

Ohio School Facilities Commission
March 22, 2012
Room 113
1:30 PM

MINUTES

Chairman Whistler called the meeting to order at 1:35 PM.

Roll Call

Members present: Chairman Christopher Whistler, Vice Chair Randall Howard, Mr. Eric Bode, Cindy Peters for Senator Sawyer, Senator Manning and Representative Ramos.

Adoption of the February 23, 2012 Meeting Minutes

Mr. Bode moved to approve the February 23, 2012 Meeting Minutes.

Vice Chair Howard seconded the motion.

Approval: Vote 3-0.

Dayton Public Schools Recognition

Dayton Public Schools was recognized for their decade-long facilities construction and renovation. Dayton was one of six urban districts approved for funding in 2002. Dayton Public Schools recently opened its 26th and final building under the Accelerated Urban Initiative in the Commission's Classroom Facilities Assistance program, making it the first of the state's six urban districts to complete its OSFC-funded program.

After viewing a video that highlighted the buildings with commentary from students, teachers, and community leaders the Commission presented a resolution to Dayton Public Schools Superintendent Lori Ward and Dayton Board of Education President Ronald Lee. Certificates of appreciation were awarded to Superintendent Lori Ward, Treasurer Stan Lucas, Chief Construction Officer John Carr, OSFC Project Administrator Todd Hager and OSFC Planning Director Glenn Rowell also received certificates.

Commission members and OSFC Executive Director Richard Hickman commended the district for the dedication and professionalism of its staff and administration and the commitment of its community to the future of their children's education. Director Hickman also added because of the quality and professionalism of the design professionals, construction managers and trade contractors involved in this project, this project was truly a success.

Administrative Rules Approval – Sarah Spence – *Resolution 12-19*

Sarah Spence presented a resolution that authorizes the Executive Director to file administrative rules to the Joint Commission on Agency Review Committee (JCARR). OSFC is required to create and maintain administrative rules for the commission and programs. These rules are required, by law, to undergo a 5-year review by JCARR. Processes are reviewed and any necessary updates that are needed are made. Once the rules are filed with JCARR, a public

hearing will be held for members of the public to comment. JCARR will then hold a formal hearing on the rules to validate that they meet all administrative rule guidelines. Ten days after that hearing, the rules are final filed and given an effective date. The entire process takes 65 days to complete from the day the rules are filed with JCARR. Commission staff drafted and/or updated the following rules:

Rule Number	Rule Name
3318-2-03	Notice of meetings to the public
3318-2-04	Procedure for consideration of projects
3318-2-05	Procedure for consideration of contracts
3318-3-01	Community schools classroom facilities loan guarantee program procedure for application and risk management
3318-4-01	Procedure for determining basic project cost
3318-4-02	Procedure for budget development and budget adjustments
3318-5-01	Additional classroom facilities assistance for an exceptional increase in enrollment
3318-5-02	Waiver of the two-thirds guideline for new construction vs. renovation
3318-5-03	Variance from the provisions of the design manual
3318-5-04	Limitations on state funding for the renovation of existing school buildings
3318-6-01	Vocational facilities assistance expedited local partnership program
3318-9-01	Standards for solar ready roofs and equipment in school buildings

Vice Chair Howard moved to approve Resolution 12-19.

Mr. Bode seconded the motion.

Approval: Vote 3-0.

School Energy Conservation Financing Program Approval – Mark Wantage *Resolution 12-20*

Mark Wantage presented a resolution for participation in the School Energy Conservation Financing Program for Carrollton EVSD (Carroll), Cincinnati CSD (Hamilton), North Union LSD (Union) and Oak Hill Union LSD (Jackson).

Carrollton Exempted Village SD (Carroll)	
Total Project Cost	\$708,407
Interest Rate (Included in Total Project Cost)	4.0%
Averaged Annual Savings	\$83,985
O&M Savings (Maximum Limit of 30%)	\$2,709
O&M Savings as Percentage of Averaged Savings	3.2%
Payback Period (Maximum 15 Years)	8.4 years
Number of Buildings	5
Vendor	PlugSmart
Scope of Work	Lighting Retrofit, Gym Lighting Retrofit, Lighting Controls, Boiler Upgrades, Building Control Upgrades, Demand Control Ventilation, New AHU VFDs

Cincinnati CSD (Hamilton)	
Total Project Cost	\$23,943,915
Interest Rate (Included in Total Project Cost)	0.5%
Averaged Annual Savings	\$1,607,074
O&M Savings (Maximum Limit of 30%)	\$167,186
O&M Savings as Percentage of Averaged Savings	10.4%
Payback Period (Maximum 15 Years)	14.9 years
Number of Buildings	28
Vendor	GBBN Architects
Scope of Work	Lighting Retrofit, Building Automation, Geothermal Retrofit, Electrical System Upgrades, Building Envelope Improvements and Domestic Hot Water System Retrofit

North Union LSD (Union)	
Total Project Cost	\$485,608
Interest Rate (Included in Total Project Cost)	3.85%
Averaged Annual Savings	\$53,210
O&M Savings (Maximum Limit of 30%)	\$1,670
O&M Savings as Percentage of Averaged Savings	3.14%
Payback Period (Maximum 15 Years)	9.13 years
Number of Buildings	3
Vendor	EnergyOptimizers
Scope of Work	Building Control Upgrades, Lighting Upgrades and Kitchen Exhaust Retrofit

Oak Hill Union LSD (Jackson)	
Total Project Cost	\$899,832
Interest Rate (Included in Total Project Cost)	3.45%
Averaged Annual Savings	\$87,406
O&M Savings (Maximum Limit of 30%)	\$5,197
O&M Savings as Percentage of Averaged Savings	5.9%
Payback Period (Maximum 15 Years)	10.29 years
Number of Buildings	2
Vendor	EnergyOptimizers
Scope of Work	Lighting Retrofit, Building Controls Upgrades, Electronic Air Filtration and Kitchen Hood Controls

Chairman Whistler stated that the approval of the proposed resolution raises some concerns about the extent of the Commission review of the HB 264 proposal and the apparent inconsistency with other Commission programs. Chairman asked to have a discussion with legal counsel concerning the Commission's liabilities and obligations under the House Bill 264 program as posed by the pending resolution.

Chairman Whistler moved to go into executive session for the purpose of conferring with legal counsel concerning potential litigation. Vice Chair Howard seconded the motion.

After the roll call vote, the motion to go into executive session carried unanimously.

The Commission returned to open session and Vice Chair Howard moved to approve Resolution 12-20.

Mr. Bode seconded the motion.

Approval: Vote 3-0.

Master Facilities Plan Amendments Approval – Steve Lutz

Resolution 12-21

Steve Lutz presented an Amendment to the Master Facility Plan for one school district for Commission approval.

School/District (County)	Recommended Modifications to the Master Facilities Plan	Increase to the Project Budget	
		Springfield LSD (Summit)	Spring Hill Jr. High School: The allowance to abate (\$131,264) and demolish (\$341,055) this facility has been deleted from the scope.
(\$354,239)	Local Share		
(\$472,319)	TOTAL		

Mr. Bode moved to approve Resolution 12-21.

Vice Chair Howard seconded the motion.

Approval: Vote 3-0.

Architectural Amendments Approval – Steve Berezansky

Resolution 12-22

Steve Berezansky presented a Design Services Agreement for Commission approval.

School/District	Project	Architect	Agreement Amount
Botkins LSD	New Elementary/Middle/High School	Fanning/Howey Architects	\$1,289,608.72

Steve Berezansky presented Design Services Amendments for Commission approval.

School/District	Project	Architect	Fees to Date	Amendment Amount	Total
Elgin LSD	Redesign due to decreased enrollment	Fanning/Howey Architects	\$1,931,084.46	\$27,411.00	\$1,958,495.46
Geneva CSD	LEED allowance and swing space for Middle School	Balog Steines Hendricks & Manchester Architects, Inc.	\$2,839,750.41	\$104,553.00	\$2,944,303.41

Steve Berezansky presented Design Services Amendments for Locally Funded Initiatives for Commission approval.

School/District	Project	Architect	LFI Amount
Botkins LSD	Gym and parking lot enhancements	Fanning/Howey Architects	\$38,874.00
Geneva CSD	Design enhancements and gym square footage	Balog Steines Hendricks & Manchester Architects, Inc.	\$9,544.50

Mr. Bode asked about the timing of the LEED allowance for Geneva City School District. Mr. Berezansky responded that there was uncertainty which way the district wanted to go, so LEED allowance was added about a year ago with the amendment brought to Commission for approval this month.

Mr. Bode moved to approve Resolution 12-22.

Vice Chair Howard seconded the motion.

Approval: Vote 3-0.

**Construction Manager Amendments Approval – Steve Berezansky –
Resolution 12-23**

Steve Berezansky presented Construction Manager Amendments for Commission approval.

School District	County	Construction Manager	Amount
Gallipolis CSD	Gallia	Shae Construction Services	\$16,008
Jonathan Alder LSD	Madison	The Quandel Group, Inc.	\$0

Vice Chair Howard moved to approve Resolution 12-23.

Mr. Bode seconded the motion.

Approval: Vote 3-0.

**Construction Manager LFI Amendments Approval – Steve Berezansky
Resolution 12-24**

Steve Berezansky presented an Amendment to a Construction Manager Agreement for a Locally Funded Initiative for Commission approval.

School District	County	Construction Manager	Amount
Gallipolis CSD	Gallia	Shae Construction Services	\$30,372

Mr. Bode moved to approve Resolution 12-24.

Vice Chair Howard seconded the motion.

Approval: Vote 3-0.

**Trade Construction Contracts Approval – Steve Berezansky
Resolution 12-25**

Steve Berezansky presented the Construction Trade Contracts for Commission approval. There were 66 contracts in 16 school districts with a total combined value of \$87,482,567.09.

School District	Contracting Entity	Building Type	Scope Of Work	\$ Amount	
1	Akron PSD	Continental Office Environments	King Community Learning Center	Specialty Furnishings	\$60,520.77
2	Akron PSD	Continental Office Environments	King Community Learning Center	Administration Furnishings	\$71,273.73

3	Clay LSD	Solid Rock Construction Services	Rosemount & Rubyville	Demolition	\$198,730.00
4	Columbus CSD	Comfort Systems USA	Security Upgrades Group No. 6	Electric	\$440,000.00
5	Columbus CSD	Accurate Electric Construction, Inc.	Alum Crest/Clearbrook 6-12	Electric	\$2,175,000.00
6	Columbus CSD	H & A Mechanical, Inc.	Alum Crest/Clearbrook 6-12	HVAC	\$1,619,000.00
7	Columbus CSD	Central Fire Protection Co., Inc.	Alum Crest/Clearbrook 6-12	Fire Protection	\$159,254.00
8	Columbus CSD	Feldkamp Enterprises, Inc.	Alum Crest/Clearbrook 6-12	Plumbing	\$484,000.00
9	Columbus CSD	Robertson Construction Services, Inc.*	Alum Crest/Clearbrook 6-12	General Trades	\$7,730,725.00
10	Columbus Grove LSD	Total Environmental Services, LLC*	PK-12 Additions/Renovations	Asbestos Hazard Abatement	\$131,365.00
11	Elgin LSD	Vaughn Industries, LLC ¹	New K-12	HVAC	\$4,384,000.00
12	Elgin LSD	Vulcan Enterprises, Inc. ¹	New K-12	Fire Protection	\$483,275.00
13	Elgin LSD	Adena Corporation ¹	New K-12	General Trades	\$14,046,000.00
14	Elgin LSD	Carl's Plumbing & Heating, Inc. ¹	New K-12	Plumbing	\$1,579,000.00
15	Findlay CSD	Torrence Sound Equipment Company	Donnell, Glenwood MS & Career Tech HS	CCTV Camera Systems	\$403,400.00
16	Findlay CSD	School Specialty, Inc.	Donnell, Glenwood MS & Career Tech HS	Music Equipment	\$16,810.00
17	Findlay CSD	Continental Office Furniture Corporation	Donnell, Glenwood MS & Career Tech HS	Activity Tables	\$358,576.62
18	Findlay CSD	Tom Sexton & Associates	Donnell, Glenwood MS & Career Tech HS	Classroom & Accessories	\$811,500.00
19	Findlay CSD	Valley Electrical Consolidated, Inc.	Donnell, Glenwood MS & Career Tech HS	Audio - Video Systems	\$884,800.00
20	Findlay CSD	Netech Corporation	Donnell, Glenwood MS & Career Tech HS	Telephone System	\$185,100.00
21	Findlay CSD	Netech Corporation	Donnell, Glenwood MS & Career Tech HS	Data-Wireless Network	\$1,043,944.00
22	Findlay CSD	Continental Office Furniture Corporation	Donnell, Glenwood MS & Career Tech HS	Office Equipment	\$525,284.22
23	Fremont CSD	Total Environmental Services, LLC*	Fremont MS	Asbestos Abatement	\$108,665.00
24	Louisville CSD	Tom Sexton & Associates	Louisville PK-5 ES	Student Educational Furnishings & Equipment	\$403,918.56
25	Louisville CSD	SBD Commercial Interiors	Louisville PK-5 ES	Administrative & Staff Furniture	\$299,878.00
26	Louisville CSD	J. Eslich Construction & Equipment Corporation	Louisville, Fairhope and Pleasant Grove ES	Demolition Work	\$448,750.00
27	Louisville CSD	Safe Air Contractors, Inc.	Louisville, Fairhope and Pleasant Grove ES	Hazardous Materials Abatement Work	\$99,000.00
28	Milton Union EVSD	Tom Sexton and Associates	MU New PK-12	Miscellaneous Furnishings	\$49,118.00
29	Milton Union EVSD	Space and Asset Management DBA Elements IV Interiors	MU New PK-12	Miscellaneous Furnishings	\$1,086,900.00

30	Milton Union EVSD	Zimmerman School Equipment	MU New PK-12	Miscellaneous Furnishings	\$46,378.41
31	Niles CSD	Burkett Restaurant Equipment	New K-2 & 3-5	General Trades	\$559,000.00
32	North Baltimore LSD	Continental Office Furniture Corporation	New 6-12 Middle/HS	Loose Furnishings	\$108,687.00
33	North Baltimore LSD	Continental Office Furniture Corporation	New 6-12 Middle/HS	Loose Furnishings	\$125,105.00
34	North Baltimore LSD	Vaughn Industries, LLC	New 6-12 Middle/HS	Technology	\$217,000.00
35	Northwestern LSD	Johnson Controls, Inc. ¹	PK-6 and 7-12 Buildings	HVAC Controls	\$697,200.00
36	Northwestern LSD	Feldkamp Enterprises, Inc. ¹	PK-6 and 7-12 Buildings	Plumbing	\$708,000.00
37	Northwestern LSD	Mechanical Construction Managers, LLC dba Rieck Services ¹	PK-6 and 7-12 Buildings	HVAC	\$2,507,450.00
38	Northwestern LSD	Feldkamp Enterprises, Inc. ¹	PK-6 and 7-12 Buildings	HVAC	\$2,293,000.00
39	Northwestern LSD	Evans Landscaping, Inc. ¹	PK-6 and 7-12 Buildings	Sitework & Demolition	\$4,654,900.00
40	Northwestern LSD	Monarch Construction Company ¹	PK-6 and 7-12 Buildings	General Trades	\$20,190,500.00
41	Northwestern LSD	Milcon Concrete, Inc. ¹	PK-6 and 7-12 Buildings	Roadway Improvements	\$308,950.00
42	Northwestern LSD	Feldkamp Enterprises, Inc. ¹	PK-6 and 7-12 Buildings	Plumbing	\$954,000.00
43	Northwestern LSD	C & T Design and Equipment Co., Inc. ¹	PK-6 and 7-12 Buildings	Kitchen Equipment	\$785,100.00
44	Northwestern LSD	GTS Piping, LLC ¹	PK-6 and 7-12 Buildings	Geothermal System	\$1,208,825.00
45	Northwestern LSD	Industrial Communication and Sound ¹	PK-6 and 7-12 Buildings	Security System	\$385,000.00
46	Northwestern LSD	Central Fire Protection Co., Inc. ¹	PK-6 and 7-12 Buildings	Fire Suppression	\$288,805.00
47	Northwestern LSD	Central Fire Protection Co., Inc. ¹	PK-6 and 7-12 Buildings	Fire Suppression	\$349,484.00
48	Northwestern LSD	Chapel Electric Co., LLC ¹	PK-6 and 7-12 Buildings	Electrical & Technology	\$6,155,595.00
49	Pickerington LSD	Library Design Associates, Inc.	Fairfield, Pickerington & Violet ES	Loose Furnishings	\$38,700.00
50	Pickerington LSD	Boss Excavating & Grading	Ridgeview Junior HS	North Parking Lot	\$570,000.00
51	Pickerington LSD	Continental Office Furniture	Fairfield, Pickerington & Violet ES	Loose Furnishings	\$55,410.00
52	Toledo PSD	Klumm Bros.	Longfellow ES	Demolition	\$281,490.00
53	Toledo PSD	Salenbien Trucking & Excavating, Inc.	McKinley ES	Demolition	\$310,000.00
54	Toledo PSD	Paschal Bihn & Sons Excavating	East Side Central ES	Demolition	\$145,900.00
55	Toledo PSD	Midwest Environmental Control, Inc.	Marshall ES	Abatement	\$93,600.00

56	Toledo PSD	Paschal Bihn & Sons Excavating*	Martin Luther King ES	Demolition	\$207,543.00
57	Toledo PSD	Quality Environmental Services, Inc.	Longfellow ES	Abatement	\$514,000.00
58	Toledo PSD	Baumann Enterprises, Inc.	Heffner Kindergarten	Demolition	\$37,400.00
59	Toledo PSD	Best Demolition LLC	Marshall ES	Demolition	\$152,200.00
60	Toledo PSD	Paschal Bihn & Sons Excavating	Fulton ES	Demolition	\$188,700.00
61	Vantage Career Center	R.D. Jones Excavating, Inc.	Renovations/Additions	Sitework	\$79,500.00
62	Vantage Career Center	Total Environmental Services, LLC	Renovations/Additions	Abatement/Floor Sealer	\$309,100.00
63	Wadsworth CSD	Tom Sexton & Associates, Inc.	High School	Miscellaneous Furnishings	\$97,568.79
64	Wadsworth CSD	Abbott Electric Inc. ¹	Valley View ES/Isham ES	Technology	\$808,134.00
65	Wadsworth CSD	Library Design Associates, Inc.	High School	Media Center Furnishings	\$39,418.00
66	Wadsworth CSD	Martin Public Seating, Inc.	High School	Classroom Furnishings	\$723,135.99
				TOTAL	\$87,482,567.09

¹ QSCBs

*Lowest Responsible, Second Low Bidder

Vice Chair Howard moved to approve Resolution 12-25.

Mr. Bode seconded the motion.

Approval: Vote 3-0.

Executive Director's Report

Director Hickman began his report with the March 6th election results, noting that eight school districts passed their bond levies. The projects amount to \$519 million in construction dollars. We were happy to see this level of success.

The Director then informed the Commission of a personal services agreement for HIS Global Insight, Inc. for \$10,820 to update the construction cost index that was approved under the Executive Director's authority.

The Director concluded with a summary of provisions in the Mid-Biennium Review that would affect OSFC:

Exceptional Needs Program: Currently, districts that are at the 75th percentile or above cannot participate in the Exceptional Needs Program. The language proposed would allow all school districts, no matter their ranking on the equity list, to be eligible for funding under the Exceptional Needs Program application process. The state and local share cost split would still apply.

Segmenting: Districts currently have the ability to segment their Facilities Master Plan into smaller portions, an action which allows them to seek two or more smaller tax levies instead of asking their community to fund the entire project at once. Current law stipulates that the value of the segment equal a minimum of four percent of the total district valuation. The proposed language would lower the minimum segment valuation percentage from the current four percent down to two percent. This will enable districts to take on smaller portions of their facilities needs and ask for a smaller millage on bond issues. The segment would still be required to be at least one complete building.

Expedited Local Partnership Program: We are asking that OSFC be allowed to make off-cycle funding offers to school districts that have participated in the Expedited Local Partnership Program. These offers could only be made after any lapsed districts that pass their local shares have been funded. The priority for offers would be made based on the district's equity rank at the time the ELPP agreement was signed, and then by year entered into the program. The language stipulates that ELPP districts being offered funding must have a local credit sufficient to complete either a segment or the district's entire master facilities plan, and have the ½ mill maintenance funding in place.

HB 264: H.B. 153 added a requirement that school districts had to submit five years of actual energy usage data to establish a baseline for participating in the Energy Conservation program. However, both state law and the state administrative code require that utility companies only keep that information on accounts for three years. Changing the requirement so that districts would have to provide three years worth of energy consumption data instead of five would align the H.B. 264 process with the data that is available from utility companies.

There is also language that would consolidate construction in the State of Ohio by combining the State Architects Office with the Ohio School Facilities Commission to form the Ohio Facilities Construction Commission.

There was no public testimony.

The meeting was adjourned at 2:59 PM.



Timothy S. Keen, Commission Chair



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