

Olentangy Facilities Committee Meeting
November 3, 2021 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

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

Also in attendance were Bill O'Sullivan (Construction Analysis), Bruce Runyon (Fanning Howey), Mindy Patrick (BOE), Dave King (BOE), Madison Ratliff (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Sharon Jurawitz called the meeting to order and asked for a motion to approve the night's agenda and the minutes from the September 29, 2021 meeting.

Angie Bryant moved and David Yanka seconded the motion to approve the agenda. Motion carried.

Angie Bryant moved and Wes Smith seconded the motion to approve the minutes of the September 29, 2021 meeting. Motion carried.

New Facility Planning

Mr. Bill O'Sullivan from Construction Analysis was in attendance at the meeting and provided members in attendance with a construction update relevant to the district's Middle School #6 project. A copy of Mr. O'Sullivan's PowerPoint is available upon request through the district's Business Office. Mr. O'Sullivan's report included photos of the Middle School #6 project showing the current progress of the building's construction. Many of the block walls are nearing completion at this time. Material delays due to COVID will be one of the largest challenges for the Middle School #6 project. Mr. O'Sullivan is monitoring the availability of materials closely and is looking for opportunities to move material timelines/supply forward as they become available.

For instance, some manufacturers ordered materials in advance (anticipating delays) and are now sitting on supply that could be used for the Middle School #6 project. These opportunities will really help the middle school project to move forward when identified. Steel, aluminum, siding and insulation delays appear to be the most common at this time.

Labor shortages are also impacting construction projects, especially in the Columbus, Ohio area. Construction projects are trending higher in the central Ohio area than the rest of the state. As a

result, the shortage of construction labor is currently impacting our area greater than in the rest of the state at this time.

Overall, Mr. O'Sullivan believes that the construction timeline for the Middle School #6 project to be in good shape despite the challenges with the current construction climate. Trucco did an excellent job with the site work for the project, which got it off to a solid start. Masonry work has been trending slightly behind schedule, due to weather and some labor issues. Structural steel materials have arrived on time and as needed.

Joists and decking for the Middle School #6 project are trending way behind schedule. Mr. O'Sullivan is hopeful that some material may arrive next week. Exterior framing is also trending slightly behind schedule. It is hopeful that framing work can be completed in January of 2022. Some prefabricated panels may be utilized to save time and labor associated with this phase of the project.

The availability of roofing materials to meet the project's timeline is also a concern at this time. Currently, materials are being purchased in advance for the project (when possible) in attempt to mitigate some delays.

Both Mr. O'Sullivan (from Construction Analysis) and Mr. Runyon (from Fanning Howey) agree that Robertson Construction has been a great partner for the Middle School #6 project, as they were for the Elementary #16 project. They have been fantastic to work with and their vendors have been good. They have tried really hard to work with the district to mitigate labor and material challenges in this unusual construction climate. The district is fortunate to have such a strong construction partner under such challenging circumstances.

Mr. O'Sullivan believes that one of the most fortunate circumstances pertaining to the Middle School #6 project is the extra time that was allocated to the project's timeline, which was not available for the Elementary #16 project. Middle School #6 was originally projected to be complete in February of 2023 (for the 2023-2024 school year). Right now, it is realistically trending for completion in March of 2023. Should the project be delayed even further due to labor and material shortages, additional time is still potentially there to absorb some circumstances that may be beyond our control.

In regards to project cost, the Middle School #6 project is still maintaining close to budget. At this time, very little of the contingency fund has been needed to date. The hope is that the district will be able to continue to avoid any cost increases as the project proceeds forward.

Mr. Gordon thanked Mr. O'Sullivan and Mr. Runyon for attending the evening's meeting. Their updates and the service that they provide to the district is always informative and appreciated.

Capital Improvements Update

Mr. Gordon proceeded to provide an update to members regarding the district's current capital improvement projects and the five-year forecast for future capital improvement needs. A copy of the five-year forecast is available upon request through the district's Business Office.

Mr. Gordon shared that the following large-scale capital improvement projects have been completed:

- New Security Vestibules
- Playground Renovations
- High School and Middle School Media Centers

The following large-scale capital improvement projects are in process:

- Elementary School Media Centers
- Chiller Replacement at Tyler Run Elementary School
- HVAC Improvements at The Academy
- Bus Lane Improvements at Hyatt's Middle School
- Bus Parking Expansion at the West Transportation Center

Unfortunately, the vendor working on the bus lane improvements at Hyatt's Middle School did not perform well for the district (as they had done on district projects in the past). The vendor did not complete the bus lane project to district specifications and standards. The vendor has also failed to pay its subcontractors for costs associated with the project. As a result, the district will likely be pursuing some legal action toward the vendor and exercising the conditions of the surety bond issued for the project at the time of the project's bid. The district hopes to correct issues associated with this project quickly.

Another issue that Mr. Gordon is in the process of addressing, is the appearance of the new SVT tile flooring at Shale Meadows Elementary. It is believed that the district received multiple lots of the tile flooring product installed at Shale Meadows. As a result, the floor does not have the visual appeal that it should. The vendor and the manufacturer are discussing the possible replacement of all of the SMES tile flooring this upcoming summer. Mr. Gordon is working with them to determine the best plan of action for this issue. It is possible that replacing the tile in the SMES hallways only may be the better solution to the issue.

Board member, Mindy Patrick, thanked Mr. Gordon for his update. Certainly, the district will have a continued need for capital improvement funding, as the district grows older and larger. Per Emily Hatfield's five-year forecast shared with the Board of Education, Mrs. Patrick believes that the next levy request by the district will likely be in 2025 for 2026.

Influencers Update

Building material shortages continue to be a large factor influencing district construction projects. The district should monitor the situation closely in planning the timeline for Elementary #17. Sharon and Angie would also like to request that the district start to look at the planning for Elementary #18 and possibly Elementary #19. It is likely that decisions will need to be made by May of 2024 for these additional facilities. The 50 and 100-year district population forecasts will be needed from Scott Leopold when preparing to discuss needs for these future facilities.

Mindy Patrick added that revised district funding from the state of Ohio will also factor into the funding and planning for future district buildings. She believes that the district should know by early December of 2021 what the model for revised district funding to OLSD would look like.

Mrs. Patrick also shared that two new Board of Education members were elected (Mr. Daberkow and Mr. Lester) and that the BOE will be changing responsibilities within its membership as a result. If permitted, Mindy would be happy to continue as the BOE representative to the Facilities Committee.

General Business

Mr. Gordon congratulated Sharon Jurawitz on her recent OSBA Friend of Education award. The award was presented to Sharon for her participation on the district's Facilities Committee and her contributions relevant to the district's enrollment projections process. A plaque was presented to Sharon at the meeting in appreciation of her efforts.

The meeting calendar for monthly Facilities Committee meetings in 2022 was distributed to members in attendance.

Michelle Murphy will email members to confirm their individual participation on the Facilities Committee for 2022. Anyone not wishing to continue participating on the committee should notify Michelle via email by December 1, 2021.

Michelle will also email all members to obtain nominations for members interested in acting as Chair and Co-chair of the Facilities Committee for 2022. The vote for Chair and Co-Chair of the Facilities Committee will be held via email by December 1, 2021. This is because the monthly Facilities Committee meeting scheduled for December 1, 2021 has been cancelled.

Sharon Jurawitz called for a motion to adjourn the meeting.

Steven Totzke moved and Greg Rogers seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:10 p.m.

The next tentatively scheduled meeting is for Wednesday, January 5, 2022 at 6:00 pm.

Respectfully submitted,
Jeff Gordon