

**The Olentangy Facilities Committee Meeting  
June 12, 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 type="checkbox"/> McCaughey, Kevin         |
| <input checked="" type="checkbox"/> Eisenhower, Frank | <input checked="" type="checkbox"/> Rogers, Greg  |
| <input checked="" type="checkbox"/> Eisinger, Brian   | <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 checked="" type="checkbox"/> Troxell, Joe  |

Also in attendance were Lizett Schreiber (BOE Representative), 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 April 3, 2024 meeting.**

**Greg Rogers moved and Frank Eisenhower seconded the motion to approve the agenda. Motion carried.**

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

**New Facility Planning**

Mr. Gordon shared that the district has final occupancy for Elementary #17 (PCES) and that the furniture is currently being assembled and placed throughout the building. Both the building completion and the furniture installation process are ahead of the original project schedule, which will give the staff valuable extra time preparing the building for the new school year. The installation of a private fiber optic line from Arrowhead Elementary to Peachblow Crossing Elementary is not proceeding quite as quickly. Easements for the private fiber optic line are in the process of being recorded with Delaware County and approved by the Board of Education at the 6/27/2024 meeting.

The Academy Expansion project is running on schedule and is on track to be complete the first week in August of 2024. There is still quite a bit of work to complete between now and then. An outside air system was added to the building's HVAC system in lieu of completely replacing the existing system in the building as initially hoped. The staff is eager to have the new section of the building turned over to OLSD to prepare for the start of the new school year.

The Board of Education is still working on a plan for a future levy request. Lizett Schreiber confirmed that the BOE does not have a timeline or detail regarding another levy request at this time. The BOE has had discussions regarding this topic, but are yet to settle on whether a request in the near future would be more appealing versus a levy request in 2025 or 2026.

Mr. Gordon shared that the BOE had previously approved the district to spend up to 20 million dollars on the design and planning for new district buildings prior to the levy failure. The district had committed approximately 13 million dollars prior to the failure of the levy. Many of these costs

were design, infrastructure and land development related expenses that will still benefit the projects in the future upon passage of a levy. Some construction components with long lead times were ordered (such as a switchgear system) to prevent project delays. Such items will be stored for future project use. The district was able to cancel other items to avoid cost. The final cost expended for the proposed new buildings is \$8,243,069.56.

Chair, Sharon Jurawitz, advised that single-family permit requests are up in 2024 and that Delaware County anticipates a 29 percent population increase in the next ten years. Members discussed possible scenarios for the growing OLSD student population that could potentially include the following:

- Frequent “pocket” redistricting. For example, overflow students from SRES relocated to TRES nearby.
- Modular classroom use (ISES currently planned).
- Overall higher student enrollments in buildings.
- Larger classroom sizes (that still meet teacher contract criteria).
- Other- as determined.

Members were disappointed that the community did not fully understand the value of the March 2024 levy request by the district. Members discussed that moving forward, the cost will likely be so much more expensive for a similar levy package and that the community may actually receive much less from it.

Mr. Gordon thanked members for their continued support, ideas and the productive discussion on the issue. Information regarding the timing of a future levy ask will be shared with the committee as it becomes available from the BOE.

### **Capital Plan**

Jeff Gordon shared a PowerPoint presentation with members in attendance. The presentation was a revision to the previous five-year capital plan that was shared with members at the end of 2023. The budget numbers in the plan have been changed to reflect a reduction in funds (due to the failure of the March 2024 levy). A copy of the presentation is available upon request through the Business Office.

Due to the levy not passing, Mr. Gordon advised that OLSD will have very limited funds available FY25-FY29 to maintain its existing facilities and properties. It is likely that funds normally budgeted for asphalt replacement will need to be redirected to other more critical PI needs such as bus replacements. The district will likely need to stop the needed replacement of roofs and move toward with patching roofs only until additional funding can be made available.

While some funds may become available to use for PI needs from the completion of previous bond projects (such as ES #17 and MS #6), the district will need to become very selective in the allocation of these remaining funds for needed capital improvement projects throughout the district. Simply put, the failure of the March 2024 levy has dramatically reduced funding for upcoming district repairs and replacements.

Lizett Schreiber asked if any transportation changes had been made or were being considered by the district. Mr. Gordon shared that currently, the district has already pretty much maximized the areas where students can walk to school from adjacent subdivisions.

Member Brain Eisinger inquired as to the frequency that the district's chiller equipment is reviewed/inspected. Mr. Gordon shared that the district has five staff members in the maintenance department that regularly perform preventative maintenance on the equipment. Member Frank Eisenhower suggested that the district look into renting a chiller unit if the district loses one before another levy can pass.

Member Greg Rogers asked how the district is paying for damages from the March 2024 tornado event? Mr. Gordon advised that insurance is covering damages beyond the \$25,000 deductible amount. Currently, the district has incurred over 4 million dollars in damage expenses from the tornado event. Many of the corrections/repairs will be on going over the summer months. Roofing and gym flooring repairs are some of the highest priority issues from this storm event. Delaware County has been great to work with in trying to obtain the necessary permits related to these repairs.

Mr. Gordon discussed that area commercial insurance premiums have increased an average of about 41 percent. Fortunately, the district has seen premium increases of less than 30 percent.

### **Influencers**

The failure of the district's March levy request is the most impactful issue facing district planning and operations at this time. BOE Representative Schreiber is hopeful that a levy will pass in time, as enrollment growth in the district is likely to continue.

Member Frank Eisenhower mentioned that he sent to Jeff Gordon the name of a potential candidate for a future Owner's Representative for the district. He is being proactive because he is aware of how impactful it will be on the district when both Bill O'Sullivan (Construction Analysis) and Bruce Runyon (Fanning Howey) decide to enter into full retirement in the upcoming future.

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

**Mark Scott moved and Frank Eisenhower seconded the motion. Motion carried.**

**The Facilities Committee meeting adjourned at 7:04 p.m.**

The next monthly meeting is tentatively, scheduled for 8/7/2024.

Respectfully submitted,  
Jeff Gordon