

Olentangy Facilities Committee Meeting
March 3, 2021 @ 6:00 p.m.
Meeting Held Virtually via Microsoft Teams

In attendance for the Facilities Committee were:

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| <input checked="" type="checkbox"/> Bryant, Angie | <input checked="" type="checkbox"/> McCaughey, Kevin |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Rogers, Greg |
| <input checked="" type="checkbox"/> Fuller, Robert | <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 type="checkbox"/> Troxell, Joe |
| <input checked="" type="checkbox"/> Lawrence, Dan | <input checked="" type="checkbox"/> Yanka, David |
| <input type="checkbox"/> Lowry, Alyssa | |

Also in attendance were Dave King (BOE), Mindy Patrick (BOE), Emily Hatfield (OLSD), Melissa Griffith (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 January 6, 2021 meeting.

Angie Bryant moved and Dan Lawrence seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Dan Lawrence seconded the motion to approve the minutes of the January 6, 2021 meeting. Motion carried.

New Facility Planning

Jeff Gordon announced that Elementary #16 has officially been named Shale Meadows Elementary. The Board of Education recently agreed upon the new building name at a BOE meeting in February of 2021. Construction on the new building is still moving along in a timely manner. Metal roofing and windows are in progress. Interior tiles are also being installed at this time.

Delco Water is close to completing permanent water supply to the site. Additional off-site utility work is progressing well too. At this time, there are no delays anticipated. This should allow the district to take possession of the building in July of 2021.

Design work for Middle School #6 should be complete by the end of the month. The district has been meeting with Delaware County to discuss site development. Retention ponds for the site are one of the largest requirements by the county for the site at this time.

Delco Water has also been testing the water line pressure at the Middle School #6 site. The first test concluded that the waterline pressure at the site was low and may not be adequate to support the fire suppression needed for the building. However, the testing was performed during the winter

months when Delco lowers water levels in tank. If the same test had been performed in the summer months, better pressure levels may have resulted.

At this time, the district intends to place GMP #1 and Robertson's contract for Middle School #6 on the BOE agenda in April of 2021 for review. This will allow Robertson to proceed forward with all of the planning needed for the bid process for the project.

The district's original timeline for Elementary #17 had the planning for the project starting at this time. However, due to COVID-19 and the increase in distance learning for many of the district's students, a change in the original timeline for the Elementary #17 project may be warranted.

Dr. Jack Fette discussed that while he did not see the need for distance learning at OLSD going away after COVID-19, he did not foresee that it would continue to have substantial impact on the district's enrollment numbers long-term. He foresees the need for traditional classroom space to be returning to the district over the next several years.

Sharon Juarawitz shared that the district's enrollment projects may also support a slight deferral for the project. She advised that the current projections show a classroom deficit at the elementary level starting in the 2026-2027 school year. As a result, the district appears to have time to delay the start of the Elementary #17 project if beneficial.

Members in attendance discussed that construction pricing is high at this time. Deferring the project may allow for pricing to come down to less inflated levels. However, there is always the risk that pricing will continue to increase. Unfortunately, because Elementary #17 will no longer be built on the same site as Middle School #6, any site development and construction savings that would have result from this scenario has also been lost.

Members also discussed that the delay of the Elementary #17 project would surely result in a savings of overall operations costs. Treasurer, Emily Hatfield, agreed and shared that she would be able to adjust the timeline for the bond sale related to the project. Ms. Hatfield believes the benefits of delaying of the project to be:

- No debt incurred by the district.
- No interest paid by the district.
- \$1,000,000 net interest savings (potential).
- Possible use of residual funds from Elementary #16 to off-set Elementary #17 project costs or cost increases.

Ms. Hatfield believes the "cons" of delaying the Elementary #17 project to be:

- Economies of scale may be lost.
- There is a risk (slight) that interest rates may increase.

Overall, Ms. Hatfield prefers that if there is a delay to the Elementary #17 project that the delay only be for one year at a time. This will allow for her to better reflect the financial changes resulting from the delay into the district's financial reports and forecasting.

BOE Representative Dave King thanked Ms. Hatfield for her insight relevant to delaying the project timeline for Elementary #17. He shared that she has done a great job clarifying the financial advantages and disadvantages of delaying the project with the Facilities Committee and the BOE.

After much discussion by members in attendance, a delayed start of the Elementary #17 project to 2024-2025 was believed to be justifiable at this time, based upon the factors reviewed.

Chair, Sharon Jurawitz, called for a motion to delay the start of the district's Elementary #17 project by one-year to 2024-2025.

Member, Robert Fuller moved and Dan Lawrence seconded the motion. All in attendance were in support of the motion, none were opposed. Motion carried.

Members voiced appreciation for the productive discussion and agreed that the Elementary #17 timeline should be reviewed annually (and only delayed in one-year increments) until enrollment numbers support the classroom need for the facility.

Permanent Improvement Projects

Jeff Gordon shared with the committee that the district has been in the process of bidding out multiple large permanent improvement projects for the summer of 2021. The projects include:

- Playground Improvements
- Security Vestibules
- Broadcast Journalism Room Updates
- Media Center Updates
- Roofing Replacements
- Bus Lane and Parking Lot Expansions at HMS
- Multiple large-scale paving improvements district-wide
- Flooring and Door replacements

Construction bids have been successful to date. Historically, the district received its best pricing for asphalt improvements this year. Mr. Gordon believes that it is due to the volume of asphalt that the district requests for repair combined with the early time at which the district sets out to bid the work.

The playground improvements planned by the district are extensive. As a result, the Board of Education approved a GMP #1 agreement for Robertson to assist the district with the construction of these renovations to ensure that they are complete in a timely manner.

The bus lot expansion at the west transportation center has now been deferred to the summer of 2023. The bus lane and stadium parking expansion at Hyatts Middle School will be completed this summer.

Influencers Update

Member Angie Bryant has been participating on the district's Redistricting Committee. She shared an update with the Facilities Committee members in attendance. She advised that the meetings have been going well to date. She believes the small size of the committee to be working well and that the discussions to be more productive as a result. A potential delay for the opening of Elementary #17 has been factored into some of the scenarios that they have been working on.

She discussed that a few neighborhoods (that did not believe they would be impacted by the redistricting process) were upset, but overall there has not been a lot of adverse reaction to the process. The committee will soon be reviewing community comments received relevant to the process. She will provide another update as new information is available to share.

BOE Representative, Mindy Patrick, thanked Angie for her update. She believes the Redistricting Committee to be valuable (but not always easy to work on) and appreciates the time that Angie volunteers to participate on it. Additionally, Ms. Patrick sees the merit in the delay of the Elementary #17 project and hopes that it will allow more time for utility infrastructure to move closer to the sites being considered for the new building.

Jeff Gordon agreed that utility infrastructure is still absent, but needed at the proposed sites for the Elementary #17 project. He is hopeful that the current construction climate will result in more infrastructure being installed over the next several years in the areas being considered.

Sharon Jurawitz called for a motion to adjourn the meeting.

Frank Eisenhower moved and Kevin McCaughey seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 6:38 p.m.

The next tentatively scheduled meeting is for Wednesday, April 7, 2021 at 6:00 pm. The district is hopeful that the meeting can be held in person at the district offices. An announcement regarding the location of the meeting will be sent out prior to the meeting date.

Respectfully submitted,
Jeff Gordon