

Olentangy Facilities Committee Meeting
October 7, 2020 @ 6:00 p.m.
HYBRID Meeting- Held On-Site and Virtually via Microsoft Teams

In attendance for the Facilities Committee were:

- | | |
|-------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Blythe, Chuck | <input type="checkbox"/> McCaughey, Kevin |
| <input checked="" type="checkbox"/> Bryant, Angie | <input checked="" type="checkbox"/> Owens, Mark |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Rogers, Greg (virtual attendee) |
| <input checked="" type="checkbox"/> Fuller, Robert | <input 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 (virtual attendee) |
| <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), Bruce Runyon (Fanning Howey), Bill O'Sullivan (Construction Analysis), Wes Hall (CT Consultants), Emily Hatfield (Virtual/OLSD), Melissa Griffith (Virtual/OLSD), Dr. Jack Fette (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 August 5, 2020 meeting.

Dan Lawrence moved and Greg Rogers seconded the motion to approve the agenda. Motion carried.

Greg Rogers moved and Dan Lawrence seconded the motion to approve the minutes of the August 5, 2020 meeting. Motion carried.

New Facility Planning

The meeting commenced with an Elementary #16 construction update presentation from Mr. Bill O'Sullivan from Construction Analysis. A copy of Mr. O'Sullivan's presentation is available upon request through the district's Business Office.

Mr. O'Sullivan was pleased to share that despite its late start (due to the delayed levy vote and various developer issues) that Elementary #16 is moving along well and at an incredible pace. Good weather, clean design/drawings from Fanning Howey and Robertson Construction's past experience building this floor plan is really working to the benefit of the district. Notably, COVID-19 may have even had a hand in the district's ability to obtain lower than expected bid pricing for the project.

Mr. O'Sullivan shared the project timeline to date:

- 6/16/2020- Heavy equipment staged on site to commence with the start of construction.
- 7/6/2020- The concrete pad for the building is installed and complete. This is only three weeks after the start of construction, which is incredibly fast/efficient!

- 8/8/2020- Tall masonry walls are in process to create the building's structure.
- 9/8/2020- All bearing walls are complete and the center steel is erect.
- 10/5/2020- More than half of the roof deck is complete already.

Despite the fact that Elementary #16 is approximately 11,000 square feet larger than OLSD's previous elementary schools (with similar floor plans), the construction pace that the building is tracking at is very similar to the pace of OLSD's previous buildings that were smaller in size.

Overall, Robertson Construction has been impressive with their approach to the scheduling and construction processes for Elementary #16. Certainly, there are still many variables that could present challenges or delays in the future for the project, but currently Robertson Construction has been moving rapidly through the project and gaining back valuable time for the district.

Mr. Gordon shared that Robertson Construction has been tremendous to work with to date. His overall experience with Robertson's staff, communication process and construction management style for the project has been a positive one. He reminded members that soon the CMR for the district's Middle #6 and Elementary #17 projects would need to be determined. At this time, Mr. Gordon would see no reason not to name Robertson Construction as the CMR for one or both of the upcoming projects. The previous RFQ process for the Elementary #16 project allows the district to use/name a CMR that participated in the process as the CMR for the Middle School #6 and Elementary #17 projects, without having to conduct a new RFQ process. This will allow the district to act quickly, as the planning for the new buildings moves forward.

Wes Hall from CT Consultants was in attendance at the meeting and presented a brief update to members in attendance regarding sanitary sewer and a water service lines that have been approved to service the Elementary #16 site. CT Consultants is currently the district's Civil Engineer-of-Record. A copy of the project drawings shared by Mr. Hall are available upon request through the district's Business Office.

Trucco Construction was the low bidder for the sanitary sewer line project. Their pricing came in better than anticipated. The bid for this project is on the agenda to be approved at the 10/8/2020 BOE meeting. A pump station is being installed on the Elementary #16 site to facilitate this process.

Due to a good partnership with Del-Co Water, a 12-inch water service line will be installed to the Elementary #16 site at a shared expense between the district and Del-Co Water. In the past, the district has incurred 100 percent of the cost for similar utility infrastructure. The Joint Agreement for the water service line is also on the agenda to be approved at the 10/8/2020 BOE meeting.

It is unfortunate that needed utility infrastructure was not yet at the Elementary #16 site. Development slowed down in the area just enough for the projected utilities to not be in place when the district experienced need for it to service its new building. However, the utility service line agreements reached are positive and at a cost lower than the district has endured in the past. This will allow the district to move forward with its new buildings without additional delay.

Bruce Runyon from Fanning Howey was in attendance at the meeting and provided members with an update regarding the design process for Middle School #6. A copy of the PowerPoint presentation shared by Mr. Runyon is available upon request through the district's Business Office.

The design for Middle School #6 will be similar to that of Hyatts (HMS) and Berkshire (BMS) Middle Schools. However, Middle School #6 will incorporate an additional six classrooms into the design, as well as some collaborative flex spaces. This will make Middle School #6 slightly larger (about 4,000 sq. ft.) than both HMS and BMS. Additional enhancements to the Middle School #6 design include:

- Updates to the mechanical systems.
- Reallocation of some of the technology labs.
- Changes to the media spaces.
- More collaboration and flex spaces.
- Extended learning areas added at the two-story academic wings.

Mr. Runyon is also looking into incorporating advanced air cleaning solutions into the facility. MERV 13 filters will continue to be used in the HVAC systems. Bi-polar ionization and UV light technology are also under review for potential air cleaning solutions. At this time, bi-polar ionization (which "zaps" particles in the air as they pass through the HVAC system) appears to be more cost effective than the UV light solutions that are currently available. Unfortunately, both technologies are so new at this time that it may be difficult to determine their overall value for implementation into Middle School #6.

The district will need to determine the cost-to-value benefit of the additional square footage (4000 sq. feet) incorporated into the plan for Middle School #6. In the HMS/BMS floor plan, stretch capacity for the buildings is approximately 1050 students. Stretch capacity for the new Middle School #6 facility is approximately 1150 students.

Mr. Runyon sees construction costs rising rapidly at this time. He believes that the low bids received for Elementary #16 in the spring of 2020 to have been a positive side effect of the COVID-19 crisis. It is difficult to know at this time if the cost savings for the Elementary #16 project will completely offset any price increases for the Middle School #6 project.

Upon completion of the floor plan review for Middle School #6, Mr. Runyon proceeded to review three possible sites for Middle School #6. The sites are as follows:

- Curve-Sweeney Road site (vacant land currently owned by the district).
- Peachblow Road Site (vacant land available for purchase through Evans Farms).
- Piatt Road Site (vacant land currently for sale adjacent to CES and BHS).

The Curve-Sweeney Road site (currently owned by the district) is located about $\frac{3}{4}$ mile south of State Route 36 near Delaware, Ohio. Development has been slower than anticipated in this area. As a result, there is not utility infrastructure (water/sewer) easily accessible to the district to be able to build on this site at this time. This site is located within Delaware's new "enterprise zone" which is hoped to bring additional commercial and residential development to the area at some point in the future. It is important to note that Delaware County shared challenges of a middle

school/elementary school combined campus at this site, due to the amount of traffic that it may bring to the already narrow roadways at this location.

The Peachblow Road site is a tract of land owned by Evans Farms that they would be willing to sell to the district. Currently, there is not utility infrastructure at this site either. While close to Elementary #16, it is not located close enough to it to be able to tie into the utilities installed for Elementary #16. Additionally, the site is small and there are high-tension electrical lines over the site. The small size of the site would also not allow for the installation of all needed athletic fields. Lastly, the City of Delaware provides water services to this site. This is potentially more costly, but also indicates that the City of Delaware may want to annex the site in the future. If this occurred, it would subject staff at this site to additional income taxes.

The Piatt Road site is vacant land for sale adjacent to Cheshire Elementary School (CES) and Berlin High School (BHS). It is currently a soybean field that is large enough to accommodate the larger floor plan planned for Middle School #6 and all athletic facilities needed. Brand new utility infrastructure is located adjacent to the site (OLSD installed it for BHS). Also, the newly expanded Piatt Road would service the site. This is a benefit because it is a wider and safer for bus traffic than the narrow two-lane roadways that are more common in this area. Additionally, the district would benefit from fiber optic savings due to the close proximity of the district's existing fiber optic network connecting CES and BHS. Ultimately, this is a great site for the Middle School #6 project.

Based upon the district's enrollment projections, construction on Middle School #6 would need to start by the summer of 2021. As a result, the district will need to finalize the Middle School #6 floor plan and site selection as soon as possible. When asked, all members in attendance were in support of the larger Middle School #6 floor plan presented by Bruce Runyon from Fanning Howey at the meeting. Without being asked, many members in attendance voiced support for the Piatt Road site and requested that the district move forward toward obtaining additional information about the site.

A huge thank you was expressed to Bruce Runyon, Bill O'Sullivan and Wes Hall for their informative updates. These professionals have been a key component in the district's successful ability to provide new educational facilities to meet its continually growing enrollment demands.

Enrollment Planning

Sharon Jurawitz and Angie Bryant shared with members annual enrollment projection reporting for the district. A copy of the reporting is available upon request through the district's Business Office.

This year's projections were calculated using the district's enrollment numbers from 9/4/2020. This report is dated earlier than the committee would typically use, but was chosen to be able to meet the reporting deadlines requested by the district. Projections were calculated using the total number of students in the district at this time, including the distance learning students. For the purpose of reporting, it was assumed that all of the distance learning students would return to district classrooms once the COVID-19 conditions normalized.

In reviewing this year's calculations, both Sharon and Angie noted:

- Multi-Family enrollment numbers were higher than in past years.
- Pre-K and K enrollment was off by the largest percentage from last year's projections. This is thought to be due to COVID-19. The pandemic appears to be influencing when parents are electing to enroll these younger students. It appears that some parents have chosen to proceed with a "gap year" for their students. If this is the case, a spike in K and Pre-K enrollments is possible for next year.
- Projections for grades 2-12 were generally off by less than 1% from last year's reporting. They were pleased with this accuracy. As a result, they continued to use the same calculations model and grade advancement methodology for the reporting this year.
- Building permits were trending at the same rate this August as they were in August of 2019 and 2018. It is interesting that COVID-19 has not significantly impacted housing permit numbers for 2020.
- This year's projections still show a clear need for Elementary #17.

Members proceeded with a general discussion relative to the enrollment information shared. The following was discussed:

- The district will need to watch the enrollment projections carefully for the next 1-2 years to determine when it will be best to commence with the construction of Elementary #17.
- The district will also want to watch carefully where enrollment is trending in the district to best determine a final site location for Elementary #17.
- The district will want to watch the distance learning enrollment numbers to see if students do actually return to the classroom as projected. Dr. Jack Fette shared that he believes that there will continue to be some demand for some distance learning in the future.
- Jeff Gordon shared that 1 1/2 years is needed to construct Elementary #17. Elementary #16 is likely being constructed in one year's time, but that is realistically too tight of a timeline for future elementary buildings.
- Available elementary classroom counts become low between 2024 and 2026.
- Dr. Fette suggested that the committee might take a look at the enrollment projections again in the spring of 2021 to determine if the enrollment appears to be trending differently from the fall 2020 reporting (due to CDL and COVID-19 changes after the 1st semester). There may not be any real benefit to creating new reporting in the spring if the data is still too similar to the data used for the fall 2020 reporting. However, it might be a good time to assess the timeline for the new buildings that are planned.
- Treasurer Emily Hatfield expressed some concern relevant to the impact of construction inflation costs on Elementary #17. She fears that if the district waits too long before starting construction, that bid costs could come in higher than originally projected for the project. Operating costs and when the bonds are sold for the project will also impact the overall budget numbers for the project.
- Members asked that Sharon change the 2020 reporting to reflect a capacity of 52 classrooms for Middle School #6. This will correctly reflect the number of classrooms shared in Bruce Runyon's reporting this evening for the enlarged floor plan proposed for the new middle school.

- Sharon believes that there is still a classroom shortage at the middle school level moving forward, if the enrollment projections continue to trend upward. However, the enlarged floor plan for Middle School #6 and the flex learning areas may help to lessen the projected shortage for a few more years.
- Classroom availability at the high school level is still looking good in the ten-year forecast.
- Dr. Fette shared with member Dave Yanka that 170 more students are being home schooled this year as opposed to last year. Dr. Fette believes that this number will also reduce as COVID-19 conditions normalize.
- Member Robert Fuller asked that the district continue to plan and make provisions for STEM Academy classroom space for all students who would like to participate. Mr. Fuller would like to see the district take a position that no STEM applications be turned-away. He believes that our country is in dire need of math and science professionals and asks that the district do its part to support this initiative.
- Dr. Fette shared that he is comfortable with the space available at the STEM Academy for the current applicant load. He confirmed that STEM curriculum is available at all district high schools, as well as at The Academy. As a result, students wanting STEM curriculum are able to participate in all district high schools when space at The Academy is not available. If space is not available for a student at The Academy for his/her freshman year, the space is generally available by the student's sophomore year. All OLSD seniors are eligible to participate in mentorship programs in the community.

Moving forward, Sharon Jurawitz made a motion to the committee to be able to present the enrollment projection reporting discussed at this meeting (with the modified Middle School 6 classroom count change) with the Board of Education at the October, 8, 2020 BOE meeting.

Wes Smith moved and Bob Hart seconded the motion.

All in attendance (on-site and remote) were in support of the motion and none were opposed. Motion carried.

Note: members Mark Owens and Alyssa Lowry left the meeting to attend to other commitments prior to the above motion/vote.

OLSD staff and members in attendance thanked Sharon and Angie for the enrollment projections update and the time taken to create the reporting for 2020.

General Business

A draft of the proposed calendar for 2021 Facilities Committee meetings was shared with members. Members reviewed the calendar and no date changes were requested. The calendar will be distributed and used for the scheduling of monthly Facilities Committee meetings for 2021.

Jeff Gordon asked for volunteers to participate on a roofing subcommittee for the district. Bid planning for roofing replacements will commence in early 2021. 1.2 million dollars per year is budgeted for district roofing replacements for the next five-years. Members Dan Lawrence, Bob Hart, Mark Scott and Sharon Jurawitz volunteered to participate on the subcommittee. The Business Office will reach out to the volunteers soon for meeting planning.

Influencers Update

There were no influencers identified at the evening's meeting.

Sharon Jurawitz called for a motion to adjourn the meeting.

Frank Eisenhower moved and Bob Hart seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 8:17 p.m.

The next tentatively scheduled meeting is for Wednesday, November 4, 2020 at 6:00 pm.

The meeting will be held both on-site at the district's Administrative Offices and virtually via Microsoft Teams (unless announced otherwise).

Respectfully submitted,
Jeff Gordon