

**The Olentangy Facilities Committee Meeting  
January 3, 2024 @ 6:00 p.m.  
Olentangy Administrative Offices- Berlin Room**

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

- |   |   |
|---|---|
| <input 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"/> Jurawitz, Sharon  | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> King, Dave        | <input type="checkbox"/> Troxell, Joe             |
| <input type="checkbox"/> McCaughey, Kevin             | <input type="checkbox"/> Totzke, Steven           |

Also in attendance were Mike Weaver (BHS Head Baseball Coach), Aaron Tompkins (President of the BHS Athletic Boosters), Lizett Schreiber (BOE Representative), Dr. Kevin Daberkow (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 December 6, 2023 meeting.**

**Wes Smith moved and Mark Scott seconded the motion to approve the agenda. Motion carried.**

**Mark Scott moved and Wes Smith seconded the motion to approve the minutes of the December 6, 2023 meeting. Motion carried.**

**Note:** There was a need to address item #3 on the evening's agenda prior to item #4.

**Berlin High School Proposed Indoor Baseball Facility-**

Mr. Aaron Tompkins (President of the Berlin Athletic Boosters) and Mr. Mike Weaver (BHS Head Baseball Coach) were in attendance at the evening's meeting to propose the construction and donation of an indoor baseball facility at Berlin High School. Coach Weaver shared a PowerPoint presentation with members in attendance. A copy of the presentation is available upon request through the district's Business Office.

At this time, the proposed cost for the facility is approximately \$313,000. The total loan amount is projected at \$360,000 for a six-year term at 8%. The cost could come down some, as interest rates have been dropping.

A Champion metal building has been selected for the project. It is 72 feet wide x 96 feet long. The group would like to place it on the west side of Berlin High School near the maintenance area. Zinsmeister Construction provided the low bid for the installation of the metal building. Kirkham Construction, used in the past by the district, provided a quote that was much higher for the project. As a result, Kirkham will not be used for this project.

A general discussion followed the PowerPoint presentation for the project. Comments were as follows:

- Jeff Gordon noted that a public bid process is not required for Booster funded projects. The Boosters assume liability for the project and donate the project to the district upon completion.
- Sharon Jurawitz cautioned Coach Weaver and the Boosters to closely watch the concrete costs for the project. Currently, the project depicts six concrete piers for the facility. Professionally, she believes that it is likely that ten piers would be needed for a facility of this size.
- Wes Smith advised that site grading and drainage costs should be verified and addressed with the contractor. It did not appear that these costs were accounted for in the quote provided. Coach Weaver shared that he would verify these costs with the construction company.
- Greg Rogers expressed concern that the projected electric costs appeared too low. He also asked what would be implemented to prevent balls from denting the metal building sides. Coach Weaver shared that a perimeter netting system would be installed inside the facility to catch the balls before nearing the sides of the building.
- Greg Rogers also noted concern for the lack of restrooms planned for the facility. Coach Weaver indicated that portable restrooms (paid for by the Boosters) would be located at the facility long-term.
- Jeff Gordon noted that nominal utility costs for donated facilities are generally absorbed by the district.
- Dr. Kevin Daberkow questioned if the girls softball program would have priority use of the facility. Coach Weaver clarified that the softball program would have equal rights to the new facility as the baseball program.
- Dr. Daberkow also questioned the financial liability to the district should the Boosters default on the loan for the project. Aaron Tompkins (lawyer) shared that the district would definitely not be liable for any Booster default on the loan agreement. The bank agreement does not allow for district liability relevant to the project.
- Dr. Daberkow also inquired as to climate control for the facility. Coach Weaver indicated that climate control measures are in place for the facility. Typically, heat would be used in cold weather to keep the facility reasonably warmer than 42 degrees.
- Lizett Schreiber expressed concern that rental demand for the facility may drop once the sports park planned for the area is opened. Coach Weaver and Mr. Tompkins believed rental interest would remain strong due to contract agreements established for the BHS facility and the lack of similar facility amenities at the sports park.
- Treasurer, Ryan Jenkins, inquired about the fund raising activities planned to support the facility. Coach Weaver noted that income from an annual golf outing, camps, mulch sales, sub sales, tournaments and various sponsorships should provide a variety of revenue needed to support the facility.
- Dave King expressed concern relevant to supervision of the facility while it was under construction. Mr. Gordon explained that in the past the district has provided some supervision relevant to these type of projects.
- Mr. King would also like to see a “contingency fund” in the proposed budget for the project. The group shared that there was a small contingency fund in the current budget for unforeseen items. They will look to increase it.

- Members noted that a “site plan” showing the placement of the facility on the grounds of Berlin High School would be needed before presenting the project to the Board of Education.

***Sharon Jurawitz called for a motion to allow Coach Weaver and Aaron Tompkins to present the proposed Berlin High School indoor baseball/softball facility to the Board of Education at an upcoming meeting.***

***Frank Eisenhower moved and Greg Rogers seconded the motion. All in attendance were in support of the motion and none were opposed. Motion carried.***

### **General Business**

Members welcomed Lizett Schreiber and Dr. Kevin Daberkow to the meeting. Both are OLSD Board of Education members. They are the BOE representatives assigned to oversee Facilities Committee meetings for 2024.

The Facilities Committee members in attendance at the meeting individually introduced themselves to the new BOE representatives. They shared their professional experience, time served on the committee and their personal experience with the Olentangy Schools.

A need for new Facilities Committee members in the upcoming year was noted. An effort to recruit new members will be reviewed at an upcoming meeting.

A potential meeting room change for the February Facilities Committee meeting was discussed. Currently, the meeting scheduled for 2/7/2024 will be held in the Liberty Room (on the first floor of the district’s Administrative Office building). There is another unrelated event scheduled in the Berlin Room that starts earlier in the day. If the other meeting ends early, we may be able to meet in our regularly scheduled space.

The charter for the Facilities Committee is being reviewed and approved at the 1/11/2024 BOE Organizational Meeting. It is important to note that the proxy voting language was removed from the charter (since the Facilities Committee’s last review of the document). A copy of the approved charter will be distributed to members once final approval is provided by the Board of Education.

### **Annual Capital Improvements Update**

Jeff Gordon presented his five-year capital improvement plan to members in attendance. A copy of his PowerPoint presentation is available upon request through the district’s Business Office. The need for replacement windows at locations throughout the district is the largest change to the plan from previous years. Interest money from previous bond projects will be used to fund some of the initial window replacements. Bond funding is quickly running out from the previous levy. There will be an urgent need for new bond funding for capital improvements in 2026, 2027 and 2028.

### **New Facility Planning**

Mr. Gordon shared that construction progress on the district’s new Elementary #17 building is proceeding remarkably well. Flooring installation will start soon. The building is progressing so well, that the district anticipates receiving it from Robertson Construction earlier than projected. Mr.

Gordon could not be more pleased with how efficiently the Elementary #17 project has been executed.

Construction work for the two-story classroom addition at the Academy has started. The site has been fenced in and supplies are being delivered.

Robertson Construction is in the process of receiving bids from contractors for work related to Elementary #18 and Elementary #19. This is so the district can work on purchasing materials and equipment with long lead times for the projects (which otherwise may cause significant delays in the construction timelines).

The levy planning committee continues to work hard to share information related to the district's levy request with the community.

There is a need to determine the design process to be followed for the district's High School #5 project. At the December meeting, two paths for the design/implementation of High School #5 were discussed in depth (OFCC partnership/design and non-OFCC design/construction).

Since the last meeting, the OFCC has still not been in contact with OLSD to assign an assessor to our application (submitted in the spring of 2023). The district really wanted to be working with the OFCC by this time and to have the OFCC available for the current project planning discussions. Unfortunately, this is not the case and the district is unable to move forward with the creation of a master plan, which is needed to commence with any individual OFCC projects.

At the December meeting, there were additional questions raised about the OFCC process. Mr. Gordon shared with members in attendance the PowerPoint presentation from the December Facilities Committee meeting with two additional slides. The presentation recapped the previous information shared at the December 2023 meeting and added some new financial information in attempt to address some of the questions that were raised at the December 2023 meeting. Most notably was a cost comparison by square foot of many of the district's buildings. A copy of Mr. Gordon's PowerPoint presentation is available upon request through the district's Business Office.

Mr. Gordon's data showed the district's actual historical cost per square foot for OLSD buildings versus the actual projected OFCC cost per square foot for the applicable time period. In all of the comparisons, the district's actual cost per square foot was markedly better than the OFCC's cost per square foot for the correlating time period (with the exception of Berlin Middle School and Peachblow Crossing Elementary).

Mr. Gordon shared the OFCC cost estimates from 2020 thru 2023, to highlight the inflation rates used by the OFCC during that time, in comparison to the actual inflation rates experienced by the district. The comparison then applied the inflation rates that the district experienced, to the OFCC 2020 cost set. When applying the inflation rates experienced by the district, to the OFCC cost set, the OFCC building cost outpaced the district's actual cost per square foot for projects during that time period. This exercise reflects the historical trend that the district has experienced in comparison to the OFCC cost data sets. Mr. Gordon then advised that multiple architectural and engineering sources shared that OFCC cost estimates for OFCC project bids, have been coming 10-15% higher than the OFCC estimates. These districts have had to go back to the OFCC, to ask

for more funding for their projects, in order to meet the OFCC's promised percentage share of the project.

Mr. Gordon summarized that the cost for the district to design an OFCC building from scratch, implementing the required OFCC standards, would likely still cost the district more per square foot than the district is currently paying. The data simply shows that historically, OLSD's method of designing and constructing educational facilities has been more cost effective than the OFCC's projected cost per square foot for similar projects.

Lizett Schreiber inquired about the dramatic cost difference between Shale Meadows Elementary and Peachblow Crossing Elementary. Mr. Gordon explained that the cost difference for these buildings resulted from the following:

- The cost to develop and prepare the site for Peachblow Crossing Elementary was significantly higher than for Shale Meadows. There was more utility work that needed to be implemented and addressed.
- There was a large jump in construction inflation in the time period between the Shale Meadows project and the Peachblow Crossing project.
- Contractor bids for the Shale Meadows project were submitted artificially low by the vendors due to the uncertainty of the overall impact of the COVID pandemic on future work.

Members discussed the following regarding the OFCC process:

- Greg Rogers expressed strong concern that the OFCC has not "come to the table" to meet with OLSD yet. He shared that the OFCC's own website notes that districts (in general) begin working with the OFCC years (plural) in advance to create a master plan. Currently, OLSD does not have "years" to spend waiting for the mutual design of High School #5 with the OFCC.
- Mark Scott shared that OSU does not partner with the OFCC for its projects. This should be an indicator to OLSD that the complexity of working with the OFCC may override any funding gained by working with them. Mr. Scott in general is not "a fan" of the OFCC process. The OFCC takes charge of the project and requires products that are different (and often lower quality) than what he would normally spec for his projects. He believes that using the AIA process for projects reduces risk for OLSD in a much better manner than the OFCC process would.
- Frank Eisenhower was in agreement with Mr. Scott's comments. He does not believe that OLSD needs (or would benefit) from a partnership with the OFCC, like a smaller school district would.
- Dr. Kevin Daberkow shared that he believes the less you do with the state, the better your educational organization will be.
- Since the OFCC already has OLSD's information/application, Jeff Gordon was still in support of working with the OFCC to create a "master plan" for the district to potentially benefit projects after High School #5. He discussed that a future elementary project or a renovation project might still be a good fit to review with the OFCC. However, the master plan would be needed before being able to work with the OFCC to determine the benefit for any of these individual projects in the future.

- Members had a general discussion about the future of Shanahan Middle School. They noted that it might also be a candidate for an OFCC partnership project with the district in upcoming years.
- Members in attendance were in support of Mr. Gordon continuing communications with the OFCC regarding the creation of a master plan for the district. At that time, the benefit for smaller district projects could be assessed.

***Sharon Jurawitz called for a motion to advise the district to authorize Fanning Howey to proceed with the design of the High School #5 project, without incorporating OFCC requirements.***

***Wes Smith moved and Frank Eisenhower seconded the motion. All in attendance were in support of the motion. None were opposed. Motion carried.***

### **Influencers**

Passage of the upcoming levy was the largest influencer discussed at this time.

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

**Greg Rogers moved and Mark Scott seconded the motion. Motion carried.**

**The Facilities Committee meeting adjourned at 8:33 p.m.**

The next monthly meeting is tentatively, scheduled for 2/7/2024.

Respectfully submitted,  
Jeff Gordon