

The Olentangy Facilities Committee Meeting
April 5, 2023 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

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

Also in attendance were Brandon Lester (BOE Representative), Jeff Gordon (OLSD Director of Business Management and Facilities), Ryan Jenkins (OLSD 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 March 1, 2023 meeting.

Frank Eisenhower moved and Steven Totzke seconded the motion to approve the agenda. Motion carried.

Frank Eisenhower moved and Steven Totzke seconded the motion to approve the minutes of the March 1, 2023 meeting. Motion carried.

New Facility Planning

Jeff Gordon was pleased to share that the district had received a certificate of substantial completion/temporary occupancy for Berlin Middle School. Furniture is currently being assembled in the school in preparation for the start of the 2023-2024 school year. Unfortunately, there was an HVAC malfunction during a recent rainstorm at the school. Water collected in a rooftop HVAC unit and poured down onto the new gym floor from above. The water was cleaned up quickly, however, the floor is being inspected closely for any signs of water damage from the unfortunate incident.

Trucco will be starting with site related work soon for the new Elementary #17 project. Both GMP #1 and GMP #2 have been bid out and approved. The district is ready to move forward with this project and expects the facility to be open for the 2024-2025 school year.

Sharon Jurawitz presented two timelines to committee members in attendance detailing potential levy scenarios and construction start dates for proposed Elementary #18, Elementary #19 and High School #5.

Timeline A depicted both Elementary #18 and Elementary #19 starting in the same year (2024) within about two months of each other. Both schools would be open for the 2025-2026 school year. In Timeline A, High School #5 would commence construction by 2025 and would be open for the 2027-2028 school year.

Timeline B detailed the same three schools above. However, in this scenario the elementary schools would be constructed one year apart. Elementary #18 would start construction in 2024 and be open for the 2025-2026 school year. Elementary #19 would start construction in 2025 and be open for the 2026-2027 school year. High School #5 would keep the same schedule as discussed in Timeline A (with a construction start date in 2024 and scheduled opening for the 2027-2028 school year). A copy of both timelines are available for review upon request through the district's Business Office.

A discussion by the members followed the project timeline presentation. The pros and cons of each timeline scenario were discussed. In general, members believed there to be a greater cost savings with Timeline A. Starting new buildings as soon as possible, appears to avoid unnecessary inflation costs (labor and materials) associated with delaying the construction of Elementary #19 for a year.

Members also discussed possible vendor appeal for Timeline A. By bidding out both Elementary #18 and Elementary #19 in the same year, vendors could secure two large projects and be able to roll their staff from one project to the next efficiently. Brandon Lester requested a list of such efficiencies to share with the other BOE members regarding the benefits to the district by constructing two elementary schools at the same time.

District Treasurer (Ryan Jenkins) and Business Management and Facilities Director (Jeff Gordon) shared with members that they had run some cost scenarios pertaining to both timelines presented by Sharon Jurawitz. A copy of the cost projections is available upon request through the district's Business Office. Mr. Jenkins and Mr. Gordon shared that Timeline A is projected to have a cost savings of approximately 2.3 million dollars over Timeline B. They believe that most of the savings results from inflation avoidance. Overall, building sooner than later, despite the Intel project, appears to result in significant cost savings to the district.

Mr. Jenkins is still in the process of determining levy millage scenarios for the projects identified. The district would like for the construction portion of the bond requested to be no new millage. Mr. Jenkins believes the maximum threshold for no new millage to be around a cost of 325-350 million dollars. He would like to collect around 275 million for the construction projects in Timeline A (which would include a 30 million dollar contingency).

With operation and PI needs incorporated into the bond, Mr. Jenkins predicts a total levy millage of around 5-6 mils. He believes that last levy passed by the district was around 7.4 mils. Keeping the current levy request lower than the previous levy request is important to the district at this time. Mr. Jenkins understands that the Delaware County auditor may raise property valuations within the district by 25% in the next year or two. This could impact the district's levy request. As a result, it is important that the district presents a reasonable levy request to the voters that they are likely to understand and support.

Mr. Gordon shared that PI funds from the levy would go toward larger PI projects such as asphalt, theater lighting/rigging replacement, and other projects as identified in the district's 20-year PI plan. He is currently working on an updated version of the 20-year PI plan and will share it with the BOE and the Facilities Committee upon completion.

Member Steven Totzke respectfully asked if it was the job of the Facilities Committee to care about (or consider) what the final millage totals end up being for any levy? He clarified that he believes the committee's primary focus to be communicating district growth trends and future facilities needs. Millage for the recommendations would be up to the BOE and administration to navigate. Member Joe Troxell shared that there is a balance to the Facilities Committee's review process and proposals. Without creating reasonable levy/millage proposals, there may be a loss of community support for district projects as a whole, regardless of how badly they are needed. Brandon Lester advised that the community needs to be viewed through a "post-pandemic" lens of sort. There have been a lot of changes since 2020 and things are not always as readily available as they might have been before. "Folks have a limit" and it could impact future levy/project requests by the district.

Sharon Jurawitz inquired as to the forecasted cost of a 7th middle school. She would like to see Middle School #7 be a part of the current levy package being considered. Mr. Gordon shared that if bid in 2028, the projected cost for Middle School #7 is projected to be around 76 million dollars. Sharon reminded members that Shanahan Middle School will be about 100 years old around 2050. As a result, it may be important to incorporate some plans for a new middle school sooner than later. Member Steven Totzke was also in support of this. He shared that Middle School #7 had been discussed at previous Facilities Committee meetings, with support by members for construction in the near future. As a result, he would like to see Middle School #7 back on the current timeline scenarios as well.

Mr. Jenkins and Mr. Gordon understood and respected Mr. Totzke's and Ms. Jurawitz's concerns. They explained that the projects placed on the levy will come down to need by the district and the ability to put forth a reasonable millage request to the residents. With Middle School #7, the levy request for construction projects only (no PI or operations costs) may be over 350 million dollars. This may be too large of a levy request short-term, even though the voters have been supportive in the past. Additionally, the district's academics team is currently communicating that it foresees other educational options at these grade levels at this time. As a result, the district is not just "pushing off" the need for Middle #7, but rather determining when (if ever) it will be needed. Should it become apparent that Shanahan Middle School is no longer a viable facility for educational purposes, a new middle school could be constructed on the current grounds of Shanahan (behind the school).

Regardless, the current timeline and project scenarios are all likely to change many times by the fall of 2023 (and Middle School #7 may be back on the table). To be on the ballot for March of 2024, the district will likely have to submit its levy application by October of 2023. As a result, the district will likely look closely at the 2023-2024 enrollment projection numbers before finalizing the type of buildings that are needed for the next levy request.

Members asked Mr. Jenkins if he was required to identify specific school buildings for construction when submitting the district's levy request for March of 2024. Mr. Jenkins shared that he would research this further, but believes that the bond language might be able to read something as simple as "for the construction of new K-12 facilities".

Members asked Mr. Gordon to clarify the preferred student enrollment capacity numbers for district school buildings per grade level, as set by the BOE and OLSD administrative staff. Mr. Gordon shared the following enrollment ranges:

Elementary- 600-700 students

Middle School- 900-950 students

High School- 1600-1800 students

Mr. Gordon reminded members that the above enrollment numbers are ranges for each of the buildings where the educational process appears to operate the most efficiently and comfortably (without adjustments to school spaces, school schedules, transportation and other changes). At times, the district has had many more students in each of the building types and has been able to successfully operate through planning and adjustments. Enrollment numbers in excess of those noted above, should be considered as “stretch capacity” and only implemented short-term out of necessity.

Member Greg Rogers asked if the district is seeing any enrollment impact (decline) due to “empty nesters” the district. Sharon Jurawitz and Jeff Gordon shared that at this time, empty nesters do not appear to be making up a large percentage of the community. It appears that many folks are still selling their homes (post-graduation) due to high home values and new families with school-aged children are moving in.

Sharon thanked the district’s administration team for their recent input relevant to enrollment and the levy timelines. She shared that the district’s administration team has been tremendous to work with and instrumental in helping her to obtain the information that she needs to create the reporting vetted by the Facilities Committee.

OFCC

Jeff Gordon shared that the district is actively collecting information needed for its OFCC construction process application. The district is making good process on the information needed by the OFCC. The OFCC is currently finishing some enrollment projections for the district as a part of the OFCC process. In the end, the district will need to determine if it is more beneficial or more costly for the district to proceed through the OFCC for its new construction projects. The OFCC has loosened some of its previous requirements. However, if the current requirements are more costly than the potential savings to the district, the district may decide to proceed forward with its new projects using the same or similar processes as before. Member Bob Hart mentioned that at this time the OFCC is expediting school district projects only.

Regardless, the district will be issuing an RFQ for Architect-of-Record (AOR) services in preparation for upcoming district projects.

Influencers

Intel continues to be the largest influencer on the district at this time. Intel and related projects continue to impact construction pricing, labor availability and product lead times.

The Board of Education is also currently searching for a new superintendent to replace Mark Raiff, who recently announced his retirement from the district. Updates will be provided as the Board completes its search and interview process.

Committee members expressed some concern regarding the potential retirement status of both Bruce Runyon (of Fanning Howey) and Bill O'Sullivan (of Construction Analysis). Mr. Gordon shared that he believes that both Bruce and Bill may be available to the district for services through 2027. He thanked the committee for recognizing their value and support to the district. He too believes that they have both been a tremendous asset to the district. They have both saved the district a tremendous amount of money over the years. The district is fortunate to be working with such a fantastic team.

Mr. Gordon also recognized district Treasurer, Ryan Jenkins. He encouraged members to watch Ryan's video on School Funding 101 on the district's website. He thinks that it is well done and worth seeing. He complimented Ryan for being able to explain the district's financial process so well. He brings a communication style and energy level that should serve the district well during a levy campaign.

General

Sharon Jurawitz will not be able to attend the May 3, 2023 meeting scheduled for the Facilities Committee. Members did not foresee a large agenda for the May 2023 meeting and decided to cancel it.

If needed, the Facilities Committee might decide to add a meeting in July of 2023. July 12, 2023 is the preferred date for a July meeting (if needed).

Sharon Jurawitz called for a motion to adjourn the meeting.

Frank Eisenhower moved and Bob Hart seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:32 p.m.

The next monthly meeting is tentatively scheduled for 6/7/2023.

Respectfully submitted,
Jeff Gordon