

Olentangy Facilities Committee Meeting
June 2, 2021 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

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

Also in attendance were Bill O'Sullivan (Construction Analysis), Bruce Runyon (Fanning Howey), Mindy Patrick (BOE), Emily Hatfield (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 May 5, 2021 meeting.

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

Bob Hart moved and Frank Eisenhower seconded the motion to approve the minutes of the May 5, 2021 meeting. Motion carried.

New Facility Planning

Jeff Gordon welcomed members back to the first fully in-person meeting since the start of the pandemic. He shared that the district's construction projects were moving along well and as scheduled. Both Bill O'Sullivan from Construction Analysis and Bruce Runyon from Fanning Howey were in attendance at the evening's meeting to provide updates on the projects.

Mr. O'Sullivan shared a PowerPoint presentation with members regarding the Shale Meadows (Elementary #16) project. A copy of the PowerPoint presentation is available upon request through the district's Business Office.

The presentation focused on a series of interior and exterior photos of the new elementary building. Mr. O'Sullivan is pleased with the project and believes that it has gone well despite challenges involving the pandemic, materials shortages and labor shortages.

At this time, the exterior grade on the site has been completed and most of the flooring is finished on the interior of the building. Soft surface material has been installed below the playground structures and asphalt/paving is in process adjacent to the building.

It is still unknown as to when the permanent roadway to the building will be complete before the start of school. The roadway contractor for the county (SAVCO) hopes to have the road complete around the 4th of July. However, the county got a late start on the project. Additionally, each time it rains the project experiences a delay. As a result, the district is proceeding with the installation of

gravel onto the temporary roadway surface in case the permanent roadway is not complete by the start of school in August.

Lack of a connection to the permanent sanitary sewer line is also a concern, as we move closer to the start of the new school year. A force main sewer system had to be installed at the site in conjunction with a lift/pump station. The county plans to have the main sewer trunk line to the elementary site in July of 2021. The main line connection is needed to have operational toilets in the building for the start of school. The district is working on several contingency plans should the Delaware County Engineer not be able to complete the permanent sewer line in time.

Other key projects that require completion prior to the start of school are life safety equipment testing, telephone/fiber installation and the delivery of the final loose furnishings/furniture. Mr. O'Sullivan believes that the county will likely provide the district with a conditional occupancy for the building due to the incomplete roadway and sewer line projects. The Berlin Township Fire Department has been excellent to work with on this project. They have been a great partner to the district during the planning and construction phases of the new elementary project and no issues are expected with them as we work toward the completion of the project.

Mr. Bruce Runyon thanked Mr. O'Sullivan for his hard work and expertise on the Shale Meadows Elementary project. Mr. Runyon then proceeded to discuss with members that the planning for Middle School #6 is moving along well. He shared with members in attendance a presentation that showed the site plan for the Middle School #6 project and the floor plans (1st and 2nd floors). A copy of Mr. Runyon's presentation is available upon request through the district's Business Office.

Mr. Runyon shared that permission from Delaware County was received earlier in the day to begin moving dirt at the Middle School #6 site. This is good because it allows Trucco (who has been anxious) to get started on the site. Additionally, there is a lot of clay in the site soils (which is not optimum). This may require extra attention during the site work process. The completed middle school building will face Piatt Road, with the athletic fields to the rear of the building (closer to Gregory Road).

Middle School #6 will have a similar floor plan to both Hyatts and Berkshire Middle Schools. However, Middle School #6 is different in many ways to include:

- It is larger in square footage. The six classroom connector space has now been moved into the main footprint of the school.
- It has two additional classrooms and four extended learning areas.
- The commons, music room and gym are larger.
- There will be newer HVAC technology implemented.

The building plans are currently at Delaware County for review. Mr. Runyon is anxious to get the plans back so that any modifications or adjustments can be addressed as required. The modified tornado shelter code requirement is still on hold with the state/county and will not be required to be implemented into Middle School #6. There is no word on when it might be required or to know if it will impact Elementary #17.

Jeff Gordon thanked both Mr. Runyon and Mr. O'Sullivan for their hard work and for being such great partners to the district. Mr. Gordon proceeded to share a budget presentation with members in attendance regarding Middle School #6. A copy of the presentation is available upon request through the district's Business Office.

Mr. Gordon advised that the district is in the process of reviewing GMP #2 for the Middle School #6 project. Due to material and labor shortages, costs for GMP #2 are coming in higher than originally budgeted (prior to the pandemic). Total costs for the project were estimated at \$45,740,537 in 2019. With GMP #2, total project costs are now estimated at \$48,036,287.

Unfortunately, the timing for the Middle School #6 project could not have been worse for the district from an economic stance and a labor and materials availability stance. The cost for fiber, site work and site testing has already proven to be costly for this project. However, the district has been able to save some money on the Del-Co water costs anticipated for the project. Mr. Gordon is hopeful that the district will be able to save on some additional costs for the project as the construction process proceeds. However, it is likely that the savings would be no greater than \$250,000, which would not be enough to offset the cost increases resulting from the pandemic for the project.

Mr. Runyon reminded members in attendance that the Middle School #6 building is still a good, solid economical building plan. The district has been fortunate in the past to time its projects well and to be able to maximize its savings on most every construction project. While this project will be more costly than originally budgeted, it will still be very economical when completed and as compared to similar construction projects in the region. This is largely due to the district's ability to replicate its building designs and to continually improve upon its project specifications. Mr. Runyon and Mr. O'Sullivan agreed that these habits alone have allowed the district to consistently implement new construction projects at a lower cost than similar projects in the area. Mr. O'Sullivan confirmed with members that he will be acting as Owner's Representative again on behalf of the district for the Middle School #6 project.

At this time, the Middle School #6 building is on track to open in the fall of 2023. There was hope that the timeline would allow the district to complete the building sooner, but labor and material shortages are predicted to have a major impact on the completion timeline for this project (as it has with the budget for the project). The cost and demand for metal has skyrocketed. This will certainly impact the cost and ability to obtain metal studs for the framing of Middle School #6. Similar material shortages and delays will likely be very difficult to predict or control for this project.

Additionally, labor shortages will likely be an issue for the Middle School #6 project. Many contractors are booked with work through 2023 at this time. Robertson Construction has been a terrific partner to the district. They have done a fantastic job in trying to control and solve time/money issues for the district on both the Elementary #16 project and the Middle School #6 project. It is likely that the district's reputation as a good customer has helped Robertson to secure vendor interest in the Middle School #6 project for the district. Loose Furnishings and Technology items still have not gone out for bid. They will likely not be bid out for another year. This may be another area where cost increases are seen, if the economy does not correct itself this year.

Member Bob Hart asked if the district has the ability to move forward with the Middle School #6 project with the budget changes and potential for cost overages discussed. Treasurer, Emily

Hatfield confirmed that with the current revised budget numbers, the district would have the ability to proceed forward with the project. Due to the unstable economy, the district was anticipating some cost increases for the project. Should the Middle School #6 project be projected to exceed \$50 million dollars, she would be more concerned. However, she is grateful that Elementary #16 has stayed within budget, which will help with any increases projected for the Middle School #6 project.

Facilities Committee members Sharon Jurawitz, Frank Eisenhower, Greg Rogers, and Bob Hart shared that they were pleased with the Middle School #6 budget given the erratic economy and challenges that the project is facing. Sharon noted that the budget at this time appears to be within five percent of the budget originally projected for the project prior to the pandemic. Members were in agreement that this margin was good, if not amazing, given the current market conditions.

Permanent Improvement Projects

Mr. Gordon shared that the district has over eighty permanent improvement projects in process at this time (that do not include maintenance or custodial projects). Some of them include:

- * **Elementary Playground Renovations**- new equipment and soft surface play pads.
- * **Security Vestibules**- new vestibules at the district's elementary, middle and high schools.
- * **Track Replacement**- a new track surface at Olentangy High School.
- * **Broadcast Journalism Rooms**- constructed at BHS, LHS and OHS.
- * **Media Center Updates**- at the district high and middle schools. New technology and media center items are on order. The elementary media centers will be completed next year. The district is striving for consistency in its media centers.

General Business

Members were reminded that there is not a monthly Facilities Committee meeting scheduled for July of 2021. It is possible that the August Facilities Committee meeting could be held at Shale Meadows Elementary if there is an interest.

Influencers Update

A huge "thank you" was given to the Facilities Committee members in attendance by Bruce Runyon, Jeff Gordon and Mindy Patrick. Mr. Runyon expressed that the professional insight provided by the Facilities Committee members has saved the district valuable time, energy, and money over the years. Mr. Gordon shared that he values the contributions and expertise provided by Facilities Committee members on a regular basis. Mindy Patrick appreciates the Committee's efforts and the research that they do on behalf of the Board of Education to make their decision making easier.

Sharon Jurawitz called for a motion to adjourn the meeting.

Bob Hart moved and Greg Rogers seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:20 p.m.

The next tentatively scheduled meeting is for Wednesday, August 4, 2021 at 6:00 pm.

Respectfully submitted,
Jeff Gordon