

**The Olentangy Facilities Committee Meeting
February 7, 2024 @ 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"/> Jurawitz, Sharon | <input checked="" type="checkbox"/> Smith, Wesley |
| <input checked="" type="checkbox"/> King, Dave | <input type="checkbox"/> Troxell, Joe |
| <input checked="" type="checkbox"/> McCaughey, Kevin | <input type="checkbox"/> Totzke, Steven |

Also in attendance were Darin Meeker (LHS Athletic Director), Scott Wiley (President of the Liberty Athletic Boosters), Lizett Schreiber (BOE Representative), Dr. Kevin Daberkow (BOE Representative), Madison Ratliff (OLSD Asst. 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 January 3, 2024 meeting.

Wes Smith moved and Frank Eisenhower seconded the motion to approve the agenda. Motion carried.

Wes Smith moved and Frank Eisenhower seconded the motion to approve the minutes of the January 3, 2024 meeting. Motion carried.

Liberty High School Practice Field Turf Presentation-

Mr. Scott Wiley (President of the Liberty Athletic Boosters) and Mr. Darin Meeker (LHS Athletic Director) were in attendance at the evening's meeting to propose the installation and donation of artificial turf on a practice field location at Liberty High School. Mr. Wiley shared a PowerPoint presentation with members in attendance. A copy of the presentation is available upon request through the district's Business Office.

Mr. Wiley shared that only private funds will be used to pay for the project. The Liberty Athletic Boosters (LAB) has cash on hand at this time to pay for the project in full. LAB is proposing the installation of an area of stadium-sized artificial turf at a practice field location at Liberty High School. There are currently two locations at Liberty High School where the artificial turf could be installed. LAB reviewed aerial photos of both locations with the Facilities Committee. LAB could make either location work for the project and did not have a preference relevant to the location. Both locations offer benefits to the groups that would be using the fields. One location parallels Home Road and the other location is adjacent to Indian Springs Elementary.

Levan's Excavating, Inc. would be used for the installation of the field. Levan's has successfully completed similar projects for other district organizations in the past. A quote of their proposed services was shared by Mr. Wiley with the Facilities Committee. LAB would like to start installation of the field in May of 2024 and have it completed by August 1, 2024. LAB plans to fund the

replacement of the turf field in the future when needed. They will fund the replacement turf through rentals of the field and other fund raising means.

A wide variety of LHS athletic organizations will have scheduled access and use of the field. Other area organizations will also have the opportunity to rent use of the field. The turf field will be striped and marked similar to the stadium field. At this time there is no lighting planned to illuminate the field. A tasteful sign will be installed at the field regarding the donation of the completed project to the district. Fencing will also be installed around the field, once completed.

A brief discussion followed the presentation for the project. Members and attendees comments were as follows:

- When asked, Jeff Gordon clarified that he did not have a preference for the location of the proposed project at LHS. He shared that either location works from a district stance.
- Dr. Kevin Daberkow shared that the LHS site might be more centralized for the project and allow for better student access.
- Dr. Daberkow also believed the project to have “zero impact” on the district’s budget.
- Mr. Gordon shared that the district’s maintenance staff will need to occasionally roll the field surface, but that the process is much less involved than the maintenance that goes into the grass that is currently installed at either site.
- Mr. Gordon shared that the top soil removed from the area might be able to be used elsewhere in the district.

Sharon Jurawitz called for a motion to allow the Liberty Athletic Boosters to present the proposed artificial turf practice field project to the Board of Education at an upcoming meeting.

Greg Rogers moved and Wes Smith seconded the motion.

All in attendance were in support of the project and none were opposed.

Motion carried.

New Facility Planning

Mr. Gordon advised that construction progress on the district’s new Elementary #17 building is still proceeding remarkably well. Currently, the project is on-track for an early completion in May of 2024.

Mr. Gordon shared that the bid costs for the proposed Elementary #18 and Elementary #19 construction projects are coming in well. GMP #1 was recently approved by the Board of Education to secure items with long lead times to order. GMP #2 will be completed post levy, but pre-bond sale. GMP #3 for each of the projects will be completed post levy and post bond sale.

Mr. Gordon shared with members in attendance a PowerPoint presentation detailing estimated costs for the Elementary #18 and #19 projects. The PowerPoint also depicts OLSD’s historical construction project costs and compares them with the OFCC per square foot pricing for those same years. A copy of the PowerPoint presentation is available upon request through the district’s Business Office.

Historically, in most cases the district's construction cost per square foot was much better than the OFCC's costs for the same time period. In the instances that it was not, site development costs and inflation (on materials and labor) due to the pandemic factored into the increased pricing.

In reviewing the data, Mr. Gordon believes that the OFCC may not have adjusted its cost projections enough to account for inflation. Many districts are receiving bid pricing that is higher than the OFCC's projections. OLSD is still receiving bid pricing that is lower than the OFCC's per square foot projections. The lower pricing that OLSD is currently receiving is thought to largely be due to OLSD's replication of buildings and the recent construction of similar projects.

Mr. Gordon and Sharon Jurawitz asked the committee if there would be merit to establishing a subcommittee to review the CMR bid process and costs received from the CMR vendors. The purpose of the subcommittee would be to review the merits of both the CMR and single-prime (non-CMR) construction management processes. The subcommittee might be able to identify areas where a CMR might be able to inflate costs to the district. The subcommittee could determine if the CMR was reaching out to the vendors in a fair manner and potentially create a checklist for the CMR process regarding district projects.

Members in attendance appreciated the idea of the proposed subcommittee, but ultimately felt that the district has already performed its due diligence relevant to the overall CMR process in the past. While there is always room for improvement, members did not believe that the time invested in a subcommittee would yield large benefits to the district from the additional time invested. They discussed that the buildings are already value engineered and that Bruce Runyon and Bill O'Sullivan have been good stewards to the district by keeping the CMR companies focused and accountable for the projects. Additional comments were as follows:

- Many of the members believed the district's CMR (Robertson) to be a great value and proven asset to the district due to their performance on the Elementary #16, Elementary #17 and Middle School #6 projects.
- Kevin McCaughey commented that most construction projects in Ohio valued over 10 million dollars are now CMR projects.
- Dave King was not in support of the CMR subcommittee. He believes that OLSD already monitors the projects very closely and that there are many "eyes" on the projects. He was confident that Bill O'Sullivan and Bruce Runyon continue to watch our projects carefully and to address any issues that may arise along the way.
- Jeff Gordon confirmed that he feels good about the partnership with Robertson Construction and what they do for the district.
- Lizett Schreiber did not see the need for a subcommittee relative to the CMR process, but suggested that members submit any ideas for improvement to the district via email.

Jeff Gordon and the members in attendance were in agreement with Lizett Schreiber. There are many construction professionals in the room that provide valuable insight to the district. Should anyone have concerns or know of a few ways to improve our current CMR process, please submit the information to Mr. Gordon via email for discussion at a future Facilities Committee meeting. Members believed this to be the most effective and efficient way to address improvements to the current CMR process.

Mr. Gordon discussed that levy planning is an on-going process and that scheduled community meetings and home meetings have been taking place on a regular basis to share “the facts” about the levy. The district is excited to get the information out to the community about the levy and is optimistic that the community understands the district’s need for expansion due to continue growth in the county. Attendance at the community conversation meetings (that the district’s leadership team has been conducting at the schools in the evenings) has been regular and steady. The community is asking many good questions and OLSD’s leadership team is happy to address them.

Dr. Daberkow expressed that the BOE “does not want the levy to be a secret”. He wants to answer any questions that the public may have. He commented that no other school district in Ohio that is our size performs as well as we do. He shared that part of the district’s success is that the parents in our district are phenomenal. They are invested in both the district and their kids.

Mr. Gordon shared that the district has a great slideshow of facts about the levy and the district. The slides show Olentangy’s high overall performance index of 103.3 (out of 108 max) and low cost per pupil (compared to similar districts). There is a lot of good information and facts about the district in the slides. He will have the district website link (to the levy facts document) provided to all Facilities Committee members in case they would like to share the information with anyone that might have an interest. Dr. Daberkow also suggested that members use OFK as a resource for anyone wanting additional levy information.

Influencers

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

Sharon Jurawitz called for a motion to adjourn the meeting.

Frank Eisenhower moved and Greg Rogers seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:34 p.m.

The next monthly meeting is tentatively, scheduled for 3/6/2024.

Respectfully submitted,
Jeff Gordon