

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

**In attendance for the Facilities Committee were:**

- |  |   |
|--|---|
| <input type="checkbox"/> Bryant, Angie               | <input type="checkbox"/> McCaughey, Kevin         |
| <input type="checkbox"/> Eisenhower, Frank           | <input type="checkbox"/> Rogers, Greg             |
| <input type="checkbox"/> Hart, Bob                   | <input type="checkbox"/> Scott, Mark              |
| <input checked="" type="checkbox"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" 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 Bruce Runyon (Fanning Howey), Bill O'Sullivan (Construction Analysis), Clay Keith (Robertson Construction), Brandon Lester (BOE Representative), Ryan Jenkins (OLSD Treasurer), Jeff Gordon (OLSD Director of Business Management and Facilities), Jennifer Furey (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 21, 2022 meeting.**

**David Yanka moved and Wes Smith seconded the motion to approve the agenda. Motion carried.**

**Wes Smith moved and David Yanka seconded the motion to approve the minutes of the September 21, 2022 meeting. Motion carried.**

**Annual Permanent Improvements Update**

Jeff Gordon shared a PowerPoint presentation detailing the district's five-year capital improvement plan from FY23-FY27. A copy of the presentation is available upon request through the district's Business Office.

The current bond that funds much of the district's permanent improvement projects ends in 2025. As a result, there is a notable lack of funding in the five-year plan for both FY26 and FY27 at this time. For PI funds to be available for FY26, the district would need to be on the ballot in 2024.

There has been a notable increase in the cost of new school buses. Costs for new buses have increased 15 to 20% since the start of the pandemic. This sizeable cost increase will likely result in the district being able to purchase fewer buses moving forward.

**New Facility Planning**

Bill O'Sullivan, the district's Owners Representative from Construction Analysis, provided a PowerPoint presentation to members in attendance regarding the progress of the district's Middle School #6 project. A copy of the PowerPoint presentation is available upon request through the district's Business Office.

Mr. O'Sullivan outlined significant challenges that the district faced that were unique to this project due to supply chain issues. Challenges included the following:

**Roofing**- Insulation for the roof was backordered. This supply chain issue delayed the roof from being installed using a traditional timeline. Because insulation was not available when needed, the project experienced condensation on the vapor barrier and roof deck. However, Robertson was able to control the amount of moisture on the roof at a reasonable level until the roof was completed.

**HVAC**- supply chain issues delayed the procurement of AHU's and chiller equipment for the building.

**Electrical**- supply chain issues resulted in a significant delay obtaining the switchgear equipment needed to run the HVAC system for the building. Robertson Construction was able to secure a temporary switchgear for the Middle School #6 project (from another construction project), which allowed them to connect the HVAC system. Robertson was then able to dry the building out and start the installation of finish materials inside the building.

Mr. O'Sullivan commended Robertson Construction for working with the district to find creative ways to pivot the construction schedule for the project to keep it on schedule. All involved with the planning for Middle School #6 are nothing short of amazed that the project is still anticipated to be complete per the original schedule. This is truly impressive, given the labor and supply chain issues that the central Ohio construction market has been experiencing since the start of the pandemic.

Mr. O'Sullivan advised that parking lot paving for the Middle School #6 building was recently completed in October. Mr. Runyon shared that the Loose Furnishings package for the building was also bid out in October. Robertson Construction's goal is to address the punch out list for the building in late December of 2022 or early January of 2023. It is hopeful that the building may be ready for the district to occupy in March or April of 2023. This would give the district much needed time to set up the facility and to receive deliveries directly at the site for the upcoming school year.

Mr. Runyon (from Fanning Howey) shared a brief PowerPoint presentation showing the floor plan and the proposed site plan for the district's new Elementary #2/17 project. A copy of the presentation is available upon request through the district's Business Office.

The floor plan for the new elementary will be a replication of the plan used for Shale Meadows Elementary. The 20-acre site proposed for the facility is located at Peachblow and Piatt Roads. There are both developed and undeveloped subdivisions adjacent to the property. Utilities will be brought to the site from the existing subdivision to the east of the site.

The district is in the process of working to secure the donation of the land with the developer who currently owns it. An LLC of 3 Pillar Homes bought out the development rights to the adjacent Evans Farm subdivision from Evans Farm. Mr. Gordon would like to see 3 Pillar honor some of the terms that were in the original site donation agreement implemented by Evans Farm. At this time, 3 Pillar appears to be honoring many of the original agreement terms. Jeff anticipates ownership of the site by the district by the end of the year.

Engineering analysis is complete for the site. The site is suitable for the construction of the elementary building that the district plans to place on it. The site is located in Berlin Township and Delaware County. The county is supportive of the location of the new facility. However, the county will require the district to install a left turn lane into the building from Piatt Road at the district's cost.

The district hopes to begin site work for the new elementary in the Spring of 2023. This will allow the project to be under roof for the winter season. Construction packages have already been bid out for the project in attempt to get ahead of any supply chain or labor shortage issues that may impact the project.

Jeff Gordon shared updated budget projections with members in attendance for the proposed Elementary #17 project. At this time, projected costs appear to be slightly less than 29 million dollars. This is more than was projected for the project when the district passed the 2020 bond. However, there was a contingency fund in the 2020 bond package for the elementary and middle school projects that may be used to offset the inflationary overage now being predicted for the Elementary #17 project. Mr. Gordon will have a better idea of the actual cost for the Elementary #17 project when the site package goes out to bid soon.

### **General Business**

Committee members in attendance reviewed the calendar of proposed Facilities Committee meeting dates for 2023. A copy of the meeting date calendar will be emailed to all members.

Michelle Murphy from the Business Office will also email Facilities Committee members asking them to confirm their participation on the Facilities Committee for 2023. Those wishing to no longer participate on the committee, should email Michelle their resignation notification directly.

Sharon Jurawitz and Angie Bryant are willing to continue in the roles of Chair and Co-Chair for the Facilities Committee in 2023. However, Michelle Murphy will include a general inquiry in her email to members to verify any additional interest by other members in these positions for 2023.

The merit of holding the next scheduled meeting scheduled on 12/7/2022 was discussed. Due to limited agenda topics (and several individuals not being able to attend), the 12/7/2022 meeting was cancelled. An email will be sent to all members notifying them of the cancellation.

### **Influencer's**

No influencer's were discussed.

**Sharon Jurawitz called for a motion to adjourn the meeting.**

**Dave Yanka moved and Wes Smith seconded the motion. Motion carried.**

**The Facilities Committee meeting adjourned at 7:28 p.m.**

The next monthly meeting is tentative scheduled for 1/4/2023.

Respectfully submitted,  
Jeff Gordon