

**The Olentangy Facilities Committee Meeting
January 4, 2023 @ 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"/> Rogers, Greg |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" 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 checked="" type="checkbox"/> King, Dave | <input checked="" type="checkbox"/> Totzke, Steven |
| <input type="checkbox"/> McCaughey, Kevin | <input checked="" type="checkbox"/> Yanka, David |

Also in attendance were Brandon Lester (BOE Representative), Ryan Jenkins (OLSD Treasurer), Todd Meyer (OLSD Chief Operations Officer), Jack Fette (OLSD Chief Academic Officer), Jeff Gordon (OLSD Director of Business Management and Facilities), Madison Ratliff (OLSD Asst. Treasurer) 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 November 2, 2022 meeting.

Angie Bryant moved and Frank Eisenhower seconded the motion to approve the agenda. Motion carried.

Wes Smith moved and Steven Totzke seconded the motion to approve the minutes of the November 2, 2022 meeting. Motion carried.

New Facility Planning

Jeff Gordon was pleased to share that the school district will likely be able to take possession and occupy the newly constructed Berlin Middle School in April of 2023. Robertson Construction has done a great job on the project and has represented the district well. It is nothing short of amazing that the building is being delivered to the district as scheduled, given the supply chain issues and other construction challenges that the project endured.

The district is looking forward to working with Robertson Construction again on the New Elementary #2 (17) project. The new elementary will be located on land donated to the district at the corner of Peachblow and Piatt roads. This is near both Arrowhead and Shale Meadows elementary schools. Site work for the project is scheduled to begin in January of 2023. The district is planning to obtain GMP #2 approval for the project in March of 2023 and for construction of the new building to start in April of 2023.

Based upon the enrollment projections provided by the Facilities Committee to the district in the fall of 2022, the district is actively discussing the need for future school buildings (and sites) at all grade levels in the ten-year forecast. Sharon Jurawitz shared a timeline with members in attendance that addressed construction lead times and levy lead times. A copy of the timeline is available upon request through the district's Business Office.

Sharon cautioned that construction time between the new school buildings needed throughout the district is very tight. She also reminded everyone that we are experiencing one of the most active and competitive construction markets that Ohio has seen in a long time. Intel is one of the largest factors driving the construction boom in central Ohio at this time.

She discussed that while a levy request by the district in November of 2023 seems like it would be too early, in reality it may not be. She advised that a levy request in November of 2024 likely would be too late, as it would not give the district time to pivot to another plan quickly enough to meet its timeline for when new buildings are needed by the district.

After some discussion, members came to a consensus that they would like to see the district go to the ballot once for the next three buildings (Elementary #18, Elementary #19 and Middle School #7). They believed that voters may grow weary of repeated requests in a short time period. They discussed that spring of 2024 would likely be the most realistic timing for a levy request. This would give the district further time to review its construction plan, budgets and to market the levy request. Sharon remained more comfortable with a levy request in November of 2023.

Todd Meyer shared that he and the district's leadership team (DLT) have been in discussions as to the best way to proceed forward with a plan to request new buildings for the district. He would like to be able to wait until May of 2024 to place the district's levy request on the ballot. At this time, he believes that 2023 is too early for a levy request and 2025 to be on the late end for a request. He would like to see the levy request be for no new millage. DLT is working with the district's Treasurer to see if this millage request is obtainable. The district will contact OFK to help to promote and to market the levy request once finalized.

Members discussed the merit of planning construction for Elementary #18 and Elementary #19 in the same year. They questioned if the current economic conditions in central Ohio warranted the district waiting to build them in separate years. Member Bob Hart shared that based upon what he is seeing in the construction industry that the financial hit that the district might take by waiting a year, could be brutal.

Jack Fette shared that enrollment in grades 2 and 4 are very full/tight at this time. He and Mr. Meyer shared that the district could have actually used Elementary #17 this year if it was available. Mr. Fette's concern with a single levy request is the district's ability to be able to predict and accurately budget construction pricing almost ten years out. Mr. Gordon discussed that the long-term budgeting for these projects is certainly challenging, but believes that he can apply some inflationary formulas (based upon what we have seen this last decade) to be able to put some usable numbers together for the district. He will work with Bruce Runyon and Bill O'Sullivan to create some cost projections to share with the Facilities Committee at one of its upcoming meetings.

Mr. Gordon advised that it was important to note that when looking at construction timelines for all of the proposed projects (as opposed to the building opening dates), that the district is realistically only three to seven years out for all of the new buildings needed (as opposed to ten years as previously referenced). This moves the budgeting process forward much closer to current forecasting conditions.

Olentangy Academy Expansion

Jeff Gordon reminded members that a few months back that he and Vince DeTillio presented to the Facilities Committee the concept of expanding the district's Academy building (where the STEM program resides). At that time, members were in support of the addition. As a result, Bruce Runyon is currently working on some drawings for the expansion of the facility.

A preliminary floor plan and site plan for the expansion project was reviewed with members in attendance. Mr. Gordon shared that he is currently in discussion with nearby property owners trying to obtain the parking lot property that is adjacent to the facility. It is unknown at this time if the district may be able to acquire it.

The projected cost for the Academy expansion project is 2.7 million dollars for the addition. There would be some additional cost to upgrade the HVAC system in the existing building. The HVAC system would have needed to be upgraded at The Academy, regardless of the proposed addition to the facility.

Some 2020 bond funding remains that may be able to be applied to the proposed addition project. If approved, the district would plan to start construction in the fall of 2023, with completion scheduled for the summer of 2024.

General Business

Michelle Murphy shared with members that committee member Alyssa Lowry presented her resignation request to share with the committee effective December of 2022.

Sharon Jurawitz and Angie Bryant remain as Chairperson and Co-Chairperson of the Facilities Committee for 2023. No other members submitted interest for the positions for 2023.

Jeff Gordon would like for the next Facilities Committee meeting (scheduled for 2/1/2023) to be held at the new Berlin Middle School facility. An announcement will be sent out to members in advance of the meeting.

Influencers

Intel was discussed as the largest influencer on district projects and growth at this time. Member Steven Totzke shared that his industry has been tasked with building as many hotels in the area of Intel ASAP. This will continue to drive construction costs upward and limit the number of contractors available to bid on unrelated projects.

Members advised that they are still experiencing supply chain issues related to technology and construction. Concrete, roofing and technology items are still difficult to obtain in many circumstances.

A steady flow of new student enrollment within the Olentangy district also continues to impact district growth and the need for additional facilities and resources.

**Sharon Jurawitz called for a motion to adjourn the meeting.
Angie Bryant moved and Bob Hart seconded the motion. Motion carried.**

The Facilities Committee meeting adjourned at 6:47 p.m.

The next monthly meeting is tentative scheduled for 2/1/2023.

Respectfully submitted,
Jeff Gordon