

**The Olentangy Facilities Committee Meeting
March 2, 2022 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room**

In attendance for the Facilities Committee were:

- | | |
|-------------------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> Bryant, Angie | <input type="checkbox"/> McCaughey, Kevin |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Rogers, Greg |
| <input checked="" type="checkbox"/> Hart, Bob | <input type="checkbox"/> Scott, Mark |
| <input type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Smith, Wesley |
| <input type="checkbox"/> King, Dave | <input type="checkbox"/> Troxell, Joe |
| <input type="checkbox"/> Lowry, Alyssa | <input type="checkbox"/> Totzke Steven |
| | <input checked="" type="checkbox"/> Yanka, David |

Also in attendance were Mindy Patrick (BOE), Brandon Lester (BOE), Missy Griffith (OLSD), Madison Ratliff (OLSD), Jack Fette (OLSD), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Angie Bryant called the meeting to order and asked for a motion to approve the night's agenda and the minutes from the February 2, 2022 meeting.

David Yanka moved and Frank Eisenhower seconded the motion to approve the agenda. Motion carried.

Bob Hart moved and Frank Eisenhower seconded the motion to approve the minutes of the February 2, 2022 meeting. Motion carried.

District Enrollment

Angie Bryant discussed with members that student enrollment appears to be trending upward more quickly than expected since the reporting to the BOE in the fall of 2021. In monitoring enrollment reports provided by the district and building permits pulled at Delaware County, student enrollment growth is starting to exceed projected amounts at this time. Growth within the SLC program is also presenting an increased need, which is further reducing the amount of available classroom space originally projected.

Ms. Bryant shared a PowerPoint presentation showing the current growth within the school district. A copy of the PowerPoint presentation is available upon request through the district's Business Office.

Currently, the growth within the district is trending at the same rate as projected for Delaware County as a whole. Several years ago, the Facilities Committee decided to use a more conservative number of building permits annually in its enrollment projections formula, so as not to exaggerate growth within the district's boundaries. At this time, it is evident that the Facilities Committee needs to be less conservative in its projections. In doing so, Angie (and Sharon) suggest that an average of 700 building permits annually be used for its enrollment forecasting formulation moving forward. For 2022, it is likely that Delaware County will issue more than 1100

residential building permits for the year. This is well above the growth rate originally anticipated for this time-period.

The current projections show a 24% student population growth within the district by 2030. Using a formula of 35 classrooms per elementary building, the current reporting suggests that planning for new elementary numbers 18,19, and 20 should be considered within the district's preliminary 2022 ten-year forecast. Reporting also indicates a need to move the planned construction for Elementary #17 up one year to 2023. A need for Middle School #7 may also exist within the preliminary 2022 ten-year forecast. A new high school building is still not foreseen in the ten-year forecast.

With such continued growth on the horizon (that shows no sign of slowing soon), it would be wise to start discussions regarding the potential acquisition of new land for the district. Jeff Gordon shared that the district is already in discussions with the developer from Evans Farm regarding the donation of a parcel of land within the development that could potentially house Elementary #18. The district also owns vacant land at Bean Oller, Bunty Station, and Curve/Sweeney Roads. If needed, a new elementary building could also be added at the district's Berkshire Middle School campus.

Members in attendance were in agreement that updated data from Scott Leopold at Cooperative Strategies would be helpful at this time to validate the trending that is being seen from Delaware County and the district's preliminary 2022 enrollment reporting.

Members would also like to further discuss innovative ways to address the district's on-going SLC and Pre-K needs. Both of these programs continue to dramatically impact the available classroom space within the district's elementary buildings. Simply increasing the size of the district's elementary buildings is not always a solution because it creates challenges programmatically and also within the shared spaces of the building (such as the cafeteria/commons).

Members asked to move the building tour of OOMS scheduled for April of 2022 to May of 2022, so that the Facilities Committee could continue this evening's discussion relevant to district enrollment growth and facility needs in more depth.

New Facility Planning

Mr. Gordon advised that progress on the district's Middle School #6 project is still progressing timely and well. The roof insulation that is on backorder is expected at the site by April of 2022. This will really help construction of the building to move forward at a more regular pace.

Mr. Gordon shared a PowerPoint presentation detailing cost projection scenarios for the district's proposed Elementary #17 project with members in attendance. A copy of the PowerPoint presentation is available upon request through the district's Business Office.

Mr. Gordon advised that estimating a cost for the proposed Elementary #17 project is extremely difficult due to rapidly changing inflation costs at the this time. The more new construction that starts in our region, the more the district's costs are likely to increase (and the fewer contractors that will be available to bid on our projects). Mr. Gordon discussed four cost estimate scenarios for the district's Elementary #17 project. Each scenario projects the cost for the Elementary #17 building to be at around \$300.00 per square foot given the current market conditions. This is

unfortunate because the district's Elementary #16 project recently cost out at about \$239.00 per square foot.

Members in attendance were in agreement that the longer that the district takes to go out to bid on the Elementary #17 project, the more expensive that it will be. Members also shared concern about the impact that the new Intel facility will have on construction costs in the central Ohio region. It is very likely to drive construction costs upward in the upcoming years. The committee's fear is that the Intel facility will tap out the available labor and supply chain in the area, driving costs upward for future district buildings and construction projects in general.

As a result, members discussed the benefit of starting the process to sell the bonds for the Elementary #17 project soon, so that the district could go out to bid as quickly as possible. Mr. Gordon added that he is looking into the possibility of buying some materials for the Elementary #17 project in advance in attempt to reduce costs and to avoid delays related to product backorders.

At the close of the discussion, nobody in attendance was opposed to moving up the timeline on the Elementary #17 project by one year to start construction in 2023. All believed that this change was ultimately in the district's best interest, given the current inflation situation and booming construction market.

Mr. Gordon reminded members that he is still working on design build planning for a technology facility with custodial offices. He will provide the committee with updated research and information relevant to this proposed project at the April 2022 monthly meeting.

Influencers Update

Inflation and supply shortages continue to be one of the largest influencer's on the district and its projects at this time.

The new Intel facility is also likely to significantly impact upcoming new construction and permanent improvement projects within the district. Construction labor and supplies are likely to become scarce as Intel starts construction on its facilities.

General Business

The building tour of Orange Middle School is being moved to May of 2022 to make more time for project and enrollment planning discussions at the April 2022 meeting.

Angie Bryant called for a motion to adjourn the meeting.

David Yanka moved and Bob Hart seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:22 p.m.

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

Respectfully submitted,
Jeff Gordon