

Ohio School Facilities Commission
June 22, 2006
Ohio Statehouse
William McKinley Room 1:30 PM

Meeting was called to order at 1:34 PM.

1. Roll Call

Members present: Chairman Timothy S. Keen, Vice Chairman Carol Nolan Drake, Dr. Steve Puckett, Representative Timothy Cassell, Representative Clyde Evans, Senator Teresa Fedor and Senator Larry Mumper.

2. Adoption of the May 25, 2006 Meeting Minutes

The minutes were distributed prior to the meeting for the member's review. Chairman Keen asked if there was any discussion or amendments to the minutes. With no further discussion, Chairman Keen called for the roll.

Chairman Keen moved to approve the May 25, 2006 minutes.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

3. Community School Loan Guarantee Program Conditional Extension Approval – Presented by Glenn Rowell

Rick Hickman reminded the Commission that Resolution 06-159 for Hamilton County Science & Math Academy, in Cincinnati, was presented at the January 2006 meeting and tabled. Subsequently, there was a series of meetings and discussions with Senator Fedor and Representative Cassell regarding their concerns with the Community School Loan Guarantee Program. Our objective was to address as many of the issues and good recommendations received as a result of those discussions as possible.

Glenn Rowell stated that at the January meeting, a request was made to extend the date so that the school and the bank could close the loan and at that time, the approval was tabled. After further evaluation, the school and bank are now ready to enter into an agreement and the staff recommends approval of Resolution 06-159

Chairman Keen requested that that we move to approve the extension and then have discussion.

Vice Chairman Drake moved to approve Resolution 06-159.

Dr. Puckett seconded the motion.

Representative Cassell and Senator Fedor questioned putting taxpayer money on the line for the facilities, which could not otherwise qualify for a bank loan. Rep. Cassell noted that the academy only scored 126 out of 180 possible points on the application review. Rep. Cassell also felt that we are putting the Ohio School Facilities Commission at great risk, noting the academy was the subject of a state audit that pointed out several problems.

Richard Hickman indicated the application met with the legislature's intent for the loan guarantee program. He said the commission's staff has conducted due diligence in administering the guarantees, as only 14 of 40 have been brought to the commission for

consideration and subsequent approval. The evaluation process provides points for ranking a transaction as low, medium or high risk. In this case, Hamilton County Science & Math Academy is a medium risk. He also assured the Commission that the academy has addressed problems identified in the audit. He noted that the building in question has been valued at nearly \$1.3 million, which is significantly higher than the guarantee amount of \$809,200. Staff believes there is substantial value and equity in the property in case of a default.

Sen. Fedor questioned how a consultant grading the academy could do so effectively without considering academic success, especially since the state may close down under-performing charters. She said the academy has been listed in academic watch by the Department of Education and suggested there was political pressure to back such schools financially so the overall program would look better. Senator Fedor said it would be foolish to approve the guarantee for this school, and believes it is not a viable project.

Chairman Keen suggested that Senator's objections dealt with broader policy issues that are outside the Commission's criteria for approval of such matters. The General Assembly made the determination to institute the program, and added that the Commission has to follow statutory guidelines in such matters.

Senator Mumper said that the loan guarantee is based on the bank's requirements and the value of the property, not the success of the school. The bank doesn't care if it's a pizza shop or a school. This has nothing to do with the academic performance of the school. We're making a business decision in guaranteeing a loan on a building.

With no further discussion, Chairman Keen called for the roll.

Approval: Vote 3-0.

4. School Energy Conservation Financing Program Approval – presented by Mark Wantage
Three School Districts listed below have submitted a conservation financing program for Commission approval.

Kent City School District of Portage County:

- Honeywell
- Eleven Buildings
- Total Cost \$1,905,586 (Including Interest @4.45%)
- Annual Savings \$148,695
- Payback Period 10.76 Years
- Chevron Energy Solutions
- Eight Buildings
- Total Cost \$2,889,525 (Including Interest @4
- Interior Lighting Retrofit
- Lighting Controls
- HVAC Systems Modifications and Upgrades
- Sealing of Building Envelope
- Overhead Door Replacement

Napoleon City School District of Henry County:

- Chevron Energy Solutions
- Eight Buildings
- Total Cost \$2,889,525 (Including Interest @4.5%)

- Annual Savings \$193,177
- Payback Period 14.95 Years
- Interior & Stadium Lighting Retrofit
- Additional Roof Insulation
- Boiler and Air-Conditioned Replacement
- New Building Automation Controls

Shawnee Local School District of Allen County:

- Honeywell
- Four Buildings
- Total Cost \$1,191,136 (Including Interest @4.75%)
- Annual Savings \$146,654
- Payback Period 8.12 Years
- Interior Lighting Retrofit
- Gym Roof Replacement
- Chiller Replacement
- Sealing of Building Envelope
- AHU Retrofit
- Upgraded Building Controls

These projects have been reviewed by the Ohio Department of Development/Office of Energy Efficiency and the staff of the OSFC and are recommended for approval. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-215.
 Vice Chairman Drake seconded the motion.
 Approval: Vote 3-0.

5. Maintenance Plan Approval - presented by Mark Wantage

The Southeast Local School District has submitted a maintenance plan for Commission approval. The School District has submitted their plan including a business plan for preventive maintenance and facility operations. The staff of OSFC has reviewed this plan and recommends approval. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-216.
 Vice Chairman Drake seconded the motion.
 Approval: Vote 3-0.

6. Master Facilities Plan Amendment Approval – presented by Steve Lutz

There are two master facility plan amendments for approval:

The first is with Minerva Local School District. This change removes the demolition of the existing middle school from the CFAP master plan: this work was performed under the Expedited Program and the value of that demolition work has been added to the district's ELPP credit. The total change in the 2005 CFAP master plan is a reduction of \$103,392. The staff has worked with the School District on the amendment and recommends approval of Resolution 06-217. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-217.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The second amendment is with Plymouth Shiloh Local School District in Richland County; a district originally approved November 1999. This amendment adjusts student enrollment projections and changes the elementary school renovation to new construction. The total increase in the budget is \$5,531,188. The staff has worked with the School District on the amendment and recommends approval of Resolution 06-218.

Dr. Puckett asked if there were savings. Steve Lutz responded that there was an increase because of changing from renovation to new construction. There was a change late in the evaluation of planning for the project and a reassessment was done on the facility. Risks for the renovation could cost more than the new construction. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-218.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

7. Expedited Local Partnership Program Agreement Amendments Approval – presented by Steve Lutz

There are four amendments to agreements under the Expedited Local Partnership Program. The first is with the Minerva Local School District in Stark County. The district reprioritized work to be performed under the program, changing the scope of work. The district proceeded with construction of one new middle school per the original agreement. This amendment reflects deleting approximately \$6 million of renovation at the high school, adding square footage to the new middle school due to increased population, a smaller addition to the high school, abate and demolish the existing middle school and abate and replace the high school gym floor. The amendment will decrease the estimated cost by \$6,500,515, changing the total of the discrete portion cost to \$13,163,679. The staff recommends approval of Resolution 06-219. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-219.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The second amendment is with North Union Local School District in Union County. This a reconciliation of actual cost and scope of work performed by the district. The district elected to reduce renovation scope at the high school and substitute a building addition at the high school. The district added the abatement and demolition of the existing elementary school. Additional work was possible due to savings on the new elementary school. The amendment will decrease the estimated cost by \$27,438, changing the total of the discrete portion cost to \$17,394,222. The staff recommends approval of Resolution 06-220.

Representative Cassell asked if the demolition at the elementary school could be utilized for other projects. Steve Lutz commented that the school district is the decision maker to demolish or have an alternate use for the building. Rick Hickman commented that it is a local district decision and is stipulated in law how to deal with the sale of a school by the district. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-220.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

The third amendment is with the Teays Valley Local School District in Pickaway County. It is a reconciliation of actual scope and expenditures. The district performed the work in the original agreement to build part of a new middle school and partial renovation of the high school. The district added \$3 million to increase the middle school project and perform urgent repairs uncovered in the course of renovation to the high school. The amendment will increase the estimated cost by \$3,362,189, changing the total of the discrete portion cost to \$16,388,813. The staff recommends approval of Resolution of 06-221.

Dr. Puckett asked what occurred to determine the additional cost of \$3 million. Steve Lutz said that the district slightly increased the size of the middle school addition to address increasing enrollment and that during the high school renovations there was an emergency floor collapse in the kitchen due to deteriorated steel floor joists and an emergency transformer replacement. In addition, \$2.2 million dollars for an additional 18,137 square feet at Ashville Elementary School was added to the ELPP credit due to increased enrollment. Vice Chairman Drake noted that the notebook had a different dollar amount. Steve Lutz said that was recognized and updated in the resolution. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-221.

Chairman Keen seconded the motion.

Approval: Vote 3-0.

The fourth amendment is with the Zanesville City School District in Muskingum County. It is a reconciliation of their project. The district proceeded with the original project and built one new elementary school and two new middle schools. The district added approximately \$381,000 to abate and demolish one existing middle school. The amendment will increase the estimated cost by \$381,445, changing the total of the discrete portion cost to \$29,631,550. The staff recommends approval of Resolution of 06-222. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-222.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

8. Exceptional Needs Program Guidelines Update – presented by Lisa Laney

House Bill 530 (the capital reappropriations bill) expanded eligibility for the Exceptional Needs Program. Redrafted the guidelines, in accordance with the change in the law, have been provided for Commission's consideration. Along with modifying the threshold for eligibility from 50th percentile and below to the 75th percentile and below, the proposed revisions delete the provision which gives priority to the next three districts from the previous year's ranking process for the offer of funding. This is proposed to focus the scarce funding resources on the projects with the highest need since it is probable that the applicant buildings we expect to see in next year's process will exhibit greater need. The revised guidelines clarify the criteria for considering a district ineligible for ENP participation. This threshold occurs with the execution of a construction contract under an approved ELPP agreement. Once the update is approved, OSFC will mail information concerning the

program revisions to the districts that will become eligible with this change. In addition, this information will be mailed to the districts that are below the 50th percentile to invite them to update their current ENP application or submit a new application by October 1, 2006. The staff recommends approval of Resolution 06-223. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-223.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

9. Ohio School Design Manual Update Approval – presented by Franklin Brown

This marks the 8th year of updating the Design Manual. An executive summary was provided in the Commission materials. Each year all the materials and systems are reviewed, meetings are held with other agencies and the past years value engineering efforts and variance requests are reviewed. There were 193 suggestions for change considered this year. Technology and HVAC systems received the most suggestions. A chart of the construction cost by category of a typical K-8 building was provided. By selecting different material options, the owner team can adjust the percentages to respond to the needs of the district. The square footage per student is one of three primary factors in planning. A chart was provided that showed the Design Manual has maintained consistency throughout the years of the program. Another chart was provided that represented the dollars per square foot by year over the life of the program. Inflation is the largest influencer and last year was higher than this year's projection. This year's inflation rate is set at 5.91%. National School construction costs, as well as, trends labor and material costs were analyzed. A chart was provided that showed the previous year's inflation factors. A big change this year was the realignment of the specification references to the new Construction Specifications Institute standards. This changed almost every page of the Design Manual. There were three suggestions that added cost: 1) Water conditioning threshold was reduced to protect equipment; 2) Emergency power to at least one boiler; and 3) Drywall changed to non-paper type. This year, third party commissioning of the HVAC systems was moved from optional to mandatory, displacement-based ventilation was added to the HVAC System options, resinous epoxy flooring was added to the allowable flooring in toilet rooms, locker rooms and shower rooms, and aluminum conductors will be allowed in lieu of copper for Number 6 and larger feeder circuits. The staff recommends Resolution 06-224. Chairman Keen requested that that we move and then have discussion.

Vice Chairman Drake moved to approve Resolution 06-224.

Dr. Puckett seconded the motion.

Representative Cassell had various questions regarding the design manual. Franklin Brown will provide a written follow-up on these questions to Representative Cassell. Vice Chairman Drake congratulated OSFC on the updates, commenting that it was labor intensive and very good work.

With no further discussion, Chairman Keen called for the roll.

Approval: Vote 3-0.

10. Architectural Agreements and Amendments Approval – presented by Craig Weise

The following architect agreements and amendments were presented for approval.

Agreements:

| School District | Project | Architect | Amount | Agreement |
|---|---|---------------------------------|-------------|-----------|
| Akron City School District - Segment 2A | Portage Path, Leggett, Barber and Rimer Science Mater and Technology | Akron Architectural Group, LLC. | \$5,602,750 | Agreement |
| Eastern Local School District | Build one new Elementary and High School, Addition/Renovation for Middle School, Renovate one Elementary School | Steed Hammond Paul, Inc. | \$1,953,475 | Agreement |

Amendments:

| School District | Project | Architect | Fees to Date | Amount | Total | Amendment |
|-------------------------------------|---|------------------|--------------|----------|-----------|-----------|
| Cincinnati Public Schools – Seg. 2B | Design fees originally negotiated for Seg. 1, fee increase due to a two year lapse in the start of services | KZF Design, Inc. | \$662,836 | \$18,874 | \$681,710 | Amendment |

Locally Funded Initiatives:

| School District | Project | Architect | Amount | Locally Funded Initiatives |
|---------------------------------------|---|---------------------------------|-----------|----------------------------|
| Akron City School District - Seg. 2A | Integral LFI projects for Segment 2A | Akron Architectural Group, LLC. | \$699,275 | Agreement - LFI |
| Cincinnati Public Schools – Seg. 2B | Design fees originally negotiated for Seg. 1, fee increase due to a two year lapse in the start of services | KZF Design, Inc. | \$29,785 | Amendment – LFI |
| Eastern Local School District (Brown) | Lighting, Brick work, Roofing, ODOT road work and outdoor athletics | Steed Hammond Paul, Inc. | \$130,140 | Agreement – LFI |

The Commission staff has reviewed and recommends the approval of Resolution 06-225. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-225.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

11. Construction Manager Agreement and Amendments Approval – presented by Craig Weise

The following Construction Manager agreement was presented for approval.

| CM Firm | District | County | Total CM Compensation |
|-------------------------------------|---------------------|----------|-----------------------|
| Regency Construction Services, Inc. | Plymouth-Shiloh LSD | Richland | \$556,037 |

The Commission staff has reviewed and recommends the approval of Resolution 06-226. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-226.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The following Construction Manager amendments for “locally funded initiative” were presented for approval.

| <u>School District</u> | <u>Construction Manager</u> | <u>Amount</u> |
|-------------------------------|--|---------------|
| Columbus City School District | Smoot/Elford/Resource Seg. 2 | \$548,925 |
| Akron City School District | Ruhlin/Kenmore/Panzica/Stephens Seg. 1 | \$824,927 |

The Commission staff has reviewed and recommends the approval of Resolution 06-227. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-227.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

12. Trade Construction Contracts Approval – presented by Craig Weise

Craig Weise pointed out that the meeting materials have been updated in the resolution. All contracts represent the lowest responsible bidder. The Commission staff has reviewed and recommends the approval of Resolution 06-228. With no further discussion, Chairman Keen called for the roll.

| <u>School District</u> | <u>Contracting Entity</u> | <u>Scope Of Work</u> | <u>\$ Amount</u> |
|------------------------|---------------------------------------|-----------------------------------|------------------|
| Ada Ex Vill SD | Don Snyder Excavating Unlimited, Inc. | Early Site/Civil Work | \$899,230.15 |
| Cleveland CSD | Corporate Express, Inc. | Furniture, Fixtures and Equipment | \$3,056,934.08 |
| Columbus CSD | Columbus Abatement Company | Abatement | \$29,462.60 |
| Columbus CSD | Clara I Brown Interiors | Administration Furnishings | \$60,049.18 |
| Columbus CSD | Fire Protection, Inc. | Fire Protection | \$99,850.00 |
| Columbus CSD | Howard's Sheet Metal, Inc. | Plumbing & HVAC | \$1,408,000.00 |
| Columbus CSD | Settle Muter Electric | Electrical | \$1,116,000.00 |
| Columbus CSD | International Masonry, Inc. | Masonry | \$919,695.00 |
| Columbus CSD | Exterior Systems, Inc. | Roofing | \$254,300.00 |
| Columbus CSD | Farnham Equipment Company | Casework | \$158,500.00 |
| Columbus CSD | Gutknecht Construction | General Trades | \$2,797,300.00 |
| Dayton CSD | Johnson Controls, Inc. | Security | \$2,373,924.00 |
| Dayton CSD | Frost Mechanical, Inc. | HVAC | \$2,527,711.00 |
| Dayton CSD | Dalmatian Fire, Inc. | Fire Protection | \$218,200.00 |
| Dayton CSD | Ohio Plumbing & Electrical, Inc. | Plumbing | \$795,000.00 |
| Dayton CSD | Beacon Electric Company | Electrical | \$2,161,530.00 |
| Dayton CSD | Ferguson Construction Company | General Trades | \$13,706,000.00 |
| Fairless LSD | Fire Protection, Inc. | Fire Protection | \$134,250.00 |
| Fairless LSD | BCMC, Inc. | General Trades | \$5,605,700.00 |
| Fairless LSD | Schmid Mechanical, Inc. | HVAC | \$816,600.00 |
| Fairless LSD | Fire Foe Corporation | Fire Protection | \$174,800.00 |

| | | | |
|-------------------------|---|----------------------------------|----------------|
| Fairless LSD | Hilscher-Clarke Electric | Electrical | \$1,260,800.00 |
| Galion CSD | Rietschlin Construction, Inc. | Early Sitework | \$1,598,400.00 |
| Grand Valley LSD | Nationwide Fence & Supply Company | Sitework Fencing | \$32,625.00 |
| Hamilton LSD | George J. Igel & Co., Inc. | Early Foundation | \$613,500.00 |
| Holgate LSD | LVI Environmental, Inc. | Asbestos Abatement | \$76,490.00 |
| Jackson CSD | Stockmeister Enterprises, Inc. | Masonry Repair and Site work | \$229,492.00 |
| Licking Valley LSD | Houston Plumbing and Heating, Inc. | Plumbing and HVAC | \$2,777,000.00 |
| Licking Valley LSD | Clagget & Sons, Inc. | General Trades | \$9,200,000.00 |
| Licking Valley LSD | Gutridge Plumbing, Inc. | Fire Protection | \$249,000.00 |
| Licking Valley LSD | Claypool Electric, Inc. | Electrical | \$1,698,000.00 |
| Lima CSD | Vaughn Industries | Mechanical, Plumbing, Electrical | \$91,000.00 |
| Martins Ferry CSD | Microman, Inc. | Telephone System | \$51,124.00 |
| Martins Ferry CSD | Colaiani Construction, Inc. | General Trades | \$9,273,000.00 |
| Martins Ferry CSD | Stanley Security Solutions | Security | \$92,000.00 |
| Martins Ferry CSD | Stanley Security Solutions | Video Distribution | \$257,000.00 |
| Martins Ferry CSD | Stanley Security Solutions | Cabling and Network Electronics | \$483,000.00 |
| Martins Ferry CSD | Peterman Plumbing & Heating, Inc. | Plumbing | \$548,095.00 |
| Martins Ferry CSD | S A Comunale Company, Inc. | Fire Protection | \$144,620.00 |
| Martins Ferry CSD | BrySCO Foodservice, LLC | Food Service Equipment | \$194,746.00 |
| Martins Ferry CSD | Farnham Equipment Company | Factory Built Casework | \$274,800.00 |
| Martins Ferry CSD | DeGol Carpet | Flooring | \$199,600.00 |
| Martins Ferry CSD | Saup/Hartley | Roofing | \$302,810.00 |
| Martins Ferry CSD | Colaiani Construction, Inc. | General Trades | \$3,954,000.00 |
| Martins Ferry CSD | Stanley Security Solutions | Paging, Sound and Clock Systems | \$339,500.00 |
| Martins Ferry CSD | Davison Electric Co., Inc. | Electrical | \$882,000.00 |
| Minerva LSD | Eslich Wrecking Company | Demolition | \$198,700.00 |
| Montpelier Ex Vill SD | Ed Burdue & Company, LLC | Demolition | \$433,000.00 |
| Montpelier Ex Vill SD | Rozell's Landscaping | Landscaping | \$34,579.40 |
| Newton Falls Ex Vill SD | Continental Educational Enviroments | Loose Furnishings | \$204,956.42 |
| Newton Falls Ex Vill SD | Western Reserve Mechanical, Inc. | Plumbing | \$279,538.00 |
| Newton Falls Ex Vill SD | York Mahoning Mechanical Contrs, Inc. | HVAC Mechanical | \$946,300.00 |
| Newton Falls Ex Vill SD | DeSalvo Construction Company, Inc. | General Trades | \$2,379,000.00 |
| Newton Falls Ex Vill SD | Fire Foe Corporation | Fire Protection | \$99,500.00 |
| Newton Falls Ex Vill SD | S. S. Kemp & Co. | Kitchen Equipment | \$141,017.00 |
| Newton Falls Ex Vill SD | S. M. Electric Co., Inc. | Electrical | \$552,810.00 |
| Painesville City LSD | R J Martin Electrical Contracting, Inc. | Electrical | \$1,279,000.00 |
| Portsmouth CSD | Zimmerman School Equipment, Inc | Loose Furnishings | \$211,126.90 |

| | | | |
|---|---|-----------------------------------|---------------------|
| Portsmouth CSD | Valley Electric Consolidated, Inc. | Technology Equipment | \$889,919.00 |
| Seneca East LSD | Vulcan Enterprises, Inc. | Fire Protection | \$271,390.00 |
| Seneca East LSD | Adena Corporation | General Trades | \$10,123,000.00 |
| Seneca East LSD | M. J. Brown Company, Inc. | Roofing | \$1,351,000.00 |
| Seneca East LSD | Stonecreek Interior Systems, LLC | Casework | \$897,300.00 |
| Seneca East LSD | Bromack Electric Services, Inc. | Electrical | \$2,398,000.00 |
| Seneca East LSD | Guenther Mechanical | Plumbing/HVAC | \$3,577,000.00 |
| Southern Hills JVSD | Industrial Communications & Sound, Inc | Technology | \$597,748.00 |
| Southern Hills JVSD | Sidewinder Electric Co., Inc. | Electrical | \$1,407,900.00 |
| Southern Hills JVSD | Artic Heating & Air Conditioning, Inc. | HVAC | \$1,507,400.00 |
| Southern Hills JVSD | Weller's Plumbing & Heating | Plumbing | \$380,150.00 |
| Southern Hills JVSD | Emerald Fire Protection | Fire Protection | \$242,050.00 |
| Southern Hills JVSD | Matth. Toebben Construction Co., Inc. | General Trades | \$3,845,700.00 |
| Tecumseh LSD | AIC Contracting, Inc. | VCT Purchase | \$157,980.00 |
| Tecumseh LSD | Total Environmental Services, LLC | Asbestos Abatement | \$31,165.00 |
| Tecumseh LSD | Library Design Associates, Inc. | Library Furnishings | \$449,957.00 |
| Toledo CSD | Lake Erie Electric of Toledo, Inc. | Electrical | \$697,585.00 |
| Toledo CSD | Crestline Paving & Excavating, Co. Inc. | Site | \$707,652.00 |
| Toledo CSD | F H Martin Constructors | General Trades | \$3,152,000.00 |
| Toledo CSD | Border Fire Protection, Inc. | Fire Protection | \$87,740.00 |
| Toledo CSD | Hanks's Pumbing & Heating Co. | Plumbing | \$316,221.00 |
| Toledo CSD | Industrial Power Systems, Inc. *** | HVAC | \$1,221,000.00 |
| Vinton County LSD | Advanced Technical Group, LLC | HVAC Direct Digital Controls | \$594,000.00 |
| Washington Court House CSD | Ingle Barr Inc. | Early Site Work & Athletic Fields | \$505,000.00 |
| Wheelersburg LSD | J & H Reinforcing and Structural Erectors, Inc. | Early Site Work | \$1,379,000.00 |
| Youngstown CSD | Krueger International, Inc. | Loose Furnishings | \$243,114.81 |
| Youngstown CSD | Krueger International, Inc. | Loose Furnishings - Phase II | <u>\$408,617.00</u> |
| ***Lowest Responsible Bidder, Next Low Bidder | | TOTAL | \$118,334,754.54 |

Vice Chairman Drake moved to approve Resolution 06-228.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

13. Settlement Agreement Approval – presented by Jerry Kasai

Jerry Kasai asked for approval of Resolution 06-229 authorizing settlement with the construction manager, the general trade contractor and the architect at the high school at St. Henry Local School District regarding issues of delamination of vinyl clad tile on the first floor. All parties, including the owners, are contributing to this Resolution. During remediation, the decision was made to upgrade the VCT to porcelain tile, which will breathe and allow the moisture to leave the slab, thereby also saving the cost of drying out the slab. Representative Cassell suggested changing the concrete specs by raising the pot ash content.

He requested a copy of the concrete specifications. Jerry Kasai said that he would see that Representative Cassell would get a copy of the specs. Vice Chairman Drake commented that she liked the fact that the interested parties came together and worked together. She noted that this benefits everyone and told staff they did a nice job.

With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve the April 20, 2006 minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

14. Authority to File Suit Approval – presented by Jerry Kasai

This authority to file suit concerns Newcomerstown Exempted Village School District. After the buildings were opened in 2003, there were a lot of problems with varying temperatures between rooms with a variance as much as thirty degrees. A commissioning agent reviewed the HVAC system and determined there were numerous construction errors. The HVAC contractor, Columbus Heating & Ventilating, refused to come back and fix the system. The lawsuit is to seek recovery of costs that will be incurred to repair the system. The remediation work will be competitively bid. The staff recommends approval of Resolution 06-230. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-230.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

15. Assignment Approval – presented by Jerry Kasai

This resolution requests approval of the assignment of the Professional Design Service Agreement for the Nelsonville-York City School District from Triad Architects to RVC, the sub-consultant, on the contract. Triad Architects, the original architect, contacted the school district and requested to be removed from the project, and that the contract be assigned to RVC. Jerry Kasai said that Triad was assigning their rights under the contract to RVC. It is provided in the contract that assignment can be made with approval of the school district and OSFC.

Chairman Keen asked in removing Triad and giving the contract to another firm, would there be an action against Triad, in that Triad asked to be released from any liability with the design documents. Jerry Kasai stated that there should not be any action against Triad on this project in that all the design documents will have RVC's seal on them, rather than Triad's. Representative Cassell asked what the ramifications would be for Triad on future projects, in that the OSFC has had problems with Triad on other projects. Jerry Kasai answered that the Design Service Agreements are awarded by the School District. Rick Hickman assured the Commission that we expect firms to cooperate and to rectify problems. In an event that a firm does not, we will not be inclined to approve future agreements. Vice Chairman Drake asked if RVC's acceptance of the assigned rights needed to be included in the Resolution. Jerry Kasai said that it is implied when the contract is assigned that RVC will be responsible. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-231.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

16. Executive Director's Report

Director Hickman provided an update on school groundbreakings and dedications.

Eric Bode reported on OSFC's participation in the Construction Management Association of America (CMAA) Best Practices Conference held in Los Angeles. Crystal Canan and Eric Bode were presenters and their observations were very well received. They also had the opportunity to tour four school buildings in the Los Angeles Unified School District and Eric Bode described several differences between school facilities in California and Ohio.

Meeting was adjourned at 3:23 PM.

Timothy S. Keen, Chairman

These meeting minutes were prepared by:
Carolyn McClure
Executive Assistant
Ohio School Facilities Commission