

**The Olentangy Facilities Committee Meeting  
September 6, 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"/> Yanka, David |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <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 checked="" type="checkbox"/> McCaughey, Kevin  | <input checked="" type="checkbox"/> Totzke, Steven |  |

Also in attendance were Bruce Runyon (Fanning Howey), Bill O’Sullivan (Construction Analysis), Clay Keith (Robertson Construction), Charlie Birch (OHS Diamond Club Baseball Boosters), Brandon Lester (BOE Representative), Ryan Jenkins (OLSD Treasurer), Jeff Gordon (OLSD Chief Operations Officer) 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 August 2, 2023 meeting.**

**David Yanka moved and Steven Totzke seconded the motion to approve the agenda. Motion carried.**

**David Yanka moved and Steven Totzke seconded the motion to approve the minutes of the August 2, 2023 meeting. Motion carried.**

**Olentangy Baseball- Turf Field Proposal-**

Jeff Gordon introduced Charlie Birch from the OHS Diamond Club Baseball Boosters. Mr. Birch was in attendance at the meeting to present a proposed synthetic turf project for the baseball fields (varsity and freshman) at OHS. The group is also planning a project for a future indoor baseball facility at OHS, which would also incorporate synthetic turf on its play surface. A copy of the presentation for the proposed project is available upon request through the district’s Business Office.

Levan’s Excavating, Inc. would be used for the project. Levan’s has been used in the past by other athletic groups within the district. Levan’s has successfully completed the previous projects and has a good reputation within the district for similar projects.

The Diamond Club plans to partner with Bridge Credit Union out of Powell for a 10 year loan for the project. They are prepared to make a \$70,000 down payment on a loan totaling \$250,000 at 5.5% for the ten-year term.

Additional revenue is anticipated through partnerships with youth programs, field rentals for tournaments, field rentals to the men’s adult league and student player contributions as determined by the Booster Club.

The Diamond Club would like to transition to synthetic turf in three phases. The first phase being the primary fields, the second phase being the front field and the third phase being a new indoor facility with synthetic turf on the play surface. The Boosters support the proposed projects and would like to have the opportunity to present them to the Board of Education in September or October of 2023 for final approval.

Members in attendance were generally in support of the projects and the proposed contractor. However, they expressed concern over the player fees for Olentangy students and overall Title IX compliance. Mr. Gordon and Mr. Jenkins also felt that the financial plan needed to be a little more complete before allowing the group to present the project to the Board of Education. As a result, Mr. Gordon asked that Mr. Birch and the Diamond Club work a bit more on their financial planning for the project.

It was also suggested that the presentation for the Indoor Baseball Facility at OHS be presented separately at another time. There are not enough architectural details for the proposed indoor facility at this time to warrant project approval. The OHS Diamond Club will return to the Facilities Committee on 10/4/2023 to present the first phases of the synthetic turf project (for the baseball fields) for a second time.

Sharon Jurawitz thanked the Diamond Club for their presentation. She noted some concern to the group over the Facilities Committee's overall ability to determine the stability of financial plans for such projects. She clarified that she felt that the overall role of the Facilities Committee should be to review the viability of the project plans and specifications as opposed to the financials. Treasurer, Ryan Jenkins and Chief Operations Officer, Jeff Gordon acknowledged Sharon's concern. They asked that the Facilities Committee just verify that the groups presenting appear to have a complete financial plan before allowing the groups to present to the Board of Education. Ultimately, it will be the responsibility of the Board of Education to review and approve the financial plans submitted for such proposed projects.

### **New Facility Planning**

Bill O'Sullivan from Construction Analysis was in attendance at the evening's meeting and provided a brief update on the district's Elementary #17 project. The construction on the facility is progressing very well, despite receiving the site later than anticipated. The building veneer is being installed and the roof decking is in the process of being completed. The building is nearly "dried in". This is the earliest in the process that the district has had a building this far along prior to the upcoming fall/winter season.

The decision to bid the Elementary #17 project out so far in advance with the contractors was a solid decision and the district is definitely seeing the benefit from doing so. At this time, all construction materials for Elementary #17 have been available when we have needed them. Even the chiller unit is on track to be available when the district needs it. The district is hopeful that the project will continue to progress well and in a timely manner. It is scheduled to open for the 2024-2025 school year.

The district is currently working on closing a land purchase of approximately 89 acres on the west side of the district in the next 30-45 days. The district would be able to construct another high

school, middle school and/or elementary school with this land (and with land that the district already owns adjacent to it). Preliminary planning is looking at the following site options:

- Elementary #18- (West) Bean-Oller site
- Elementary #19- (East) Berkshire site
- High School #5- (West) Bunty Station site
- Elementary #20- (East) Curve/Sweeney Road site

The county has expressed their intent to expedite some of the utility infrastructure in the Curve/Sweeney Road area for the nearby commercial project planned. The timing of this could be beneficial for Elementary #20. As always, site locations are subject to change due to district enrollment trending, site conditions and infrastructure challenges.

Jeff Gordon shared a summary of the construction inflation percentages previously discussed with the Facilities Committee. He wanted to review the percentages with the professionals in the Facilities Committee to verify that they still appeared to be relevant prior to proceeding with the calculations for any upcoming levy packages. The percentages will be used to calculate future building costs and to determine the total “financial ask” for the proposed March of 2024 levy.

Bruce Runyon of Fanning Howey shared that he is definitely seeing higher construction costs in central Ohio as opposed to the rest of the state. Steven Totzke is experiencing construction costs an average of 30 percent higher overall than in the past for his projects. Clay Keith shared that his construction bids are showing a direct correlation in costs based upon bid time. The shorter the time from bid to project start, the higher the costs are coming in for the project.

Bill O’Sullivan reviewed cost comparisons for the district’s Elementary #16 and Elementary #17 projects. Elementary #17 (which is the same exact building as Elementary #16) bid out much higher than Elementary #16 due to inflation in the current economic climate in central Ohio. It is very important to note that Elementary #16 bid-out artificially low. This is thought to be because the bids were due in March of 2020 (when that state of Ohio shut down due to COVID). Members believe that area contractors submitted extremely low (and conservative) bids at that time to secure future work for their employees in a time of great uncertainty.

After reviewing the inflation percentages and cost comparisons originally proposed at the 3/1/23 Facilities Committee meeting, most Facilities Committee members were still in support of using the inflation numbers shared by Mr. Gordon for upcoming project calculations. Member Steven Totzke expressed concern that the district’s inflation numbers (presented by Mr. Bill O’Sullivan and based on actual elementary project bid comparisons from Shale Meadows and Elementary #17) were higher than what he is experiencing in his area of construction. He would like to discuss this further with Mr. Gordon and obtain additional information on the pricing that the district is receiving.

Lastly, Mr. Jenkins shared that the Finance and Audit Committee (like the Facilities Committee) was in support of requesting five new buildings from the community for the March of 2024 levy request. He will work with Mr. Gordon, the district’s DLT team and related support organizations to create final levy millage request scenarios.

## **Annual Enrollment Projections**

Sharon Jurawitz was pleased to share a preliminary reporting of this year's district enrollment projections using the district's enrollment data from the 9/6/2023 report. As of the 9/6/2023 report, there are 23,165 K-12 students in the district. This enrollment number tracks very close to the numbers projected by the Facilities Committee last fall.

Sharon noted that Pre-K is much higher than projected last year by the Facilities Committee. Sharon will look to Dr. Jack Fette for direction on this.

Other trending shows that permits for single-family housing are down. However, permits for multi-family housing are up significantly. This is not overly concerning though, as the student yield for multi-family housing is typically lower than that for single-family housing.

Sharon finds the data that she has from Cooperative Strategies to be very different than it has been in the past years. She would like to discuss it further with them prior to creating final enrollment reporting and facility recommendations. The data that they provided shows the peak enrollment for students in the district occurring sooner and trending downward sooner. This is different than what we have received from them in the past.

Sharon will present an updated enrollment report to the Facilities Committee at the October 4, 2023 meeting. Currently, she is planning on sharing this year's reporting with the Board of Education at their October 12, 2023 meeting. However, this could change if needed. The BOE meets again on October 26, 2023.

## **Influencers-**

No new influencers were discussed.

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

**Frank Eisenhower moved and David Yanka seconded the motion. Motion carried.**

**The Facilities Committee meeting adjourned at 8:08 p.m.**

The next monthly meeting is tentatively scheduled for 10/4/2023.

Respectfully submitted,  
Jeff Gordon