

The Olentangy Facilities Committee Meeting
May 4, 2022 @ 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 checked="" type="checkbox"/> McCaughey, Kevin |
| <input type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Rogers, Greg |
| <input checked="" type="checkbox"/> Hart, Bob | <input type="checkbox"/> Scott, Mark |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input type="checkbox"/> Smith, Wesley |
| <input type="checkbox"/> King, Dave | <input type="checkbox"/> Troxell, Joe |
| <input type="checkbox"/> Lowry, Alyssa | <input checked="" type="checkbox"/> Totzke Steven |
| | <input type="checkbox"/> Yanka, David |

Also in attendance were Clay Keith (Robertson Construction), Bruce Runyon (Fanning Howey), Bill O'Sullivan (Construction Analysis), Brandon Lester (BOE), Melissa Griffith (OLSD), Jennifer Furey (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 April 6, 2022 meeting.

Angie Bryant moved and Kevin McCaughey seconded the motion to approve the agenda. Motion carried.

Kevin McCaughey moved and Bob Hart seconded the motion to approve the minutes of the April 6, 2022 meeting. Motion carried.

New Facility Planning

Clay Keith from Robertson Construction was in attendance at the meeting and shared a PowerPoint presentation with members regarding the district's Middle School #6 project. A copy of the presentation is available upon request through the district's Business Office.

Insulation for the Middle School #6 roof was received for the project at the end of March 2022. As a result, progress is being made swiftly toward the completion of the roof at this time. It is thought that the roof will be complete within two weeks. Rapid progress is also being made on the building's masonry veneer.

On the first floor of the building:

- Metal framing studs are being installed.
- The stairway to the 2nd floor is nearing completion.
- Mechanicals are being roughed-in.
- Boilers and pumps have been set.
- Air handlers are in progress.
- Foam insulation is in progress.
- Drywall is anticipated to start near the end of May.

On the second floor of the building:

- Work is being completed on the alcove.
- One air handler has been set.
- A second air handler arrived with a damaged cabinet and is being corrected.

Site Conditions:

- Installation of athletic fields is anticipated for the fall of 2022.
- Installation of grass on the property is anticipated for the fall of 2022.

Construction Timeline:

- At this time the goal is to get the interior of the building as dried out as possible in preparation for the interior finish work on the building.
- Trane is supplying three temporary HVAC units at no cost to the project so that this process can be started. An electrician is also wiring the units at no cost due to the switchgear delay for the project.
- Completion of the project is still anticipated for the spring of 2023. This is amazing considering the supply chain issues and labor shortage conditions.

Bill O'Sullivan from Construction Analysis thanked Mr. Keith and his team for their efforts and partnership on the Middle School #6 project. He shared with members that Robertson Construction has gone above and beyond their contractual obligations to create solutions and minimize delays on the project. Robertson continues to make the project look easy during some very challenging times. Their commitment to the project and to the district is commendable.

Bruce Runyon agreed with Mr. O'Sullivan's sentiments in regards to Robertson Construction's performance. He believes Robertson Construction to have been a great partner to the district for the past several years.

Members in attendance thanked Mr. Keith for the dedication of his company and his team on the district's projects during these unprecedented times. They were amazed that the Middle School #6 project continues to progress close to its original timeline (given the global market conditions at this time).

Member Steven Totzke shared that in his profession he is seeing problems with roofing insulation being shipped to the job sites before it is fully cured and dried out. As a result, the insulation is drying out after installation on the roofs and consequently "shrinking" and "gapping" underneath the roofing membrane. It may take one year or so for the "gapping" to become apparent. A thermal scan of the roof can detect the gapping below the roofing membrane's surface. Once detected, the roofing membrane needs to be removed and the insulation gaps filled in. This is definitely one of the new negative (and costly) conditions that is resulting from the current supply chain issues.

Members thanked Mr. Totzke for his insight and for sharing his professional experience with the group. They similarly commented that the lack of available switchgears for construction projects will also negatively impact construction quality and timelines for new projects moving forward.

Jeff Gordon thanked Mr. Keith for his presentation and the members for their discussion. He proceeded to share a PowerPoint with members (from earlier in the year) pertaining to projected pricing for the district's upcoming Elementary #17 project. A copy of the PowerPoint document is available upon request through the district's Business Office.

Construction costs for the Elementary #17 project were reviewed using multiple methods (see the available PowerPoint document). Consistently, each method resulted in a projected construction cost of approximately \$300.00 per square foot for the Elementary #17 project.

Clay Keith, Bruce Runyon, Bill O'Sullivan, and members in attendance all agreed that there was no doubt that construction costs for the Elementary #17 project would be much higher than for the Elementary #16 project, despite the district's success with replicating its floor plan. Determining the best time and manner in which to bid out the Elementary #17 project was deemed to be critical in mitigating as much inflation related to cost increases as possible for the project. All were also concerned with finding ways to reduce potentially long lead times for critical construction equipment and materials that will be needed for the project.

Clay Keith shared that the up side for the Elementary #17 project is that vendors/contractors seem to want to work on Olentangy projects. He shared that the district has a good reputation "on the street" in regards to its construction projects. Vendors know that the district is generally good to work with, that its project documents are detailed and orderly, and that its buildings generally go together well. Mr. Keith is counting on these factors to result in a more successful project bid for the district.

All were in agreement that bidding out the Elementary #17 project without completed specs/construction documents would likely result in higher pricing to the district and confusion on behalf of the vendors (especially if allowances were implemented). Therefore, it was felt to be beneficial for the district to complete its specs/construction documents for the building and to finalize a building site for the project as soon as possible. Getting the project out to bid prior to the start of Intel's projects was determined to be critical to the district's attempt to control over-pricing by the vendors for the Elementary #17 project.

In regards to sites for Elementary #17, the district will need to determine whether an east side site or a west side site will best meet the enrollment needs for the district. The district is currently working with Evans Farm to receive a site donation on the east side of the district that would be a good location for either Elementary #17 or #18. The district also currently owns land on the west side near Bean Oller Road that could also house either Elementary #17 or #18. At this time, the availability of utility infrastructure is better (and more cost effective) for locations on the east side of the district. Utility infrastructure near the Bean Oller site is likely still several years out at this time.

Mr. Gordon plans to conduct some preliminary site analysis work to verify that the soil conditions at some of the proposed sites would allow for the successful construction of an elementary facility. The district is moving forward with this work with the intent to be able to provide Fanning Howey with a site decision in the near future. Mr. Runyon would like to obtain a building permit for the district's Elementary #17 facility soon. The permit would be valid for one year before the start of construction. It would also allow the district to construct the facility under the current building codes.

Sharon Jurawitz advised that once the county starts to require storm shelters to be incorporated into new building designs, they will be very costly to build.

Mr. Gordon shared with members that discussions relevant to the planning for the district's Elementary #18 project should begin late this summer or early this fall. Enrollment projections will likely be a key factor in determining the timing and location of this project.

District Enrollment

Sharon Jurawitz advised that Emily Hatfield would like for the Facilities Committee to present it's 2022 annual enrollment projections report to the Board of Education at the September, 22, 2022 meeting. As a result, she requested that the September Facilities Committee meeting be moved from 9/7/2022 to 9/14/2022 to allow for more start of school actual enrollment data to be incorporated into the projections reporting. The Business Office will send a reminder to members in August relevant to this date change.

Influencer's

Intel again was discussed as the largest influencer on district construction projects at this time.

General Business

A building tour of Orange Middle School will be held at the 6/1/2022 monthly meeting. A reminder will be sent via email to members regarding the meeting location for the tour. Angie shared that she would be unable to attend the building tour.

Jeff Gordon shared that he is in need of vendor names for companies that are proficient in installing video towers. The marching bands would like to be able to video their practices and to be able to view their marching formations from above. Member Greg Rogers shared that the use of drones for this has worked well in the past and may prove to be more cost effective.

Sharon Jurawitz called for a motion to adjourn the meeting.

Steven Totzke moved and Bob Hart seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:14 p.m.

The next monthly meeting is tentatively scheduled for 6/1/2022 at 6:00 p.m. at Orange Middle School.

Respectfully submitted,
Jeff Gordon