

Olentangy Development Committee Meeting
Minutes of March 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 checked="" 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 type="checkbox"/> Schroeder, Mark |
| <input type="checkbox"/> Hart, Bob | <input checked="" type="checkbox"/> Schuette, John |
| <input type="checkbox"/> Jacobs, Marty | <input checked="" type="checkbox"/> Seils, Rich |
| <input 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 Gary Sebach, Tony Schorr, Mike Tarullo, Keith Pomeroy, Walt Gaub and Andy Kerr.

Ralph Au called the meeting to order and requested the agenda be changed by adding Professional Services Evaluation to follow the Design-build Option. Ralph asked for a motion to approve the agenda and minutes.

Mike Vasbinder moved and John Schuette seconded the motion to approve the agenda as amended. Motion carried.

Robert Fuller moved and Ron Thomas seconded the motion to approve the minutes of the February 1, 2012 meeting. Motion carried.

New Member Chuck Fenske

Ralph introduced new member Chuck Fenske. Chuck is a general contractor from North Canton, Ohio and has worked as a project manager and business developer. He has a degree in Construction & Management from The Ohio State University. Ralph asked for a motion to approve the new member.

Mike Vasbinder moved and John Schuette seconded the motion to approve Chuck Fenske as a new member of the Development Committee. Motion Carried.

Design Build Option

Attorney Mike Tarullo discussed the new construction reform the State of Ohio passed the end of last year. There are two new services: the Construction Management at Risk (CM at Risk), and Design-build. In the design-build process, the owner selects a single

performance based entity that would provide design and construction services. Some advantages include the applicability to unique projects and a constrained timetable. This process allows the ability to build your own team of professionals, instead of having to bid out services. The State requires school districts to employ criteria architects to assist in the process; they are fee-based (fixed cost or cost plus) and would not be a part of the design-build team. The current synthetic turf project is following the design-build process. The CM at Risk service is very popular right now and gives the best value process without the design elements. Design services must be completed prior to entering into a CM at Risk contract.

The District will continue to use this new process moving forward.

Professional Services Evaluation

Mike Vasbinder discussed the continuing refinement of the way the Development Committee works. The Professional Services Evaluation form, which can be used for new construction, capital improvement or renovation projects, was reviewed. The committee agreed this form would be a valid way to assess company performance. Mike suggested the Development Committee become involved in the process of evaluating future projects by using this form. Chuck Fenske suggested that project cost and claims be included on the form.

Chuck Fenske motioned and Mike Vasbinder seconded the motion to approve the Professional Services Evaluation form as amended. Motion carried.

The committee also reviewed the Prime Contractor Evaluation form with no changes being made to this form.

P2020 Scenario Schedules & Cost

Andy reported that the P2020 Committee is still evaluating data and many unanswered questions remain. This may become a trial and error process to determine what options will best fit the needs of the District. Flexibility will be the key while evaluating all proposals to establish which will provide the maximum benefit.

HVAC/Lighting/Capital Improvements

Mike Vasbinder gave an update on findings of the Bond Residual Committee. The HVAC/Lighting project will be funded using \$3.2 million from part of the residual funds. The 2012 Capital Improvement projects will be funded with 2011 bond funds and a small portion from the remaining balance of the 2008 bond.

Ralph Au asked the committee to comment about the HVAC/Lighting project timeline as presented in the handout. There was agreement that the process followed was appropriate and provided adequate opportunity for the committee members to provide comment and guidance. As OLSD transitions from large building projects to smaller capital

improvements, it was suggested that the Development Committee ask specific members with specialized areas of expertise to have more oversight in future projects. Moving forward, it is critical that future projects incorporate adequate time for the community input that the BOE expects from the Development Committee. The committee is working with the BOE to update expectations. There was also discussion regarding where the Development Committee will fit in the new design-build process.

Artificial Turf

Andy brought the committee up to date on the process. Four companies submitted initial qualification proposals. Three companies were selected to submit technical, pricing and Guaranteed Maximum Price proposals. Several people, including the Athletic Directors were asked to evaluate and rank the proposals. The Motz Group ranked the highest in technical, pricing and GMP specifications. If the project is to be completed by August, construction will need to start May 1, 2012. The BOE will need to approve contracts by the end of March to be able to meet the required May 1 start date.

Influencers Update

Andy reported Menards has completed the zoning process, and has been approved to begin construction. Cabela's has announced intent to build and will begin the zoning process. Both retail stores have been granted tax incentives.

No future agenda items were discussed.

Ralph Au moved and Bob Fuller seconded the motion to adjourn the meeting at 8:49 p.m. Motion carried.

The next meeting is scheduled for Wednesday, April 4, 2012.

Respectfully submitted,

Andy Kerr