

**Ohio School Facilities Commission**  
**July 19, 2006**  
**Ohio Statehouse**  
**Room 122 - 1:30 PM**

Meeting was called to order at 1:39 PM.

**1. Roll Call**

Members present: Chairman Timothy S. Keen, Vice Chairman Carol Nolan Drake, Dr. Steve Puckett, Representative Timothy Cassell, and Jack Irvin for Senator Larry Mumper.

**2. Adoption of the June 22, 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 June 22, 2006 minutes.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**3. FY 07 Projects - Presented by Eric Bode**

Executive Director, Rick Hickman, told the Commission members that this was a big day for the Commission in that we were requesting approval of funding for 29 districts, amounting to \$1.1 billion (25% more than FY06), with a state share of \$759 million, to be funded from FY07 appropriations. Rick also informed the Commission that the Governor was at Mount Healthy City School District today to celebrate their anticipated approval of state funding for their project and the successes of the Rebuilding Ohio's Schools Program. Mount Healthy's \$57 million building plan is to consolidate their 9 outdated facilities into 3 new state of the art buildings; then will be seeking voter approval for their local share this fall. As of this date, OSFC has offered funding under the Governor's Rebuilding Ohio Schools Program to 1/3 of the districts in Ohio with disbursement of over \$4.6 billion since FY98 to school districts participating in one of OSFC's programs.

Chief Financial Officer, Eric Bode, presented the FY07 projects for Commission approval and provided background information on the funding process. In the fall of 2005, OSFC made 50 Outreach visits to the school districts. In March of 2006, OSFC made the first round of offers to the school districts and in May of 2006 made the second round of offers. Eric acknowledged the enormous amount of work by the OSFC planning staff to get the school districts ready. The state funding offers are based on an analysis of current, new, and projected future appropriations. For the FY2007/2008 biennium, \$2.012 billion is expected, of which \$1.313 billion was in place by July 1, 2006. The remaining amount is expected in the Capital Bill, scheduled for the end of calendar year 2006. Most of the appropriations are needed

to fund the 80 or so districts previously approved, which require the release of additional money as their design and construction schedules progress. OSFC staff recommend Commission approval of the 29 district projects, given that appropriations in FY07 are sufficient for the first year's worth of cash flow for these districts, and projecting that future appropriations will be sufficient for cash needs in upcoming years. For the FY07 projects, 41 school districts were offered funding and 30 accepted, these 29 plus one to be presented in August; there were no districts that accepted "1990 Project" funding. There was \$119 million in ELPP credit with 7 school districts. The average state share was 69%. Buildings for the FY07 projects will be: 44 new, 22 renovations/additions and 7 built under ELPP that are now recognized for credit. Eric Bode pointed out two maps that were on display: one that showed the new districts and one that showed the districts previously served.

a. CFAP

Resolution 06-232 requests approval of 25 for funding in the Classroom Facilities Assistance Program.

School District (County)	State Share	Local Share	Total Budget
Beaver LSD (Columbiana)	\$39,545,143	\$16,152,242	\$55,697,385
Buckeye Central LSD (Crawford)	\$16,924,893	\$4,359,267	\$21,284,160
Caldwell EVSD (Noble)	\$11,497,568	\$5,922,990	\$17,420,558
Clinton-Massie LSD (Clinton)	\$37,617,806	\$13,217,067	\$50,834,873
Columbus Grove LSD (Putnam)	\$17,601,025	\$8,282,836	\$25,883,861
Fairlawn LSD (Shelby)	\$12,257,789	\$5,768,371	\$18,026,160
Fort Loramie LSD (Shelby)	\$10,417,811	\$4,680,466	\$15,098,277
Geneva Area CSD (Ashtabula)	\$53,005,656	\$19,604,831	\$72,610,487
Harrison Hills CSD (Harrison)	\$36,167,562	\$12,055,854	\$48,223,416
Hubbard EVSD (Trumbull)	\$38,627,692	\$18,177,738	\$56,805,430
Logan-Hocking LSD (Hocking)	\$25,935,944	\$10,593,554	\$36,529,498
Mount Gilead EVSD (Morrow)	\$18,707,038	\$11,960,237	\$30,667,275
Mount Healthy CSD (Hamilton)	\$57,265,000	\$23,389,930	\$80,654,930
Niles CSD (Trumbull)	\$37,961,353	\$17,864,166	\$55,825,519
North Central LSD (Wayne)	\$20,167,158	\$9,933,078	\$30,100,236
North Union LSD (Union)	\$22,338,375	\$12,565,336	\$34,903,711
Ohio Valley LSD (Adams)	\$52,234,537	\$3,931,632	\$56,166,169
Osnaburg LSD (Stark)	\$14,797,046	\$7,622,721	\$22,419,767
Southington LSD (Trumbull)	\$15,044,728	\$6,447,740	\$21,492,468
Teays Valley LSD (Pickaway)	\$51,761,524	\$30,399,626	\$82,161,150
Vanlue LSD (Hancock)	\$9,267,126	\$3,427,567	\$12,694,693
Versailles EVSD (Darke)	\$24,799,726	\$11,141,906	\$35,941,632
Wauseon EVSD (Fulton)	\$24,732,186	\$12,181,525	\$36,913,711
West Liberty-Salem LSD (Champaign)	\$11,060,903	\$5,121,978	\$16,182,881
Zanesville CSD (Muskingum)	\$64,327,083	\$30,271,569	\$94,598,652

The Commission staff recommends approval of Resolution 06-232. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-232.  
Dr. Puckett seconded the motion.  
Approval: Vote 3-0.

**b. ENP**

Three school districts were offered and two school districts accepted. Three Rivers Local School District applied for the Extreme Environmental Program. An independent environmental consultant conducted a study and reported on environmental contamination and the Ohio Environmental Protection Agency has reviewed and commented upon the study. The Commission staff has evaluated the application and recommends funding for Three Rivers Local School District in the Extreme Environmental Program. Only two other schools have previously been approved under this program: River Valley Local School District and Gorham Fayette Local School District.

<u>School District (County)</u>	<u>State Share</u>	<u>Local Share</u>	<u>Total Cost</u>
Lucas LSD (Richland)	\$9,695,787	\$7,932,916	\$17,628,703
Three Rivers LSD (Hamilton)	\$1,693,504	\$19,475,298	\$21,168,802

The Commission staff recommends approval of Resolution 06-233. With no further discussion, Chairman Keen called for the roll.

Chairman Keen asked how many buildings were involved with these schools. Eric Bode commented that Lucas Local School District would build one new facility to house Grades K thru 12 and Three Rivers Local School District would build one new facility to house Grades PK thru 6.

Dr. Puckett moved to approve Resolution 06 – 233.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

**c. VFAP**

Three school districts were offered to participate in the Vocational Facilities Assistance Program and two accepted. Both are for renovations/additions.

<u>School District (County)</u>	<u>State Share</u>	<u>Local Share</u>	<u>Total Budget</u>
Gallia-Jackson-Vinton JVSD (Gallia)	\$12,008,536	\$4,002,845	\$16,011,381
Knox County Career Center (Knox)	\$12,046,336	\$4,015,446	\$16,061,782

The Commission staff recommends approval of Resolution 06-234. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-234.  
Dr. Puckett seconded the motion.  
Approval: Vote 3-0.

**d. Next Ten List**

The following ten districts will be locked into place as the next ten districts to be funded through the Classroom Facilities Assistance Program, pursuant to Section 3318.023, ORC. Placement on the Priority List does not guarantee funding in any specific fiscal year, only that the districts will be served in this order. Liberty Center Local School District and North Fork Local School District were deferred from a previous year, explaining why the numbers are not sequential.

<b>Priority</b>	<b><i>District</i></b>	<b><i>County</i></b>	<b>FY06 Rank</b>
1	Liberty Center Local SD	Henry	197
2	North Fork Local SD	Licking	202
3	Barberton City SD	Summit	208
4	Gallipolis City	Gallia	209
5	Clay Local SD	Scioto	210
6	Hamilton City SD	Butler	212
7	Madison Local SD	Butler	213
8	Massillon City SD	Stark	214
9	Clyde-Green Springs EVSD	Sandusky	215
10	Madison Local SD	Lake	216

The Commission staff recommends approval of Resolution 06-235.

Vice Chairman Drake asked why Rank 211 was not on the list. Eric Bode commented that the school district was already served.

Dr. Puckett moved to approve Resolution 06-235.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**e. ELPP Eligibility**

Section 3318.36(B)(1), ORC, states in part that "Any school district reasonably expected to receive assistance under sections 3318.01 to 3318.20 of the Revised Code within two fiscal years from the date the school district adopts its resolutions under division (B) [i.e., the resolution to participate] of this section shall not be eligible to participate in the program." The most current projections for capital revenues and expenditures of the OSFC indicate that this restriction should apply to districts ranked 259 or lower on the three-year average equity list.

The Commission staff recommends approval of Resolution 06-236.

Vice Chairman Drake moved to approve Resolution 06-236.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**f. ENP Eligibility**

Section 3318.37, ORC, states that “No school district reasonably expected to be eligible for state assistance under sections 3318.01 to 3318.20 of the Revised Code within three fiscal years after the year of the application for assistance under this section shall be eligible for assistance under this section, unless the district’s entire classroom facilities plan consists of only a single building designed to house grades kindergarten through twelve.” The most current projections for capital revenues and expenditures of the OSFC indicate that this restriction should apply to districts **ranked 284 or lower** on the three-year average equity list.

Rick Hickman commented that had the General Assembly not changed ENP eligibility from the 50th to 75th percentile, we would have had only 23 school districts eligible, but with this change approximately 150 school districts will become eligible in the next funding cycle.

Vice Chairman Drake asked if there was an evaluation process for ENP, as it seems as the programs go on there will be less need for ENP. Eric Bode commented that it is a yearly process and all three programs are updated every year. With no further discussion, Chairman Keen called for the roll.

The Commission staff recommends approval of Resolution 06-237. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-237.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

**g. VFAP Eligibility**

Administrative rule 3318-06-01 permits only those vocational school districts that cannot reasonably expect to be served under VFAP within two years to be eligible to apply for the program. The most current projections for capital revenues and expenditures of the OSFC indicate that this restriction should apply to vocational school districts **ranked 14 or lower** on the three-year average valuation per pupil list as calculated by the Ohio Department of Education.

The Commission staff recommends approval of Resolution 06-238. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-238.  
Dr. Puckett seconded the motion.  
Approval: Vote 3-0.

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

East Muskingum School District of Muskingum County:

- Johnson Controls
- Five Buildings
- Total Cost \$670,290 (Including Interest @4.65%)
- Annual Savings \$45,051
- Payback Period 14.88 Years
- Interior Lighting Retrofit
- Partial Roof Replacement Roof & New Insulation
- Building Automation Controls Retrofit
- New Geothermal Heat Pump System

New Philadelphia City School District of Tuscarawas County:

- Siemens Building Technology
- Six Buildings
- Total Cost \$1,979,417 (Including Interest @4.85%)
- Annual Savings \$132,522
- Payback Period 14.94 Years
- Interior Lighting Retrofit
- New HVAC Hot Water Heating System
- HVAC Controls Upgrades
- Vending Machine Energy Control Installation

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 06-239.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

**5. Maintenance Plan Approval – Presented by Mark Wantage**

The Cincinnati Public School District and Springfield City School District have submitted their maintenance plan for Commission approval. The School Districts have submitted their plans including a business plan for preventive maintenance and facility operations. The staff of OSFC has reviewed this plan and recommends approval.

Dr. Puckett asked if the maintenance plan was a requirement. Mark Wantage explained that the school district must establish a maintenance fund that is equivalent to the proceeds from a ½ mill property tax and for the district to be able to access this fund, the district must have a Commission approved maintenance plan. Representative Cassell asked how the disproportion from Springfield's previous budget and the recommended budget would be made up. Mark Wantage said it would come from the general revenue. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-240.  
 Dr. Puckett seconded the motion.  
 Approval: Vote 3-0.

**6. 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
New Knoxville Local School District	Professional Design services for the New Knoxville Local School District.	Garmann/Miller & Associates, Inc.	\$483,817	Agreement

**Amendments:**

School District	Project	Architect	Fees to Date	Amount	Total	Amendment
Columbus City School District - Segment 2	New Huy Elementary School - Professional design services for demolition of existing Huy and A.G. Bell Buildings.	Stilson & Associates	\$858,496.64	\$20,783.00	\$879,279.64	Amendment

**Locally Funded Initiatives:**

School District	Project	Architect	Amount	Locally Funded Initiatives
New Knoxville Local School District	Design of Excess space, (2) additional classrooms, infill addition, auditorium and additional paving.	Garmann/Miller & Associates, Inc.	\$73,190	Agreement - LFI

The Commission staff has reviewed and recommends the approval of Resolution 06-241. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-241.  
 Vice Chairman Drake seconded the motion.  
 Approval: Vote 3-0.

**7. Construction Manager Agreement and Amendments Approval – Presented by Craig Weise**  
 The following Construction Manager amendments were presented for approval.

<u>School District</u>	<u>Construction Management Company</u>	<u>Amount</u>
Dayton City School District Seg. 2 Interim	Ruscilli/Danis/Quandel/Miles McClellan	\$809,737

The Commission staff has reviewed and recommends the approval of Resolution 06-243. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-243.  
 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 Management Company</u>	<u>Amount</u>
Georgetown Exempted Village School District	Megen Construction, Inc.	\$3,200

The Commission staff has reviewed and recommends the approval of Resolution 06-243. With no further discussion, Chairman Keen called for the roll. Dr. Puckett moved to approve Resolution 06-243. Vice Chairman Drake seconded the motion. Approval: Vote 3-0.

### 8. Trade Construction Contracts Approval – Presented by Craig Weise

All contracts represent the lowest responsible bidder. There is one contract for Toledo City Schools for Mosser Construction, Inc. that was the lowest responsible, second low bidder. The lowest bidder withdrew their contract.

<u>School District</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
Akron CSD	ClarkTel Communications Corp	Telephone System	\$52,796.69
Akron CSD	Montecalvo Electric, Inc.	Electrical/Fire	\$906,140.00
Akron CSD	Valley Electrical Consolidated, Inc.	Sound & Video Distribution System	\$189,915.00
Akron CSD	ClarkTel Communications Corp.	Security System	\$30,234.30
Akron CSD	Stanley Security Solutions, Inc.	Data Hardware	\$44,955.00
Akron CSD	Valley Electrical Consolidated, Inc.	Sound & Video Distribution System	\$236,637.00
Akron CSD	D & A Plumbing & Heating, Inc.	Plumbing	\$440,923.00
Akron CSD	ClarkTel Communications Corp	Security System	\$32,234.30
Akron CSD	S. A. Comunale Co., Inc.	Mechanical/HVAC	\$1,349,930.00
Akron CSD	Stanley Security Systems	Data Hardware	\$57,913.00
Akron CSD	Jones & Associates Excavation, LLC	Utility Work	\$20,000.00
Akron CSD	Cardinal Environmental Services, Inc.	Asbestos Abatement	\$18,700.00
Akron CSD	Eslich Wrecking Company	Demoliton	\$94,000.00
Akron CSD	Mid-West Telephone Service, Inc.	Structured Cabling	\$73,424.00
Akron CSD	ClarkTel Communications Corp	Telephone System	\$40,236.96
Akron CSD	Mid-West Telephone Service, Inc.	Structured Cabling	\$138,700.00
Akron CSD	ClarkTel Communications Corp	Telephone System	\$42,327.41
Akron CSD	ClarkTel Communications Corp	Telephone System	\$40,236.86
Akron CSD	Stanley Security Solutions, Inc.	Data Hardware	\$39,254.00
Akron CSD	Mid-West Telephone Service, Inc.	Structured Cabling	\$66,728.00
Akron CSD	Valley Electrical Consolidated, Inc.	Sound & Video Distribution System	\$213,088.00
Akron CSD	ClarkTel Communications Corp	Security System	\$30,234.30
Akron CSD	Intec Building Systems, Inc.	Casework, General Trades, Flooring, Painting, Conveying	\$1,873,060.00
Akron CSD	ClarkTel Communications Corp	Security System	\$30,234.30
Akron CSD	Hughes Glass Co., Inc.	Glass/Glazing, Aluminum Systems	\$541,400.00
Akron CSD	Stanley Security Solutions, Inc.	Data Hardware	\$47,753.00
Akron CSD	Mid-West Telephone Service, Inc.	Structured Cabling	\$90,103.00
Akron CSD	Cavanaugh Building Corporation	Site Work	\$869,000.00

Akron CSD	The Lawn Maintenance Company of Northeastern Ohio dba Landscape by Design	Landscaping	\$130,460.00
Akron CSD	Lockhart Concrete Co.	Foundations / Concrete	\$664,000.00
Akron CSD	Medhurst Mason Contractors, Inc.	Masonry	\$1,823,950.00
Akron CSD	Valley Electrical Consolidated, Inc.	Sound & Video Distribution System	\$198,814.00
Cincinnati CSD	Feldkamp Enterprises, Inc.	HVAC	\$1,263,000.00
Cincinnati CSD	Nelson Stark	Plumbing	\$624,600.00
Cincinnati CSD	Dalmatian Fire	Fire Protection	\$172,447.00
Cincinnati CSD	Monarch Construction Company	General Trades	\$9,067,000.00
Coldwater EVSD	Data Eclipse Computers, Inc.	Network Electronics	\$186,600.00
Coldwater EVSD	Elements IV Interiors	Loose Furnishings	\$296,040.73
Coldwater EVSD	ESCO Technologies, Inc.	Video Distribution System	\$461,590.00
Columbus CSD	Farnham Equipment Company	Loose Furnishings	\$22,018.00
Columbus CSD	Ohio Technical Services	Environmental	\$305,125.00
Dayton CSD	Continental Educational Environments	Media Center - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$12,472.17
Dayton CSD	Salem Office Products, Inc.	Physical Education PKG - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$41,738.22
Dayton CSD	Salem Office Products, Inc.	Appliance PKG -Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$37,549.05
Dayton CSD	Salem Office Products, Inc.	Classroom PKG - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$181,380.62
Dayton CSD	Salem Office Products, Inc.	Classroom PKG -Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$157,331.35
Dayton CSD	Salem Office Products, Inc.	Student Dining - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$40,915.18
Dayton CSD	Salem Office Products, Inc.	Media Center - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$9,997.52
Dayton CSD	Walnut Grove Construction, Inc.	Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$38,447.00
Dayton CSD	Continental Educational Environments	Classroom - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$187,394.30
Dayton CSD	Continental Educational Environments	Media Center - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$12,489.05
Dayton CSD	Women Owned Workplaces	Administration PKG - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$225,000.00
Dayton CSD	Continental Educational Environments	Classroom - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$180,271.04
Dayton CSD	Continental Educational Environments	Media Center - Segment I Fixtures, Furnishings, Equipment and Kiser Playground Equipment	\$11,224.27
Fairless LSD	Rizzi Distributors, Inc.	Kitchen Equipment, HVAC Equipment and Temperature Controls	\$454,090.00

Fairless LSD	Feinman Mechanical, Inc.	Plumbing	\$457,567.00
Fairless LSD	Feinman Mechanical, Inc.	Plumbing - HVAC	\$1,499,889.00
Fairless LSD	Hilscher-Clarke Electric	Electrical	\$1,706,600.00
Fairless LSD	The P M Equipment Company	Water Tube Boilers	\$72,000.00
Fairless LSD	Knoch Corporation	General Trades	\$7,598,500.00
Franklin LSD	FSN, Inc. dba Full-Service Networking	Technology, Network Electronics and VOIP Telephone System	\$231,755.00
Franklin LSD	Sound Com Systems, Inc. Mark Schaffer Excavating & Trucking, Inc.	Technology, Video Distribution, Sound Reinforcement	\$599,724.00
Fredericktown LSD		Early Site Work	\$747,082.00
Galion CSD	Simonson Construction Services, Inc.	General Trades	\$6,876,143.00
Galion CSD	Universal Refrigeration	Plumbing, HVAC	\$2,191,000.00
Galion CSD	Vaughn Industries, LLC	Electrical	\$1,675,000.00
Indian Valley LSD	Wood Electric, Inc.	Electric	\$1,120,173.00
Indian Valley LSD	Stitle Construction Corporation	General Trades	\$3,686,000.00
Jefferson LSD	Microman, Inc.	Sound Reinforcement System	\$143,850.00
Licking Valley LSD	Robertson Construction Services, Inc. Dick Houston Plumbing and Heating, Inc.	General Trades	\$2,799,900.00
Licking Valley LSD		Plumbing and HVAC	\$1,269,700.00
Licking Valley LSD	Fire Protection, Inc.	Fire Protection	\$684,900.00
Licking Valley LSD	Settle Muter Electric	Electrical	\$695,000.00
Licking Valley LSD	Louis R. Polster Company	Kitchen Equipment	\$232,200.00
Logan-Hocking LSD	Stockmeister Enterprises, Inc.	General Trades	\$19,374,853.00
Logan-Hocking LSD	Claypool Electric, Inc.	Electrical	\$4,381,800.00
Logan-Hocking LSD	Farnham Equipment Company	Casework	\$659,300.00
Northwestern LSD	Mike Dunn Masonry	General Trades	\$24,600.00
Northwestern LSD	Jamison Well Drilling, Inc.	Plumbing	\$78,964.00
Parkway LSD	Miller Contracting Group, Inc.	Demolition	\$705,403.00
Toledo CSD	Mosser Construction, Inc. ***	Site and General Trades	\$4,647,000.00
Toledo CSD	Hank's Plumbing & Heating Co.	Plumbing	\$383,750.00
Toledo CSD	Absolute Fire Protection	Fire Protection	\$111,500.00
Toledo CSD	Warner Mechanical Corporation	HVAC	\$1,341,200.00
Tri-Valley LSD	Cardinal Environmental Services, Inc.	Asbestos Abatement	\$118,740.00
Tri-Valley LSD	R. F. Scurlock Company	Early Site Work	\$369,000.00
Warren CSD	W G Tomoko	Plumbing	\$2,650,000.00
Warren CSD	Stone Creek Interior Systems	Casework	\$1,109,200.00
Warren CSD	Fire Foe Corporation	Fire Protection	\$588,165.00
Warren CSD	Mike Coates Construction	Sitework/Masonry/General Trades	\$21,304,697.00
Warren CSD	Valley Electrical Consolidated	Roofing/Electrical	\$8,223,700.00
Warren CSD	Antenucci, Inc.	HVAC	\$5,800,000.00
Washington Court House CSD	Performance Site Management	Earthwork and Utilities	\$1,172,935.00
Washington Court House CSD	Performance Site Management	Athletic Fields	\$406,000.00
Washington Court House CSD	West End Electric	Electric	\$626,000.00
Washington Court House CSD	Cardinal Environmental	Asbestos Abatement	\$42,040.00
Washington Court House CSD	Loop Master	Geothermal Wells	\$1,900,060.00
Washington Court House CSD	Raze International, Inc.	Demolition	\$280,000.00
	***Lowest Responsible Bidder, Next Low Bidder	Total	\$135,001,992.62

The Commission staff has reviewed and recommends the approval of Resolution 06-244. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-244.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**9. Settlement Agreement Approval – Presented by Jerry Kasai**

Jerry Kasai presented a request to authorize settlement with A.J. Stockmeister at Waverly City School District. The primary issue was with the design of the HVAC system. A settlement agreement of \$55,000 has been reached with A.J. Stockmeister.

Chairman Keen asked for approval of the resolution and then open for discussion.

Dr. Puckett moved to approve Resolution 06-245.

Chairman Keen seconded the motion.

Representative Cassell asked if A.J. Stockmeister was completely discharged in the settlement and asked how this affected warranties. Jerry Kasai said they were discharged under the original contract, but would be held accountable for any new work and that some of the warranties have already expired, but there are additional warranties that are still in effect. Jerry Kasai also said that A.J. Stockmeister has been extremely responsive and anything wrong that has been pointed out they have remedied. Representative Cassell asked if a thorough and complete inspection has been done. Jerry Kasai commented that a thorough and complete inspection as we can do has been done up to this point. Rick Hickman commented that customary procedures were followed. An independent engineering firm evaluated the installation and design, developed a scope of services to be corrected, had a clear definition of items to be corrected and the construction manager oversaw the work to be done.

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

Approval: Vote 3-0.

**10. Public Testimony**

Al Adams provided testimony and documents to the Commission regarding missing files from the Western Brown Local School District projects. A copy of his testimony and documents are attached to these minutes.

Rick Hickman thanked Al Adams for his testimony. Al Adams has appeared before the Commission on several occasions and the OSFC appreciates the many issues Mr. Adams has identified. Records retention is very serious. OSFC has the issues in hand and these missing records should not have an impact on resolution of the Western Brown issues. OSFC is currently reviewing the process and procedures in place with the construction managers regarding record retention. OSFC wants to make sure this does not recur in the future.

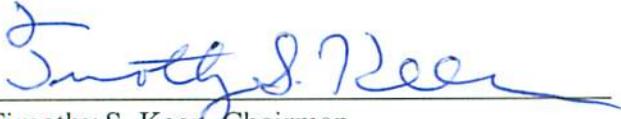
## 11. Executive Director's Report

Richard Hickman called attention the to the financial reports. Since the projects were originated in 1998 there have been disbursements of \$4.6 billion.

Since the last Commission meeting there were no additional dedications or groundbreakings, but that soon will change as there will be 11 buildings opening prior to school starting. Dayton City School District will have the first building opening on July 30<sup>th</sup>.

A project summary of the current buildings status was provided with 422 buildings completed, 140 buildings in design and 145 buildings in construction.

Meeting was adjourned at 2:41 PM.

A handwritten signature in blue ink that reads "Timothy S. Keen". The signature is written in a cursive style and is positioned above a horizontal line.

Timothy S. Keen, Chairman

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

**July 19, 2006**

**Al Adams  
Sylvania, Ohio**

**Ohio School Facilities Commission  
Regular Meeting**

**Re.: Missing files from Western Brown schools projects**

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Ohio School Facilities Commission members and staff:

My name is Al Adams. I am a resident of Sylvania, Ohio. For the past 3 years, under the auspices of the Ohio Construction Coalition, I have been investigating the many construction problems with OSFC projects around the state. Many of my findings on these problems and their causes have been well-documented in media throughout Ohio ... and problems continue to surface.

I investigate the construction by making public records requests, by researching construction documents, and through correspondence with the OSFC, construction managers, architects and school districts.

Today, I would like to bring to your attention the fact that there are several missing files from school projects in the Western Brown School District, where there is litigation by the OSFC against one of the contractors who performed faulty work there: Cleveland Construction.

As you are probably aware, Cleveland Construction is the subject of several lawsuits around the state involving its faulty work, most notably with Kent State University. A recent news article even labeled Cleveland Construction as NOT being a responsible contractor in regards to their previous work and Kent State hiring them.

But the situation at Western Brown and my own investigation into what went on there with its school construction has been exacerbated by a discovery I have made: two boxes containing construction documents have been missing from the Western Brown files.

Back on April 11, I made a request to see the construction documents on file for Western Brown. I did so because of the lawsuit involving Cleveland Construction for the work it did for the district.

When I went to view the documents, I was told at the time that Carroll Cox, a former employee of Ruscilli Construction, the construction manager on the job, had "checked out" two of the boxes in 2004 and they had not been seen since. I have also since been told by the OSFC and Ruscilli that Carroll Cox can not be found and the boxes can not be located.

The boxes and construction documents they contain remain missing, even though there is litigation involving the project.

Naturally, I have to wonder what is in those boxes. I also am concerned that there seems to have been minimal effort made to locate the files and no one from the OSFC is concerned about their contents.

I would hope the OSFC would realize the importance of locating these boxes and their files, and would make every effort to find them.

Thank you.

**Subj:** RE: JL Judge  
**Date:** 7/17/2006 3:13:00 PM Eastern Standard Time  
**From:** [Jerry.Kasai@osfc.state.oh.us](mailto:Jerry.Kasai@osfc.state.oh.us)  
**To:** [ALTHEPAL24@aol.com](mailto:ALTHEPAL24@aol.com)

I will try to have this to you on Wednesday, if you are coming down.

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**From:** [ALTHEPAL24@aol.com](mailto:ALTHEPAL24@aol.com) [mailto:[ALTHEPAL24@aol.com](mailto:ALTHEPAL24@aol.com)]  
**Sent:** Monday, July 17, 2006 9:01 AM  
**To:** Kasal, Jerry  
**Subject:** JL Judge

Jerry

I have a few items that I am still looking for, they are:

The E-mail correspondence amongst the OSFC, the CM, and any member of the project team from the School Board concerning the awarding of the contract at Robinson Middle School in Toledo to JL Judge.

The MOU from Miller City involving Schnippell Construction and the leaking roof.

The two boxes of records missing from Western Brown that were checked out by Carol Cox, a former Ruscll employee.

Please advise as to the status. Thanks for the response concerning the High School kids working on the school project, it was forwarded to concerned parties.

Alan Adams

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