



OHIO FACILITIES CONSTRUCTION COMMISSION

Ohio Facilities Construction Commission
January 28, 2016
William McKinley Room
2:30 PM

MINUTES

Chairman Keen called the meeting to order at 2:41 PM.

Roll Call

Members present: Chairman Timothy Keen, Vice Chair Robert Blair and Director Gary Mohr.

Election of the Chair and Vice Chair

Director Keen called for the nomination of Chair. Director Blair nominated Director Keen. Director Mohr seconded. Director Keen closed the nominations and called for the vote for Director Keen as Chair of the Ohio Facilities Construction Commission.

Approval: Vote 3-0

Chairman Keen called for the nomination of Vice Chair of the Commission. Director Mohr nominated Director Blair as Vice Chair. Chairman Keen seconded. Chairman Keen closed the nominations and called for the vote for Director Blair as Vice Chair of the Ohio Facilities Construction Commission.

Approval: Vote 3-0.

Adoption of the October 22, 2015 Minutes

Vice Chair Blair moved to approve the October 22, 2015 minutes. Director Mohr seconded the motion.

Approval: Vote 3-0.

Adoption of the November 04, 2015 Minutes

Director Mohr moved to approve the November 04, 2015 minutes. Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Settlement Agreement Approval

Before presenting the settlement agreement, Jon Walden shared with the Commission members that Jason Groh, OFCC legal intern, graduated and passed the bar last year and will be moving to a full-time position with a law firm in Orrville, Ohio. Mr. Walden thanked Jason for the effort he put forth for the agency, appreciated the work he has done and wished him well in his future endeavor.

Jon Walden then presented a settlement agreement with Bovis Lend Lease, Inc. on the Ohio School for the Deaf and the Ohio State School for the Blind project for Commission approval. This resolution occurs as a result of how the legislature structured OFCC and OSFC. OFCC is like a parent commission and OSFC, while still an independent state agency, is within that structure. A lot of parties outside of the Commission have been unsure how to treat us, whether it be lawyers when they file pleadings and name both of us and we have to try to get OFCC removed from school projects or even here with respect to litigation. The Court of Claims read a pleading where someone described OSFC as now known as OFCC instead of being an independent body. The court changed the pleading and captioned the case OFCC and it has proceeded that way without any success by us or the Attorney General's Office to get it changed. We have a settlement with Lend Lease Construction Company related to its role as a construction manager on the Ohio School for the Deaf and the Ohio State School for the Blind project. We have reached a settlement whereby Lend Lease will pay the state \$500,000 for some alleged failures of its duties and we are bringing it here because the settlement itself is set up for approval and release by both OSFC and OFCC. Since you are both independent bodies, we felt it prudent to have both Commissions vote on it.

Director Mohr suggested if there is any legislative change that could be inserted that might in the future clarify the relationship. Chairman Keen added that we should see if it can be done. Jon Walden responded that we will do that.

Vice Chair Blair moved to approve Resolution 16-01.

Director Mohr seconded the motion.

Approval: Vote 3-0.

Executive Director's Report

Director Williamson reported on contracts executed since the October 2015 meeting for agency and higher education projects totaling approximately \$36.9 M and the K-12 program projects totaling approximately \$47 M.

Director Williamson introduced Tom Leibham, Project Manager, who provided a presentation on the Ohio Department of Mental Health and Addiction Services. Mr. Leibham also introduced Robin Cox, Chief Planning Development Manager with the Ohio Department of Mental Health and Addiction Services. This project allowed for the consolidation of multiple buildings into one cohesive structure designed to promote recovery. Some of the project features included new renovated patient units dedicated to admissions area, treatment area, designated courtroom area, gymnasium, staff education training area, dietary facility and the main courtyard. Project statistics included: Approximately 300,000 sf which consist of 200,000 sf (8 new units) and 100,000 sf (2

renovated existing units). There are 258 beds – 154 beds are private and 52 beds are semi-private. Total project budget is \$71,500,000. Construction began July, 2013 and is scheduled for completion June, 2016. This project is on schedule and under budget.

Director Mohr commented that these are the kind of facilities that keep people from coming to prison. Right now we are the largest mental health provider in Ohio. Director Mohr asked Robin Cox the reason for demolition of Building 22. Robin Cox responded that it was a late 1950's vintage building. There is only so much you can do to renovate it for our types of patients with safety and security. Our engineers actually looked at that building to see what kind of money it would take to keep it for some use, not necessarily for our patients, but maybe for some other type of use and we were looking at between \$2M to \$2.5M. Director Mohr added that sometimes we have been guilty in our agency of building facilities and considering them exclusively residential. We are looking at whether it cost effective to merge non-residential settings with residential and that is what I was asking about Building 22. Robin Cox responded that he was not heavy into the billing and reimbursement side of things. If we have a residential setting for the type of patients we serve and we want to do more day visit services and outpatient things, there is something to do with reimbursement and billing that does not necessarily allow those two functions to co-exist. I do not know the details of it, but we do have a community support network program where we do have caseworkers to go out and follow-up as patients get released into the community and they do have headquarters at a couple of our facilities that house those, but we also do not have an outpatient clinic in our setting. Now whether it could be on the same campus in a different building that is a possibility. Director Mohr commented that he was just interested because you do a better job with this population.

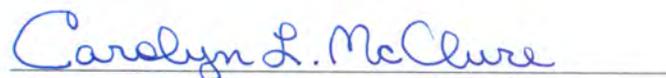
The Commission members thanked Mr. Leibham and Mr. Cox for the presentation. Chairman Keen said it was good to see a project that has worked its way through and is almost done.

There was no public testimony.

The meeting was adjourned at 3:07 PM.



Timothy S. Keen, Commission Chair



These meeting minutes were prepared by
Carolyn L. McClure, Secretary to the Commission