

**Olentangy Development Committee Meeting**  
**June 5, 2013 @ 7:00 p.m.**  
**Olentangy Administrative Offices**

**In attendance for the Development Committee were:**

- |  |   |
|--|---|
| <input type="checkbox"/> Antronica, Anthony        | <input type="checkbox"/> Muharrem, Gurgun           |
| <input checked="" type="checkbox"/> Au, Ralph      | <input type="checkbox"/> Oliver, Gene               |
| <input type="checkbox"/> Fenske, Chuck             | <input type="checkbox"/> Reiner, Charles            |
| <input type="checkbox"/> Frash, David              | <input checked="" 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"/> 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 Jeff Gordon (OLSD), and Michelle Murphy (OLSD Administrative Minutes).

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

**Ron Thomas moved and Rich Seils seconded the motion to approve the agenda. Motion carried.**

**Ron Thomas moved and Rich Seils seconded the motion to approve the minutes of the May 1, 2013 meeting. Motion carried.**

***Meeting High School Enrollment Growth and Academic Program Needs***

Ralph Au addressed the Committee. He briefly re-capped the academic programs presented by Jack Fette at the May 1, 2013 meeting. Based upon the information provided, members understood that space for the academic programs referenced, would not be needed for the 2013-2014 school year, but in 2014-2015 additional space would be needed. Class sizes for the new programs would be similar to traditional class sizes (23-30 students per class).

Members discussed the OSU building. The building was originally located by Project 2020 members with the help of a commercial realtor. The OSU building has 13-14 classrooms. At the May 1<sup>st</sup> meeting, Sharon had been an advocate for the OSU building. Ralph shared his concern as to the length of time that the space at the OSU building might meet needs for the proposed academic programs. It was pointed out that there was a 2<sup>nd</sup> property adjacent to the OSU building that may accommodate a new building of similar size to the OSU building.

Members were concerned that the purchase/acquisition of the OSU building had not moved forward. The cost to lease the building (in lieu of purchasing it) was perceived to currently be too expensive. As a result, it was not believed to be a cost effective option for the facility. With the likely possibility that the previous plans for the OSU building may not come to fruition, viable options that might meet the space requirements for the academic programs being considered (that could be executed within the next 14 months) were discussed.

Option #1- Establish and negotiate fair pricing for OSU building.

Option #2- Consider leasing the OSU building. It was estimated that the building might be upward of \$450,000 per year to lease.

Option #3- Purchase modular classroom structures. The cost of the modular unit and the location where they could be placed would need to be determined. Bob Hart expressed that he does not believe that modular units would make students attracted to the programs being offered. Ron Thomas estimated that we would need seven modular units for the space needed for the academic programs discussed. The cost would total approximately \$700,000 in modular units. As a result, the Committee decided that this was not a strong option at this time.

Option #4- Purchase other buildings for sale. The group discussed that OLSD may need two OSU sized buildings long term to meet the needs of the programs proposed. Ron Thomas still believes that there are more buildings available that have not been explored at this time. Ron is willing to provide the Committee and District with additional building options for free. Ron Thomas shared that he had asked his personal realtor to run a current search for available sites. He will follow-up with the Committee with the results of the property search. Since the OSU building is 18,000 to 20,000 square feet, members suggested that Ron have his realtor look at facilities with 10,000 to 40,000 square feet. Jeff Gordon suggested that a subcommittee be formed to work with a realtor and search out viable properties that are currently available. Members discussed that there seems to be a lot of office space in Polaris and Westerville areas, but it may not be as centrally located as desired. Members also commented that the Green Meadows are appeared to have the largest concentration of warehouse suites typically available.

Option #5- Convert a warehouse space into an academic learning facility. \$70.00-80.00 per square foot for a warehouse space was discussed as reasonable.

Option #6- Build a new facility on OLSD owned property. Most of the district property available to build a new facility is on is located in the far northern edge of the district. It was thought that the timeframe for new construction (to meet usage needs in the 2014-2015 school year) may not be large enough. Members believed a warehouse type structure might be an exception to this. It was thought that a warehouse type structure could be built in less time than a traditional education facility. Jeff Gordon clarified that the only funds available at this time for new construction are for Elementary #16. Jeff was uncertain if the funds for this project could be redirected. If the elementary were to be built and converted, counter heights and other fixture heights would need to be changed. Committee members requested that a cost for a 20,000 and 40,000 square foot building newly built be obtained.

Option #7- Rely on scheduling changes and innovations to accommodate more students at fewer sites. Make adjustments so that the current OLSD buildings could absorb additional students and house the programs discussed.

Option #8- Spread the new programs around existing OLSD sites. Members felt that this option did not accommodate the preference for a neutral space for these programs.

Option #9- Inquire to Columbus State for available space. Jeff Gordon shared that when last updated available space at Columbus State was limited to a classroom or two.

Option #10- Seek out a potential partnership with another entity. It was discussed that a single large space could be shared by OLD and another entity if the opportunity presented.

Option #11- Use OLSD Central Office. Rich Seils suggested the potential use of the current OLSD Administrative Offices for the classroom space needed. Members discussed that this space may be the easiest option to execute and space to convert in the timeframe presented. It was thought that office space for the Administration may be easier to locate than the classroom space currently being sought out. The Committee requested the square footage for Central Office.

Members expressed that none of the above options were ultimately attractive. Jeff Gordon shared that he believed the warehouse option to be the second best option to the OSU building. Rich Seils suggested that the Development Committee allow the academic area develop their program further before making any final space determinations or recommendations. He shared that a lease may be a better fit for a few years as the new academic programs develop.

Recent high school enrollment numbers are thought to be 1898 at LHS, 1691 at OHS, and 1689 OOHS. Members expressed that the academic staff's inability to provide hard numbers makes it difficult to suggest a permanent solution for the space needed for the proposed programs. As a result, the group was uncertain if a short term or temporary solution be pursued. Ralph suggested focusing on short term planning at this point. Ralph requested that Jack provide projected program enrollment numbers by August. Ralph expressed that he did not believe that the Committee could afford to lose 2 months in the search process due to traditional summer meeting scheduling.

As a result, volunteers to research and assess space options during the summer of 2013 were requested. Ron Thomas, Ralph Au, Rich Seils, and Bob Fuller volunteered. Bob Hart indicated that he would participate with new build search. Bob advised that he could locate the square footage price for the new builds requested. Bob will send the numbers to Michelle.

### **Capital Improvement Planning**

Jeff Gordon shared with members that district paving improvements and the removal of the old grandstand at Shanahan Middle School would be starting this week. Hot Water heating improvements at ISES and HMS were scheduled to start on 6/10/2013 and he had hoped to add a project to improve the heating of hot water at Shanahan Middle School for this summer. This project was an emergency need and he hopes to potentially use solar power to assist with the hot

water needed. The installation of new lockers at Orange High School is currently being scheduled for July. Some athletic improvements have been placed on temporary hold until the completion of turf projects at OOHS and LHS.

Jeff reminded members that a Building Tour of Alum Creek Elementary School and Arrowhead Elementary School will take place, June 12<sup>th</sup>- at 7:00 p.m. Members should meet at Arrowhead elementary at 7:00 p.m. Michelle will send a reminder to members and schools next week.

Michelle Murphy shared with members that Advanced Planning Technologies is currently using blueprint information supplied by OLSD to create floor plans for each of the district sites within the NetRequest Software. It is anticipated that about six buildings will be drawn by June 15<sup>th</sup>. Joey Blackwell has been selected as the intern for the Business Office to assist with this project. He has started and has been assisting with a project to install humidity sensors in all district buildings until the software is accessible for use (which is anticipated soon). The Business Office is also adjusting its current computer set-up to meet the needs of the new software. Training on the new software is anticipated to be scheduled for July. Committee members requested a potential demonstration of the software for September.

### ***Energy Conservation***

Jeff Gordon indicated that he had spoken with Gale Marsh from Human Resources today to potentially increase the salary range for the position of Energy Conservation Specialist for the District. Treasury is also being consulted in attempt to finalize the details for this position.

### ***Non-Traditional Projects***

Jeff Gordon shared with members that two turf projects (at OOHS and LHS) are currently underway. He expressed that watching two projects simultaneously has made the process very interesting to watch. He indicated that the OOHS turf project is moving much more rapidly at this time. Both companies have proceeded to implement the base for the turf, but have done so in two very different manners.

Bill O'Sullivan and Greg Galieti have inspected both fields and are pleased with the base and drainage progress at this point. Compaction testing has been implemented twice at OOHS. Jeff has been very pleased with the process and progress to date. Jeff has photos of progress being taken. He will try to have photos taken from the same vantage point each time to show in the future.

He shared that the laser grading process has also been fascinating to watch. The turf vendors are very pleased with the existing base that they had to work with at both sites.

Currently, Olentangy High School is not known to be close to funding their turf project at this time.

### ***Next Meeting Date***

There is not typically a July meeting of the Development Committee. However, if the enrollment numbers for the new student programs are available, it was requested that the Development Committee next meet the third week in July of 2013 (so that time is not lost in the search for the facilities needed for the programs that are being planned). There is a possibility that the August meeting will be cancelled as a result of a possible July meeting being added.

***Influencers Update***

Jeff Gordon updated Committee members pertaining to two single- family projects that have been proposed within the district. One project consists of approximately 248 homes near OHS (off of North Road) and is being referenced as North Farms. The second project is approximately 119 homes and is to be located near Steiz and Home Road.

Currently, there are no known new apartment or condominium communities proposed at this time that have not been previously identified by the district.

Ralph Au asked for a motion to adjourn the meeting.

**Robert Fuller moved and Ron Thomas seconded the motion to adjourn the meeting at 8:32 p.m. Motion Carried.**

The next meeting is tentatively scheduled for Wednesday, July 17, 2013.

Respectfully submitted,  
Jeff Gordon