

The Olentangy Facilities Committee Meeting
January 7, 2026 @ 6:00 p.m.
Olentangy Administrative Offices- Berlin Room

In attendance for the Facilities Committee were:

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| ☒ Eisenhower, Frank | ☒ McCaughey, Kevin |
| ☒ Eisinger, Brian | ☒ Rogers, Greg |
| ☒ Fouss, Andy | ☒ Scott, Mark |
| ☒ Gilliam, Jarrod | ☒ Smith, Wesley |
| ☒ King, Dave | ☐ Troxell, Joe |

Also in attendance were Todd Boyer (Fanning Howey), Clay Keith (Robertson Construction), Jeff Gordon (OLSD) and Michelle Murphy (OLSD).

Frank Eisenhower called the meeting to order and asked for a motion to approve the night's agenda and the minutes from the November 5, 2025, meeting.

Jarrod Gilliam moved, and Greg Rogers seconded the motion to approve the agenda. Motion carried.

Wes Smith moved, and Andy Fouss seconded the motion to approve the minutes of the November 5, 2025, meeting. Motion carried.

Building Update-

Mr. Gordon introduced Mr. Todd Boyer (of Fanning Howey) and Mr. Clay Keith of (Robertson Construction) to members in attendance.

Mr. Boyer shared a PowerPoint Presentation with members. A copy of the presentation is available upon request through the district's Business Office. Mr. Boyer indicated that Fanning Howey's goal is to have design plans for the High School #5 project ready by 5/1/2026 to submit for permit review. The plans for the High School #5 project are very much like the plans for Berlin High School. However, there have been some changes and code requirements that make it a little different overall. The most notable changes are:

- Large water retention basins (needed to balance the site).
- A roadway incorporated on the site to connect a future housing development to the north (the waterline for the project will be coming from this development).
- 16" thick walls (versus 14" thick walls at BHS). This is to meet new energy code requirements and will result in the building being approximately 800 sq. ft. larger overall.
- Materials to meet new acoustics requirements in the building.
- Modified water heating to meet new requirements.
- Modified HVAC (taller air handler) to meet new energy requirements.
- Additional insulation in the walls to help with dew point conditions resulting from new energy code modifications.
- More energy design commissioning requirements.

Members thanked Mr. Boyer for his update and a general discussion commenced. Member Mark Scott inquired if the High School #5 project would benefit any from heat recovery chillers (a heat pump like system that collects heat from the building and uses it to heat water in the building). Mr. Boyer shared that he would further research the system to see if it would benefit the project.

Members also discussed LEED certification and energy credits relevant to the High School #5 project, as well as equipment possibilities and monitoring software for the new building. Members were excited to see the progress of the new building and were anxious for the commencement of the construction process. Date of substantial completion for the project is projected for 6/1/2028.

Mr. Clay Keith from Robertson Construction next provided an update to members in attendance relevant to the district's Elementary #18 project. A copy of Mr. Keith's presentation is available upon request through the district's Business Office. Mr. Keith shared that he is excited to get back to work for the district and that the short-term timeline for the Elementary #18 project is as follows:

- 1/8/26- first project bids received for review
- 1/12/26- preliminary cost development
- 2/12/26- GMP #1 prepared for BOE approval

Mr. Keith shared that there has been good interest from vendors wanting to bid on the Elementary #18 project. He believes that local vendors like working with OLSD because of the repetition of building designs used, strong communication during the construction process, and regular payments issued for invoicing. This benefits OLSD with a larger and more competitive bidding pool of vendors. Additionally, Robertson Construction prequalifies vendors to ensure that they have not had any recent claims or lawsuits. This helps to obtain a quality labor pool to work on district projects.

Mr. Keith also believes equipment/material delays to be less than they were for the district's Elementary #17 (PCES) project. Lead time for AHU's and similar equipment has become reasonable again. The district pre-purchased the door frames and the switchgear unit for the Elementary #18 project. As a result, no delays will be experienced with these items as in the past. Robertson will remain on the outlook for any items that may become difficult to obtain for the project so that actions can be taken to pivot (if needed) and keep the project on the necessary timeline.

Currently, Robertson plans to assign Chad Luper as the Construction Manager for the district's Elementary #18 project and is making arrangements for Mike Grady to be the Construction Manager for the district's High School #5 project. Robertson is aware of the value that OLSD places on working with proven staff members on its upcoming projects and is making the needed adjustments to accomplish this. Robertson wants the district to work with the crews that they already know and trust.

Additionally, Delaware County continues to be a great partner to the district. They are attempting to work with previous zoning and permitting information submitted for the Elementary #18 project to save the district time and money. These strong partnerships are truly valued and ultimately help to keep OLSD's projects on time and on budget.

Chair, Frank Eisenhower, shared his appreciation for the value that Owner's Representative contractor, Bill O'Sullivan from Construction Analysis, brings to district construction projects. He is hopeful that Mr. O'Sullivan will agree to work with the district on the upcoming projects. Chief Operations Officer, Jeff Gordon, confirmed that Mr. O'Sullivan has agreed to help monitor both the Elementary #18 and High School #5 construction projects pending BOE approval on 1/8/2026.

Member Brian Eisinger inquired to Clay Keith as to the top lesson(s) that Robertson has learned while working on district projects. Mr. Keith shared that productivity and scheduling efficiencies are key to keeping OLSD projects successful. He also stressed the importance of keeping vendor crews on task and on schedule to avoid any "domino effect" of delays (for the crews to follow).

Mr. Gordon thanked both Mr. Keith and Mr. Boyer for taking the time to provide updates to the Facilities Committee members at this evening's meeting. Mr. Gordon shared that the City of Delaware has approved the Pre-Annexation Agreement for the district's High School #5 project and that an annexation petition will be the next part of the process. Treasurer, Ryan Jenkins, is preparing to sell all bonds for the district's construction projects in February of this year.

Mr. Gordon also shared that PSI has been named the Construction Testing and Inspection provider for the district relevant to the recent RFQ that was advertised for these services in November of last year. This item is pending BOE approval on 1/8/2026.

Summer 2026 PI Projects-

Mr. Gordon advised members that district roofing improvements are currently out for bid by Garland/DBS through a purchasing consortium (Equalis). The district has had issues in the past by not being able to select quality installers over low costs submitted. This process allows the district to select from a pool of prequalified quality vendors who submit competitive pricing for the projects identified.

Mr. Gordon shared that recent roofing bids completed through area architectural firms have not gone well. The district paid for professional roofing bid support services only to have the firms rely heavily on Garland for the bid package and contractor performance/installation data anyway. The district did not want to find itself in this situation again.

The district also plans to put out project bids for window replacements, asphalt improvements, stadium lighting, new flooring installation and a Chiller replacement at Glen Oak Elementary (GOES). Some additional improvements at Shanahan Middle School (SMS) include updated restrooms, the renovation of the Consumer Sciences Room and the replacement of some cabinetry/fixtures in the classrooms.

Mr. Gordon also shared that the on-going water issue in the SMS music room has been corrected. When the new music room was built, it turns out that the existing roof drains were covered with insulation. This is where water was building up in the line and entering the structure. This issue has now been resolved.

Mr. Gordon also shared that in the future, more space will be needed for the district's STEM program, the OASIS program, and SMS preschool (when the replacement of Shanahan Middle School is addressed).

Influencers

Mr. Gordon asked members to remain on the lookout for anyone that may be a good candidate to participate on the Facilities Committee. Please forward a resume from anyone that you may recommend to Mr. Gordon if you know of someone that may be interested.

Frank Eisenhower called for a motion to adjourn the meeting.

Jarrold Gilliam moved, and Mark Scott seconded the motion. Motion carried.

The Facilities Committee meeting adjourned at 7:31 p.m.

The next monthly meeting is tentatively scheduled for 2/4/2026.

Respectfully submitted,
Jeff Gordon