

Olentangy Facilities Committee Meeting
May 12, 2020 @ 6:00 p.m.
Meeting Held Virtually via Microsoft Teams

In attendance for the Facilities Committee were:

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| <input type="checkbox"/> Blythe, Chuck | <input type="checkbox"/> McCaughey, Kevin |
| <input checked="" type="checkbox"/> Bryant, Angie | <input type="checkbox"/> Owens, Mark |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Rogers, Greg |
| <input checked="" type="checkbox"/> Fuller, Robert (phone) | <input checked="" type="checkbox"/> Scott, Mark |
| <input checked="" type="checkbox"/> Hart, Bob | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Troxell, Joe |
| <input checked="" type="checkbox"/> Lawrence, Dan | <input checked="" type="checkbox"/> Yanka, David |
| <input checked="" type="checkbox"/> Lowry, Alyssa | |

Also in attendance were Mindy Patrick (BOE), Dave King (BOE), Emily Hatfield (BOE), Melissa Griffith (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Sharon Jurawitz called the meeting to order and asked for a motion to approve the agenda and the minutes from the March 4, 2020 meeting.

Alyssa Lowry moved and Robert Hart seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Greg Rogers seconded the motion to approve the minutes of the March 4, 2020 meeting. Motion carried.

New Facility Planning

Jeff Gordon started the meeting with an update relevant to the site development and construction process for New Elementary #1 project. Mr. Gordon has been pleased working with Robertson Construction to date. They have been proactive and accommodating, especially considering the delayed levy and site development challenges. He is also glad that the district is working with a CMR for the construction process. He shared that this project would likely have been a very difficult construction project to navigate and bid successfully without the assistance of a CMR, due to the changes in the economy and the construction market that were brought on by COVID-19. Mr. Gordon also voiced a huge “thank you” to Bruce Runyon of Fanning Howey and to Bill O’Sullivan of Construction Analysis. Both gentlemen, and their companies, have been instrumental in helping to keep the New Elementary #1 project on track to date.

A recent setback for the New Elementary #1 project is that the developer (Metro Development) lost M/I Homes as the builder for the Peachblow Road site/subdivision. This has slowed down the process to finalize the site for the New Elementary #1 project. It has also slowed down the district’s ability to gain needed approvals for construction access to the site via a License Agreement (between the district and the developer). The loss of a builder for the site has also delayed the installation of needed utility infrastructure to the site. As a result, the district will likely be forced to

install (and pay for) utility infrastructure at (and near) the site that would otherwise have been installed already at the cost of the developer. Pricing for the additional utility infrastructure is anticipated in the near future. Delaware County continues to be a tremendous asset to the district by assisting with planning and approvals to allow the project to begin work as closely as possible to its original planned date.

Board member Mindy Patrick asked if it was necessary for funds originally budgeted for New Elementary #2/Middle School #6, to be made available to assist with additional costs for utility infrastructure needed for New Elementary #1.

Mr. Gordon advised that Treasurer, Emily Hatfield could better address overall funding questions, as she was currently working on cash flow reporting for the district. He shared that GMP #1 for the project was ready to review at this evening's meeting and that GMP #2 would likely be available in the next 30 days. As a result, he suggested a "wait and see" approach in the short-term. Construction pricing seems to be trending downward from where it had been prior to COVID-19. This could have a positive impact on costs associated with New Elementary #1. Additionally, the district is unable to sell the project bonds until after the election is certified (around May 19th). This also gives the district some time to see where the costs are coming in for the bid packages and to research any additional costs associated with the needed site infrastructure.

Treasurer, Emily Hatfield shared with members that she is in the process of reviewing options for selling the bonds from the levy for the upcoming district projects. She needs to determine the merit of selling the bonds incrementally versus selling them all at once. This review is necessary to take advantage of the best market conditions possible when selling the bonds. A resolution relevant to the sale of the bonds will be forthcoming at the next Board of Education meeting.

Member Robert Hart asked if Delaware County had a mechanism to refund the district in some way for the cost of some of the unplanned infrastructure.

Mr. Gordon shared that the district was not far enough along in the process to know what Delaware County might be able to assist the district with. However, it was not likely that the district would see much, if any, reimbursements for the costs of any utility infrastructure installed by the district.

Mr. Gordon next shared the GMP #1 document for the New Elementary #1 project with the members in attendance. A copy of the document is available upon request through the district's Business Office. Mr. Gordon discussed that it will be difficult to compare the GMP #1 for this project with that of previous projects because it is larger in scope than that of the GMP #1's from previous projects. This is because of the delayed project start for New Elementary #1. The scope of work for GMP #1 had to be increased to include work that would have normally been seen in GMP #2 to keep the project moving. Overall, Mr. Gordon believes the New Elementary #1 project to be trending around 5% ahead of similar GMP #1 project packages. He shared that subcontractor bid costs for the project to date have been excellent due to Olentangy's reputation, clean building plans and the downturn in the economy from COVID-19.

Member Robert Hart asked if Robertson Construction was having their subcontractors sign any type of affirmation agreement(s) for the New Elementary #1 project stating that they do not have

work force issues associated with COVID-19 that might negatively impact the project or its schedule.

Mr. Gordon shared that he did not believe that this was something that Robertson could realistically implement at this stage of the project, but would continue to work with them toward the best methods to protect the project and the district under the current market conditions.

Mr. Gordon advised members that planning/design for New Elementary #2 and Middle School #6 would need to commence by June of 2020 for the project to remain on its original schedule. The Curve/Sweeney Road site is still under consideration for this project. To maximize savings on construction costs, OLSD plans to construct both buildings on the same site at the same time. The selection process for an architect would need to commence as soon as possible for design work to commence in June for the project.

Member Robert Hart voiced that he has been on the Facilities Committee for a long time and has no reason to believe that an architectural firm other than Fanning Howey would serve the district better. He believes that nobody is as good with the day-to-day project details as Bruce Runyon of Fanning Howey. He shared that Bruce always puts the school district first when it comes to projects.

Facilities Committee members in attendance were in agreement with Mr. Hart and voiced their support to continue working with Fanning Howey on district construction projects. Jeff Gordon advised that an RFQ was completed by OLSD previously for architectural services and had named Fanning Howey as the district's Architect-of-Record at the end of the RFQ process. As a result, Mr. Gordon advised that the Facilities Committee would be able to proceed with a motion for architectural services for the New Elementary #2 and Middle School #6 projects at this evening's meeting if they chose to do so.

Sharon Jurawitz called for a motion to recommend to the Board of Education to name Fanning Howey as the official architectural and design firm for the New Elementary #2 and Middle School #6 construction projects for the district.

Robert Hart moved and Angie Bryant seconded the motion. All in attendance were in support of the motion and none were opposed. Motion carried.

The Business Office will look to place the above motion for approval on a Board of Education meeting agenda in June of 2020.

Sharon Jurawitz asked Jeff Gordon when OLSD would need to look at naming a construction firm for the New Elementary #2 and Middle School #6 projects.

Mr. Gordon discussed that OLSD would need to look at naming a construction firm for the projects in mid or late summer of 2020. Mr. Gordon has had positive experiences with both Elford and Gilbane on past projects. He advised that he would like to continue to work with Robertson Construction on the current project for a few more months before making a decision on the future construction projects.

General Business

Members in attendance voiced their appreciation for the passage of the levy in April of 2020. This funding will allow the construction projects planned to move forward and for capital improvements to continue on existing school buildings and properties. Mr. Gordon shared some of the larger capital improvement projects as follows:

- ADA playground improvements- elementary sites
- Security entry vestibules- high, middle and elementary sites
- Window and door replacements- multiple sites
- Flooring replacements- multiple sites
- Roofing improvements- as needed

Treasurer, Emily Hatfield was hopeful that because the district's project funding is in now place for its next several buildings, that new Senate Bill legislation for items like storm shelters or other modifications can be averted for new building projects that are already planned by the district. Regardless, she is in the process of submitting an application on behalf of the district for the current moratorium on storm shelter requirements to be extended. To her knowledge, this pending requirement is still not effective for nearby states like Indiana and Michigan. As a result, it appears that the government needs to revisit its pending requirement before mandating its implementation in Ohio.

Because this evening's meeting occurred later in the month of May than normal, Mr. Gordon suggested that the June Facilities meeting also occur later in the month of June. Members in attendance reviewed their calendars and determined that June 10, 2020 at 6:00 p.m. would best work for their schedules. The meeting will be virtual again via Microsoft Teams. Members asked that the Business Office send out a reminder to all members (and the public) regarding the date change.

Influencers Update

No influencer's (other than COVID-19) were identified at the evening's meeting.

Sharon Jurawitz called for a motion to adjourn the meeting.

Robert Hart moved and Angie Bryant seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:02 p.m.

The next tentatively scheduled meeting is for Wednesday, June 10, 2020 at 6:00 pm. The meeting will be held virtually via Microsoft Teams.

Respectfully submitted,
Jeff Gordon