

Olentangy Development Committee Meeting
August 6, 2013 @ 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"/> Oliver, Gene |
| <input checked="" type="checkbox"/> Au, Ralph | <input checked="" type="checkbox"/> Reiner, Charles |
| <input type="checkbox"/> Fenske, Chuck | <input type="checkbox"/> Schroeder, Mark |
| <input checked="" type="checkbox"/> Fuller, Robert | <input checked="" type="checkbox"/> Schuette, John |
| <input type="checkbox"/> Hart, Bob | <input type="checkbox"/> Sebach, Gary |
| <input checked="" type="checkbox"/> Jacobs, Marty | <input checked="" type="checkbox"/> Seils, Rich |
| <input type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Thomas, Ron |
| <input type="checkbox"/> Lewis, Tony | <input type="checkbox"/> Vasbinder, Mike |

Also in attendance were Stacy Dunbar (BOE Representative), Rich Stokey from Smart Consultations, Brent Boyed from Solar Power & Light, Jeff Gordon (OLSD), Brian Kern (OLSD), and Michelle Murphy (OLSD).

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

Ron Thomas moved and John Schuette seconded the motion to approve the agenda. Motion carried.

Ron Thomas moved and Rich Seils seconded the motion to approve the minutes of the June 5, 2013 meeting. Motion carried.

Solar Energy

Mr. Rich Stokey from Smart Consultations and Mr. Brent Boyd from Solar Power & Light (SPL) presented a general overview of the benefits of supplementing the district's electrical power usage with solar energy. Mr. Boyd reviewed a PowerPoint presentation with Development Committee members. Copies of the presentation are available for review upon request.

In summary, Mr. Boyd advised members that Ohio has approximately 60 days of measurable sunlight per year. While this appears to be a minimal number of sunlight days per year, he shared that it is comparable to the number of sunlight days per year that the largest solar user in the world (Germany) receives. As a result, he believes Ohio to be a very sustainable market for solar energy use and benefits.

Mr. Boyd proceeded to advise members that many corporations and school districts alike were turning to solar energy use to supplement their current electric usage. He referenced IKEA as one of the largest users of solar energy. He referenced Walmart and Walgreen's as some of the largest solar users in Ohio. He advised that the objective for Olentangy should be to build its solar network to supplement 25 to 50 percent of the district's total electric consumption. He

clarified that the importance of this was so that there was not a need to sell energy back to the power companies (which gets complicated to navigate).

For Olentangy specifically, Mr. Boyd saw the greatest advantage of solar use at the High School and Middle School campuses (installed in “cluster” configurations). He did not see the 13 Elementary School facilities as being able to produce a great enough return on the capital investment needed to install equipment at these locations.

If funded by the school district, Mr. Boyd estimates the capital investment for solar product and equipment for OLSD to be around 10-12 million initially, with a total investment that could be around 20 million dollars. He shared that a Solar Power Purchase Agreement might be attractive to the school district, as it eliminates the upfront capital investment for solar equipment by the school district. The district would contract with Solar Power & Light to secure all funding, complete construction, and provide operations and maintenance services for the solar facility for the life of the contract. In return, the district would be required to purchase the electricity produced by the solar facility on a contract basis through Solar Power & Light for a period of 25 years. When asked, he advised that there are no provisions within the contract for early termination of the contract prior to 25 years.

Mr. Boyd also explained that there are two primary locations for the installation of solar panels and equipment. School roofs would be one of the preferred locations for installation. SPL works carefully with the school and its roofing contractors when making the roof penetrations to mount the solar panels and related equipment. It is the goal of SPL to maintain the roof’s warranty and structural integrity. SPL would not recommend installation of solar on a roof that was in poor condition or advanced in age. Many clients have experienced a reduction in room temperatures below the solar panel grids. The coverage of the panels on the roofs results in a 5 degree Fahrenheit (on average) reduction in room temperature below the panels. It is also important to note that SPL’s contract allows for one roof replacement every ten years for roofs having solar equipment installed on them.

In addition to roof installations at OLSD sites, Mr. Boyd would also suggest that solar panels be installed in “clusters” on school grounds. He estimates that these “solar fields” would require approximately 15-20 acres of school land. The panels would be installed at 30 degree angles on a post that was bored into the ground with no concrete. He advised that the grass or vegetation be killed underneath the panels (for easier maintenance) and that the grass or vegetation be maintained as normal in the rows in between the panels.

Both roof and field installations tie into the buildings electrical system. The system is set up so that the buildings utilize the available solar energy first and then access the energy from the traditional electrical supply when needed. Mr. Boyd shared that the largest benefit of solar energy use is that it is a “hedge” against rising energy costs. He estimated that the 25-year projected savings for a solar energy system at OLSD would be slightly under 5 million dollars. He advised that while the cost of solar equipment may be reduced in upcoming years, that the government incentives and grants for the installation of the equipment was also trending downward.

Upon Mr. Stokey’s and Mr. Boyd’s departure, members discussed the pros and cons of the information that was presented to them pertaining to solar energy. Members were concerned that the capital investment for solar exceeded the long-term savings benefits for the district. Some discussion indicated that there may be a greater benefit/return from solar use at the transportation

facilities (due to having to plug the busses into the electrical system in the winter). Before any final decisions are to be made, members requested that a cost be obtained from SPL for the cost per mega-watt over the past ten years from SPL for the September 2013 meeting. Ralph Au also requested that a review of the solar presentation be placed on the September 2013 agenda for further discussion.

Evaluation of Options for High School Enrollment Growth and Academic Program Needs

Committee members proceeded to review a spreadsheet that compared the options available (and the related costs) relevant to facility needs for new Academic programs, that are being created to supplement traditional classroom courses at the High school level, in attempt to reduce some of the space needed at the three High Schools as the enrollment levels continue to peak.

Option 1- Purchase price for the OSU Building

The building has been sitting empty for 3-4 years and is still felt to be over-priced. As a result, there is no negotiating for this site at this time by OLSD. The facility may also be too small long-term.

Option 2- Lease of OSU Building

The cost to lease the facility has come down in cost for a five year lease. OLSD would still be responsible for operating expenses. The cost per square foot to lease this site is still a bit above the square footage average for a similar site in the area.

Option 3- Purchase of Modular Classroom structures

The advantage of modular structures is that OLSD could add them as OLSD needed them. Eight classroom buildings are also available (as opposed to 2 or 4 classroom buildings). Pricing for the eight classroom structures is still pending. Columbus City Schools just purchased one. The baseball field area at SMS would accommodate a large modular complex. The old bus area at SMS would also allow room for these structures. The modular structures have a 30 year life expectancy.

Option 4- The purchase of other properties

Mr. Thomas' realtor and OLSD realtor were not able to locate comparable properties over the past couple of months. Ron Thomas suggested a monthly property search for new listings.

Option 5- Conversion of a warehouse space

No warehouse spaces for potential conversion found to be available at this time.

Option 6- Build a new facility on OLSD owned property

Brian Kern (OLSD's Treasurer) had spoken to OLSD's legal counsel. He indicated that the levy language would allow us to build a site, as we see fit, possibly using funding from a previous levy for a new elementary school. The structure would need to be brick and mortar, but not necessarily an elementary school footprint. Mr. Kern shared with members

that it is likely that the Elementary School funds could be made available for use with this project.

Ralph Au clarified that there was a limited time-frame in which to execute this option. He also expressed uncertainty as to the demand for the proposed non-traditional programs. Mr. Au shared that he did see this as a long-term solution, but foresees a “bridge” or temporary solution to the issue first.

It was discussed that public perception may also be negative toward this option, as the levy was voted for as an elementary site. However, it was also pointed out by OLSD’s Director of Business (Jeff Gordon); that if OLSD sits on the funds too long, that there may not be enough in the fund to actually build the elementary that was voted for due to inevitable price increases.

Option 7- Utilize classroom space in existing High School facilities

This is not seen as an option by members due to the limited space currently available at all High School sites throughout the district.

Option 8- Utilize classroom space at all OLSD sites to for proposed academic programs

This is not seen as a viable option by members due to the limited space that is currently available at most sites. Additionally, there would be a need to mix students of all ages at each site and this was foreseen as a negative. Members felt that there was no clear way in which to create physical separation at all OLSD sites for the students of varying ages.

Option 9a- Use of open classroom space at Columbus State

This option is premature, as there is not open classroom space at Columbus State at this time that is available for OLSD use.

Option 9b- Use of open classroom space at Delaware County Career Center

In 2014-2015- it is believed that DCCC could accommodate 4-6 classrooms at the south campus site for OLSD use. However, this option is still somewhat premature. Jeff Gordon has made a site visit to this site and believes it to have viable potential for OLSD.

Option 10a- Partner with Columbus State relevant to a new site

This option is premature. It is anticipated that it will be 3 or more years before Columbus State may be ready to implement changes that would be conducive to a partnership with OLSD.

Option 10b- Partner with Delaware County Career Center relevant to a new site

Members believe that this option may be a good long-term solution. DCCC is looking at campus development solutions at the southern edge of district. It is thought that the OSU building may still be too small long-term and as a result we may still need a partnership such as this.

Option #11- Convert current Central Office space back to academic space

There are 25,000 sq. feet available for conversion back to academic space in Central Office. The cost to convert this space is believed to be minimal. However, there are no available office buildings for Administration to be moved into within the District at this time. Additionally, the mixing of High School students and Middle School students in the same space is a negative to this option.

Other Options-

Members suggested looking at OLSD owned land and other property that may be on the market to build a facility that could house the proposed programs. Members wanted to know if OLSD could sell some of the property to fund a new property if OLSD did not already own a viable location for this project. Jeff Gordon advised that any OLSD property sold would need to be auctioned off per government guidelines. BOE owned property could not be sold with a realtor.

Open Discussion pertaining to the options available for the proposed academic programs commenced. Options 1,2,3,6, 9b, and 10b appeared to be the best options per Ralph Au. A combination of options 1, 6, and 9b was suggested by Jeff Gordon. He would like to see a partnership with the Delaware County Career Center for the next 5 years. A combination of options 1 and 2 was preferred by Rich Seils. Rich does not believe that the process to accommodate space for these programs will be seamless. He believes that the program needs time to gain its identity first. Ron Thomas suggested a last ditch offer for the OSU Building by the District. He felt that it was important to advise them of a last offer and let them know that the district will proceed to build if there is no acceptance. Ralph Au asked Brian Kern if Elementary #16 bond funds could be used to purchase the OSU building. Brian advised that it was not likely that the funds could be used for this purpose because OLSD would not be building the brick and mortar structure.

Jeff Gordon shared that he believed that the Delaware County Career Center would be the best option for the 2014-2015 school year. All present were in agreement that enrollment numbers and projections are still needed from Mark and Jack pertaining to these programs before finalizing any course of action. It was requested that Jack and Mark be on the agenda for September and present #'s and status update.

Ralph Au clarified with members that he still believes that a "bridge" will be needed for the 2015-2016 year for these programs. Stacy Dunbar clarified to all present that it was important to keep in mind that the academic offerings are being made because we have to offer them to accommodate the enrollment growth in the District. The programs are not being offered for the purpose of luxury learning. The District will need to help these programs grow so that the space is available at other sites when it is needed. Currently, Stacy shared that she is partial to the partnership with the Delaware County Career Center.

Capital Improvement Planning

Jeff Gordon shared with members that 2013 Capital Improvement projects were nearing completion. The largest projects (asphalt improvements, new locker installation at OOHS and

SMS, the repair and installation of new hot water tanks at HMS and ISES, and the installation of a new grandstand at SMS) have all been completed.

He advised that 2014 project planning was underway requested the help of Development Committee members to determine the best course of action for upcoming roof repairs needed at OHS. There are multiple proposed installation methods for the new roof and Jeff would like the opinion of the Committee's professionals as to the method's that they are familiar and as to what methods might work best for OLSD's needs at this time. Members advised Jeff and his team to reach out to Bob Hart and Gary Sebach for assistance with this project.

Members were also provided with an update pertaining to the Capital Improvement planning software (NetRequest). Currently, all elementary school buildings have been drawn into the software. Drawings of OLSD sites were shared with members present at the meeting. Drawing has commenced on the High School and Middle School facilities. Only the Middle School Buildings and OHS remain to be drawn. Initial training on the software was conducted at the end of July 2013 and was thought to be promising. Currently, the Business Office is working with NetRequest and the OLSD staff on some general housekeeping and data collection for the drawings that have been completed. Completion for the remaining drawings is anticipated for fall of 2013.

Jeff Gordon shared that the next building tour is scheduled for 8/14/2013 at 7:00 p.m. The tour will take place at Wyandot Run Elementary School and Scioto Ridge Elementary School for the August walk. A reminder will be sent the week of the tour.

Non-Traditional Projects

Jeff Gordon shared a PowerPoint presentation with the Development Committee. The presentation showed photos of the artificial turf projects at Orange High School and Liberty High School from start to completion. Both projects were exciting to oversee and are successfully completed at this time. Jeff is pleased with the work by both contractors and looks forward to the response of the students and the community this fall. He indicated that Olentangy High School has increased its funding efforts for turf at their site and anticipates that it may be ready to ask for approval to donate turf at that site by next summer.

Influencers Update

Jeff shared with members that the proposed tax by Liberty Township (to tax employees working for tax-exempt institutions at a rate of 2.5 percent within their jurisdiction) has been delayed for the time being. This tax would impact many employees OLSD as well as Columbus Zoo staff. While not moving forward for the time being, members will want to keep watch on Liberty Township (as well as Berlin Township) for similar legislation in the future.

General Business

Due to scheduling conflicts for the September 4, 2013 meeting, Jeff Gordon requested a change of the meeting date for September 2013. Due to the Labor Day holiday weekend, the preference of members was to move the meeting forward to Wednesday, September 11, 2013 at 7:00 p.m. It was agreed that the meeting be rescheduled to September 11, 2013 and announcement will be sent out to this effect by Jeff's office.

Jeff Gordon shared with members that Keith Pomeroy had left the District and that Mike Testa has been named Interim Director of Technology in his place. Jeff shared that Mike has been very helpful in assisting with projects that have been requested. Currently, only the management function of Technology is being out-sourced.

It was requested that the following items be included on the September 2013 agenda:

- General enrollment forecasting
- HS Academic programs- enrollment projections and status presentation by Mark/Jack
- Solar Energy discussion
- Presentation by Helicon HES relevant to solar hot water heating
- Invitation of Cost Efficiency members to September meeting relevant to solar

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

John Schuette moved and Robert Fuller seconded the motion to adjourn the meeting at 9:12 p.m. Motion Carried.

The next meeting is scheduled for Wednesday, September 11, 2013.

Respectfully submitted,
Jeff Gordon