**The Olentangy Facilities Committee Meeting**
**August 5, 2026 @ 6:00 p.m.**
**Olentangy Administrative Offices- Berlin Room**

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

- ☐ Baker, Scott
- ☑ Eisenhower, Frank
- ☑ Eisinger, Brian
- ☑ Fouss, Andy
- ☑ Gilliam, Jarrod
- ☑ Janardhanan, Anup
- ☐ King, Dave
- ☑ McCaughey, Kevin
- ☐ Rogers, Greg
- ☐ Sauer, Eric
- ☑ Scott, Mark
- ☑ Smith, Wesley
- ☑ Troxell, Joe

Also in attendance were Clay Keith (Robertson Construction), Dr. Kevin Daberkow (BOE Representative), Brian Baker (OLSD observer), Ryan Jenkins (OLSD), 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 of the May 6, 2026, meeting.**

**Mark Scott moved, and Joe Troxell seconded the motion to approve the agenda. Motion carried.**

**Brian Eisinger moved, and Wes Smith seconded the motion to approve the minutes of the May 6, 2026, meeting. Motion carried.**

**Solar Subcommittee-**

Subcommittee member Kevin McCaughey briefly recapped the solar subcommittee's discussion from their meeting on 6/17/26. He shared that OLSD received only one response to the district's RFP request for energy savings program recommendations, to include solar initiatives. Kokosing Solar provided the sole RFP response. The response was very general and generic. Their proposal included a quote for them to conduct a more in-depth study of the district's buildings. The proposed fee for the study was quoted at around $41,000 and would include recommendations to the district and a list of items for the district to prioritize moving forward.

The subcommittee believed it fair for Kokosing to charge a fee for their additional research of specified district buildings. However, the subcommittee asked that Mr. Gordon reach out to Kokosing for a possible reduction in the fee for the proposed study. Mr. Gordon was able to get Kokosing to reduce their fee for the study by about half the original cost quoted.

Mr. Gordon shared that Kokosing has been provided with a purchase order to commence with the solar/energy study of specified district buildings as soon as possible. Mr. Gordon is hopeful that Kokosing will be able to provide the district with its reporting in a week or two, as to be eligible for federal rebates qualifying district projects will need to be completed by the end of 2027.

Mr. Gordon will contact the subcommittee when Kokosing's reporting is completed to review the findings/recommendations provided. The information will also be shared with the Facilities Committee at the September meeting.

Mr. Gordon and Mr. McCaughey thanked everyone who volunteered to participate on the subcommittee and look forward to sharing upcoming information with the Facilities Committee soon. Mr. McCaughey clarified to Facilities Committee members that the goal of this project is not to completely eliminate energy costs for the district, but to offset costs with additional procedures and equipment as it is feasible.

**Building Updates-**

Mr. Gordon advised that the district Elementary #18 project is progressing well. It is currently on time and within budget. There have been few issues to address and Mr. Gordon feels good about its progress.

Mr. Gordon shared with members that GMP #2 bids/pricing have been received by Robertson Construction for the district's High School #5 project. Unfortunately, the bids received for the project are about 12-13 percent higher than what was projected for the project.

Mr. Gordon, Fanning Howey and Robertson still have faith in the formulas that are being used to create the budgets for district new construction projects. This is because the same formulas were used to create the budget for the district's new Elementary #18 project. It is currently being completed within the projected budget established for the project bid just 3 months earlier.

Mr. Gordon and Mr. Keith (from Robertson Construction) believe that there are multiple reasons that costs are running higher than anticipated for the district's High School #5 project. They are as follows:

- **Tariffs**- are causing the cost of construction materials to escalate in a manner not seen in recent history. The impact of tariffs was still unknown when the budget was created for the HS #5 project.
- **Steel Costs**- the cost of steel has soared due to tariffs and high demand (related to data center construction). This has considerably increased costs for most construction projects. Steel costs were notably lower when the HS #5 project budget was created.
- **Fuel Costs**- are currently adding to the cost of all materials and services. Fuel costs were markedly lower when the budget for the HS #5 project was determined.
- **Site Costs**- are higher than anticipated for the HS #5 project. Non-standard or elevated costs from the municipalities and site work vendors have exceeded the budget allocated for site work relevant to the High School #5 project. The district is working to try to get some of these costs reduced, while keeping the project on its original timeline.
- **Access to Large Trade Contractors**- due to its size and complexity, the high school project requires contractor companies that are larger in scale than an elementary school project does. These larger contractor companies have the manpower, equipment and access to materials that smaller contractor companies may not have. Unfortunately, due to the construction of data centers and the construction boom in the central Ohio area, many of the larger contractors that would normally bid on district projects have already secured work on other area projects (and as a result did not bid on the HS #5 project).

- **Data Center Projects**- are numerous and booming in the central Ohio area at this time. This is reducing contractor availability in our area and increasing the costs of construction materials

Mr. Gordon shared district high school construction costs below:

- **Orange High School**- 41 million dollars
- **Berlin High School**- 57 million dollars
- **High School #5**- projected cost of 135 million dollars

Mr. Gordon is hopeful that design and material cuts will not be needed to complete the High School #5 project. Member Joe Troxell shared that this would be difficult to do anyway because Bruce Runyon and Fanning Howey had previously "economized" the building's materials/equipment so well in the past.

Clay Keith shared that the size of the High School #5 project (in this construction environment) is hurting the bid submission process for the project. The "Central Ohio Bubble" as Mr. Keith refers to it, has an extraordinary amount of warehouse style projects being planned or currently in process which is taking resources away from K-12 projects.

Mr. Keith is concerned because all trade contractors (steel, concrete, roofing, electric, plumbing and HVAC) are busy at this time. Mr. Keith had to extend bid package due dates for the High School #5 project just to have vendors submit bids for the project. He has also had vendors who have submitted bids on the High School #5 project rescind their bids (which negatively impacts the budget for the project).

Mr. Gordon shared that the district has been down challenging roads before but has never had to navigate economic and construction circumstances that have been this harsh and have had such a negative impact on the project budget. He is confident of the district's ability to successfully complete the High School #5 project. Both the timeline and remaining funding will be tight. Additional funds from available bank interest and project contingencies will need to be applied to this project to bring it to completion. Additionally, furniture for the building will need to be assembled and placed "at the last minute" before the start of school.

Sitework for the High School #5 project has been delayed because the sitework contractors needed are currently working on other project commitments. Once the sitework is finished, Clay Keith from Robertson Construction is working on multiple ways to expedite the trade contractors to make up for time lost during the sitework phase. He has two foundation, masonry and steel crews scheduled. Without any unforeseen curve balls, the construction phase for the High School #5 project is not anticipated to have delays at this time.

Mr. Gordon does not need any direction from the Facilities Committee regarding this project. He is providing the High School #5 project update for transparency purposes. Mr. Keith plans to attend next month's Facilities Committee meeting with another progress update relevant to the High School #5 project.

**PI Projects-**

Mr. Gordon discussed the status of the following district improvement projects:

- LED stadium lighting- nearing completion at all sites.
- Stadium video and score boards- being hung soon.
- Shanahan restroom renovations- almost complete.
- SLC room renovations (various sites)- almost complete.
- District flooring replacements- nearing completion.
- District asphalt projects- nearing completion.
- Academy Bioscience Lab (grant project)- project delayed.

The Bioscience Lab project at the Academy has been delayed because the original vendor for the project (Equity Construction Services-ECS) has withdrawn from their contract for the project. The ability to complete the project was in question. Once the needed vendor termination paperwork is finalized, the district plans to proceed with the lab project using another contractor. The district will have the new contractor BOE approved using a "urgent necessity" clause that will allow the district to move forward on the project once again.

**Future Planning-**

Mr. Gordon advised that there is still a district need for a Technology/warehouse facility. Elford responded to the RFQ for this project and is currently working on planning for the facility. Mr. Gordon is busy working on site development related to the project. The district would like this project to be completed in the fall of 2027.

**Enrollment Planning 2027-**

The process for enrollment projection planning for the fall of 2026 will be similar to last year. Frank Eisenhower will be working with Dr. Jack Fette (OLSD) and Woolpert to finalize enrollment projections by October of 2026. Current district enrollment is over 24,000 students. Over 25,000 students are anticipated by the end of the 2026-2027 school year.

Houses are still being built rapidly within the district and are anticipated to continue at a brisk pace. The projection formulas used for last year's projects appear to be accurate and are planned for use again for this year's projections.

**Influencers-**

Data center construction in central Ohio continues to be the largest influencer in the district impacting construction costs.

Dr. Daberkow expressed his gratitude for the community volunteers on all district committees. The district is so fortunate to benefit from the professional expertise and input from its community members.

***Frank Eisenhower called for a motion to adjourn the meeting.***
***Joe Troxell moved, and Mark Scott seconded the motion. Motion carried.***

**The Facilities Committee meeting adjourned at 7:24 p.m.**

**The next monthly meeting is tentatively scheduled for 9/2/2026.**

Respectfully submitted,
Jeff Gordon