes. The committee focused on the 2012 projects and agreed to look at future projects in more detail at a later date. Looking at 2012, there are just a few high price items that include the gymnasium lighting retro fit for \$168,219; the SMS lunchroom expansion at \$196,816; asphalt repair estimated to cost \$127,220; and the OASIS rooftop ventilation project for \$70,000. The committee agreed that the gym lighting project could be pushed out another year to give time for further study, but that all other projects slated for this summer should move forward.

There was discussion regarding the role the Development Committee should play in assisting the District with the management of projects. Specifically, the committee could review capital improvement projects and make recommendations to the BOE to defer or escalate specific projects.

Dave King, BOE President, shared the expectations of the Board. Being a BOE committee, its function is to provide a system of checks and balances. The Board will look to the committee to provide guidance and direction. The District will begin to see more one time only special projects and the BOE will look to the Development Committee for a second opinion and recommendations. Dave suggested the committee look to area businesses as a source for recruiting new members with specific areas of expertise. There is a very high appreciation for the service the Development Committee provides to the District from both the BOE and the community.

There was a request from the committee to the BOE that project timelines include ample time for Development Committee review.

Andy will bring actual 2012 capital improvement costs to the committee for the project review in November or December.

Andy and Ralph will present the capital improvement projects including Development Committee recommendations to the BOE during the April 11 meeting.

Non-traditional Projects

Artificial Turf

Andy reported this project is on hold pending funding. The community group is working on fund raising. There will not be a need to receive extensive EPA permits for this project. This project will need to start May 1 to meet the August 1 completion date.

LHS Wrestling Room

This group met to determine that a revision of plans would need to take place to build this facility within their budget. All funds will need to be raised before the project begins. It is likely the wrestling room addition will be built but the timeline will need to be delayed. Once the revised plan is in place it will come to the Development Committee for review.

Pool Facility

There has been no new development since the price estimates for sanitary, water and electric were given to the group heading this project. The cost to run utilities is estimated to be in the \$300,000 range.

Role of Development Committee

There needs to be a process in place that clearly states the role of the committee for review of non-traditional projects. The review process should include the committee responsibilities and a timeline that allows adequate time for review. The Development Committee can develop a process but it needs to be the responsibility of the administration to adopt the process and communicate this with all outside groups when special projects are proposed.

The Facility Acquisition & Maintenance subcommittee will draft a plan that clearly states the procedure for addressing non-traditional projects, and bring this back to the full committee for review in May.

Influencers Update

Property located on Lazelle Road near State Route 23 is in the process of rezoning to allow 154 apartment units on 9.2 acres. This would create a density of 16.7 units per acre. A two acre commercial site housing a 90 unit extended stay facility is part of this development. There was a zoning hearing held April 3 but no vote was taken. There will be another meeting held April 10 with the final decision being made by Columbus City Council. Approval of this development is likely.

Future Agenda Items

Ralph Au added a presentation of the LHS wrestling room to the agenda for May.

Sharon Jurawitz moved and Ron Thomas seconded the motion to adjourn the meeting at 8:51 p.m.

The next meeting is scheduled for Wednesday, May 2, 2012.

Respectfully submitted,
Andy Kerr