

**Ohio School Facilities Commission**  
**August 24, 2006**  
**William McKinley Room 121**  
**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 July 19, 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.

Vice Chairman Drake moved to approve the July 19, 2006 minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**3. Maintenance Plan Approval - Presented by Mark Wantage**

The LaBrae Local School District has submitted their 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 reviewed this plan and recommends approval.

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

Dr. Puckett moved to approve Resolution 06-246.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**4. Accelerated Urban School Building Assistance Program Update - Presented by Steve Lutz**

Director Hickman provided an overview of the Accelerated Urban Initiative. Senate Bill 272, passed by the General Assembly in May 2000, created the Accelerated Urban Initiative. It accelerated the access to state funding for the six largest urban districts due to the size and the complexity of their programs, which at the time included almost 500 buildings and approximately 16% of the Ohio student population. Canton and Youngstown, the other two districts comprising the "Big Eight," had previously become eligible for the CFAP Program.

OSFC completed the Master Facility Plans for Commission approval on July 23, 2002. Phased construction was referred to as segments. As segments were developed, approved and implemented through individual Project Agreements presented to the Commission, changes occurred as buildings were moved in and out of the various segments and other changes to the approved programs were recommended. This was captured with a "Notice of Intent" to amend process. OSFC staff presented for formal approval a number of segment amendments that will reconcile those changes to segment Project Agreements.

The approved 2002 project scope included 462 buildings with 265,630 students. The total projected cost for the six plans was \$5.74 billion in 2002 dollars, of which \$2.95 billion was to be at state expense. The largest of the projects at that time was the Cleveland program at \$1.5 billion (\$1 billion – state funding). The state share varied with each of the urbans, ranging from a low of 23% for Cincinnati to a high of 77% for Toledo. As a result of enrollment changes, program delivery decisions and other modifications requested by the districts, the program scope for changed significantly from that which was originally approved by the Commission in 2002. The projected scope has been reduced by approximately 100 buildings to serve 181,659 students at an estimated cost of \$4.75 billion in current dollars.

These six urban districts have experienced significant changes in student enrollment, having collectively lost 50,000 students over the last 3 years. In the aggregate, we project the urbans as losing 32% of their enrollment or almost 84,000 students. The greatest decline, 43.4%, has occurred in Cleveland. The district with the least enrollment decline at 22.2% is Columbus. Fewer students mean fewer buildings, with a projected decrease of over 100 buildings from the urban program.

Despite what may appear to be a slow start, we are making huge progress with 25 buildings opened by the end of this month and another 131 buildings in active design or construction. A Warm Safe and Dry scope was implemented in Cleveland, Columbus and Dayton to stabilize buildings until we could fully address those buildings in the district. Our success in the urbans has been based on our partnerships, not only with the schools, but the community at large - health clinics, universities, the arts, municipal parks; have created working relationships and open channels of communication to get us to this point. For projects of this scale and duration, the ability to adapt to changing conditions is crucial, periodic revisions to adjust for enrollments and tweaking plans to meet budget targets has been necessary. Management, accountability, reporting, cost control and transparency have been a priority. Holding down costs without sacrificing quality has required vigilance and cooperation. The urban initiative has been an impetus for overall improvement in education in the state's urban centers as well as a source of economic development.

Enrollment has been the largest challenge for each of the urban districts. Declining enrollment forced major revisions in each master plan and drove decisions to close more schools than initially thought. Unless the trend is reversed, each enrollment review could result in subsequent downsizing. Urban settings have challenged planning efforts due not only to enrollment, but due to changes in the districts academic program delivery, site size restrictions, high population densities, diverse neighborhoods, community engagement, district oversight committees, historic buildings (renovation vs. new build), local code restrictions and permitting authorities dealing with traffic impact studies, curb cuts and parking. Budgets have been a challenge. Factors such as 9/11, steel price increases, followed by a violent hurricane season and a surge in gasoline costs all contributed significantly to construction costs. Contaminated or unstable soils, concrete, dry wall and increased labor costs added budget pressures. Achieving the goal of holding down costs, without sacrificing quality has been something we are all collectively committed to which has demanded vigilance on our part. Closely evaluating designs to gain an early handle on escalating costs has been an important strategy.

We believe we are at a good place today: 25 buildings completed, 131 in active design or construction and planning for another 202 buildings. The scope of the completed buildings range from 350 student elementary schools to the renovated John Hay High School in Cleveland.

Eric Bode, Chief of Finance, presented an overview of the scope changes. The estimated total cost has gone from \$5.74 billion in 2002 (in 2002 dollars) to \$4.75 billion in 2006 (in current dollars). Enrollment has gone down 32% and prices have gone up. The Urban disbursements from the first year (FY03) have gone from \$76 million to \$366 million in FY06. In 2003, all 6 districts came up with their local shares. Overall 20% of funds have been dispersed. Inflation over the last two years has been higher than in past years. The national trend of spikes in prices coincided with the beginning of the urbans. Of the first 53 urban projects bid the average amount over budget was 7.9%. The non-urbans have had similar trends. A primary cost driver is the size of the buildings. Smaller buildings are more difficult to keep on budget. The average duration between segment approval and bid is 27 months, which adds cost because time is money in this business.

Senator Mumper asked with the big decrease in enrollment, is there a way to estimate enrollment for the next 10 years. Director Hickman responded that enrollment is updated annually. In many cases, enrollment changes are economically driven. There is a struggle with the population moving to the suburbs, so we see a decrease in the urbans and an increase in the suburbs. We need to look at enrollment each year and work with the school district to ensure we do not build to capacity. Chairman Keen commented the program has proved it is adaptable and recognized the Governor's willingness to consider and move forward with the Urban Initiative. It is one of the greatest accomplishments in the last decade. We can learn as we go and adapt as necessary. Eric Bode commented that adaptability is in the partnership. Each of the six urban school district partners have recognized change in the enrollment and have agreed to modify their master facility plans accordingly. All six urban districts have been able to move forward by recognizing the impact of declining enrollment and planning for it. Senator Fedor commented that charter schools have a huge impact on enrollment and stated there is a 71% charter school failure rate. She noted now we have vouchers and are drawing away from the school districts when putting money into charter schools. Eric Bode commented that statistics show that 50% loss of enrollment is due to gains in charter schools and 50% in demographics. Director Hickman commented that the adaptability of the program is built to look at the enrollment change every year. If charter schools fail, the system can adapt upward.

Steve Lutz, Chief of Planning, presented the Urban Initiative Master Plan Updates. For the 6 urban districts we have 12 segment agreements approved by the Commission to date. Since having the first segment Project Agreements approved almost 4 years ago, we have found it necessary to plan for some changes to those segments. There are some common threads that run through the proposed amendments to the active segments:

- 1) The foremost is planning for fewer students. This is reflected in a reduced number of buildings or in a reduction in the size and student count in the buildings in a segment.
- 2) We have moved buildings to later segments. This has been done in response to circumstances that make it impractical to start a building project within the schedule for

the segment - such as when a building site is not yet available for new construction or the lack of swing space for students in a building slated for renovation.

- 3) We have moved buildings from later segments into an active segment. This is done to “fill –in” for projects that were moved to later segments due to the preceding reasons.
- 4) There are adjustments either up or down in the size of buildings to better suit the district and community needs.
- 5) We have budget adjustments due to market conditions. The costs of a variety of construction materials have risen significantly in the past 2 years.
- 6) Adjustments to allowances for abatement, demolition, swing space and warm, safe and dry. These changes occur primarily to move allowances with the buildings, which have moved between segments.
- 7) Other changes of lesser significance occur in the amendments; but the substantive changes in scope and budget are characterized by the preceding items.

**a. Akron**

For Akron City schools, the Commission approved a Master Facilities Plan in 2002 for 30,971 students. The projected enrollment has since decreased by 7,710 students. We have for your consideration the amendment of 2 previously approved Segment Agreements. (Seg. 1 & 2A) for Akron City Schools.

The previously approved Segment 1 provided \$141.3 million for 16 buildings. The proposed amendment deletes two buildings due to reduced enrollment, moves buildings between segments and increases allowances for abatement and demolition of schools. Akron’s segment 1 budget is decreased by \$14.5 million. Staff recommends the Commission’s approval of Resolution 06-247.

Dr. Puckett asked if we were just voting on amending Segment 1 and 2 for Akron. Chairman Keen asked if these amendments apply to future segments. Steve Lutz replied that the amendments are for Segment 1 and 2, not future segments. Senator Fedor was concerned with the 7,170 drop in enrollment and how much this was affected by charter schools and vouchers. There was a law just passed to look at charter schools and in three years if they aren’t performing, they will be cancelled. Chairman Keen said projections were made; demographics and charter schools were taken into consideration. Clearly recent law changes have not been factored in because they have no impact at this time. Senator Fedor noted that there was a decline of 10 buildings and commented that it is important that parents know what their choices are. Going from traditional public schools with new technology and computers to sub-standard charter schools. We need to keep fighting for well built schools and keep building more. Vice Chairman Drake asked if there was discussion with local officials and OSFC staff about the present enrollment conditions. Steve Lutz replied that OSFC staff works closely with the Superintendent and staff of Akron in developing the revisions to the Master Facility Plan. It was also reviewed by the City of Akron. Director Hickman commented that there was discussion with each district and that each district board passed a Resolution to amend their Project

Agreement. Representative Cassell asked if there were buffers in place for potential of economy coming back. With enrollment figures reviewed on an annual basis, if there were new population in a school district's enrollment figures would be adjusted accordingly. We would not leave the school district with buildings that do not match enrollment capacity. Representative Cassell and Senator Fedor asked to get a copy of the formula for enrollment. Director Hickman said OSFC would provide information on enrollment projections and schedule a meeting to review the methodology. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-247.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The previously approved Segment 2A provided \$98.4 million for 8 buildings. The proposed amendment increases the enrollment planned at 2 buildings and increases the scope and budget in 1 building due to assessment revisions. Akron' segment 2A budget is increased by \$14.8 million. There are 4 additional segments planned for Akron, which will be brought to the Commission at a later date. The estimated budget for the remaining segments is \$322 million. Staff recommends the Commission's approval of Resolution 06-248 for the amendment of Segments 2A for Akron City Schools. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-248.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**b. Cincinnati**

The Commission approved a Master Facilities Plan in 2002 for 42,165 students. The projected enrollment has since decreased by 13,500 students. We have for your consideration the amendment of 2 previously approved segment agreements (Segments 1 & 2) and the approval of one new segment agreement (Segment 2B) for Cincinnati City Schools.

The previously approved Segment 1 provided \$250.4 million for 17 buildings. The proposed amendment deletes 2 buildings due to reduced enrollment, moves buildings between segments and provides budget adjustment for 13 buildings due to market conditions. Cincinnati's Segment 1 budget is increased by \$2.9 million. Staff recommends the Commission's approval of Resolution 06-249. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-249.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The previously approved Segment 2 provided \$243.6 million for 17 buildings. The proposed amendment deletes 2 buildings due to reduced enrollment and moves 7 buildings to later segments. Cincinnati's Segment 2 budget is reduced by \$140.3 million. Staff recommends the Commission's approval of Resolution 06-250. With no further discussion, Chairman Keen called for the roll.

Chairman Keen moved to approve Resolution 06-250.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

We have a new Segment 2B, which provides \$123 million for the construction of 7 buildings. There is one additional segment planned for Cincinnati, which will be brought to the Commission at a later date with an estimated budget of \$216 million. Staff recommends the Commission's approval of Resolution 06-251. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-251.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**c. Cleveland**

The Commission approved a Master Facilities Plan in 2002 for 72,500 students. The projected enrollment has since decreased by 31,500 students. We have for your consideration the amendment of 2 previously approved segment agreements (Segments 1 & 2) for Cleveland City Schools.

The Segment 1 agreement provided \$241.7 million for Warm Safe and Dry work on all buildings and complete work on 7 buildings. The proposed amendment increases the budgets of 6 buildings due to market conditions and additional work required. The Cleveland Segment 1 budget is increased \$2.6 million. Staff recommends the Commission's approval of Resolution 06-252.

Representative Cassell asked how could enrollment be missed by 43%. There was a loss of 31,400 students. How did we miss the numbers so badly the first time. Are we using the same formula for today. Chairman Keen replied that Cleveland started at 72,500 and it peaked substantially. It is clearly demographic factors. City of Cleveland lost 6% of it's population in the last 5 years. There are outside factors, charter school numbers have grown and were not calculated at the time. With the annual adjustment, we need to take what we learn with the latest trends and legislative changes and adapt as we go. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-252.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

The previously approved Segment 2 agreement provided \$178.4 million for 12 buildings. The proposed amendment moves 4 buildings to later segments and increases budgets in 5 buildings due to market conditions. The Cleveland Segment 2 budget is reduced by \$74.7 million. There are 6 additional segments planned for Cleveland, which will be brought to the Commission at a later date, with a total estimated budget in the amount of \$651million. Staff recommends the Commission's approval of Resolution 06-253. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-253.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**d. Columbus**

The Commission approved a Master Facilities Plan in 2002 for 65,397 students. The projected enrollment has since decreased by 14,490 students. We have for your consideration the amendment of 2 previously approved segment agreements and the approval of one new segment agreement for Columbus City Schools.

The previously approved Segment 1 agreement provided \$223.3 million for 20 buildings. The proposed amendment deletes one building due to reduced enrollment, moves buildings between segments and provides budget adjustments to 19 buildings for market conditions. The Columbus Segment 1 budget is increased by \$7.3 million. Staff recommends the Commission's approval of Resolution 06-254. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-254.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

The previously approved Segment 2 agreement provided \$207.8 million for 18 buildings. The proposed amendment deletes 3 buildings due to reduced enrollment and moves 6 buildings to later segments. The Columbus Segment 2 budget is reduced by \$107.4 million. Staff recommends the Commission's approval of Resolution 06-255. With no further discussion, Chairman Keen called for the roll.

Chairman Keen moved to approve Resolution 06-255.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

We have a new Segment 2B for Columbus for the construction of 7 buildings with a budget in the amount of \$127.4 million. There are 5 additional segments planned for Columbus, with a total estimated budget in the amount of \$848 million. However, the district will need to raise additional local share to proceed with future segments. Staff recommends the Commission's approval of Resolution 06-256. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-256.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**e. Dayton**

The Commission approved a Master Facilities Plan in 2002 for 19,039 students. The projected enrollment has since decreased by 5,331 students. We have for your consideration the amendment of 2 previously approved segment agreements (Segments 1 & 2) and the approval of one new segment agreement (Segment 3) for Dayton City Schools.

The previously approved Segment 1 agreement provided \$151.7 million for 7 buildings. The proposed amendment moves 3 buildings to later segments, adds 1 building planned for a later segment into this segment and provides budget adjustments to 4 buildings due to market conditions. Dayton's Segment 1 budget is reduced by \$53.4 million. Staff recommends the Commission's approval of Resolution 06-257. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-257.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

The previously approved Segment 2 agreement provided \$146.4 million for 11 buildings. The proposed amendment deletes 1 building due to reduced enrollment and changes one building from renovation to new construction. Dayton's Segment 2 budget is reduced by \$ 5.6 million. Staff recommends the Commission's approval of Resolution 06-258. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-258.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

We have a new Segment 3 for Dayton City for the construction of 11 buildings for a total budget in the amount of \$165 million. As currently planned, Segment 3 will complete the work for Dayton City Schools. The staff is pleased to bring this milestone segment to the commission. Staff recommends the Commission's approval of Resolution 06-259. With no further discussion, Chairman Keen called for the roll.

Chairman Keen moved to approve Resolution 06-259.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**f. Toledo**

The Commission approved a Master Facilities Plan in 2002 for 35,558 students. The projected enrollment has since decreased by 11,440 students. We have for your consideration 3 segment amendments and the approval of one segment agreement.

The previously approved Segment 1 agreement provided \$224.2 million for 11 buildings. The proposed amendment deletes 1 building due to reduced enrollment, moves 1 building to a later segment and provides budget adjustments for 9 buildings due to market conditions. The Toledo Segment 1 budget is reduced by \$27 million. Staff recommends the Commission's approval of Resolution 06-260.

Senator Fedor expressed concern with the trend. 300 teachers were laid off, 200 last year and 10,000 in the State of Ohio. The first five years of a teacher's career have college debt and they must have a master's degree in 10 years. People are calling asking where the jobs are. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-260.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The previously approved Segment 2 agreement provided \$125 million for 11 buildings. The proposed amendment deletes 2 buildings from the segment, moves buildings between segments, for a net increase of 1 building in this segment and increases the budget in 7 buildings due to market conditions. Toledo's Segment 2 budget is increased by \$3.7 million. Staff recommends the Commission's approval of Resolution 06-261. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-261.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

We have a new agreement for Segment 3 for Toledo, which should have been on the Commission agenda earlier this year. Therefore, we are bringing it to you today for your approval. This segment was planned to provide 9 buildings at a cost of \$114.3 million. Staff recommends the Commission's approval of Resolution 06-262. With no further discussion, Chairman Keen called for the roll.

Chairman Keen moved to approve Resolution 06-262.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

We have an amendment to the third segment, which deletes 1 building due to reduced enrollment and moves buildings between segments. By this amendment Toledo's Segment 3 budget is reduced by \$33.9 million. The balance of the Toledo plan will be accomplished in 2 additional segments, which will be brought to the commission at a later date. The budget for the remaining segments is \$225.4 million. Staff recommends the Commission's approval of Resolution 06-263. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-263.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

##### **5. FY07 District Project Agreements Approval – Presented by Eric Bode**

There are standardized agreements for projects in three programs: CFAP, ENP, VFAP. Thirty Districts were approved for FY07. Once the school district gets their local share and maintenance funding in place, we will be ready to sign this agreement with them. Most of the text is the same, but blanks are filled in for the particular project, including specific dollar amounts, and the method by which the district obtains the local share and the maintenance funding.

A few changes from last year's agreements:

1. Re-write of the Locally Funded Initiative sections, to clarify the terms, including "design LFI." This matches better the language and terms of LFI Memorandum of Understanding, and does not represent new policy.

2. Expansion of the import of close-out, transferring responsibility to the district. Also, old language referring to property interest and bond obligations is deleted.
3. Better terminology concerning accounting, to reflect terms treasurers would normally use.
4. Update of the maintenance fund option section, to reflect new law allowing a sixth option for the districts.
5. Stronger language on the intention to monitor enrollment and revise master plans accordingly.
6. Change in EDGE language - adopts state goals, rather than asking district to adopt goals.

Senator Fedor asked to clarify the changes in detail in enrollment. Eric Bode referred the Commission members to the Project Agreement - Page 7/Paragraph J. in the Commission binder. Senator Fedor asked how the Project Agreement read previously. Director Hickman said we would provide a copy of the previous agreement. Senator Fedor asked for the before and after versions. The information was emailed on August 25<sup>th</sup> to the Commission members. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-264.  
Dr. Puckett seconded the motion.  
Approval: Vote 3-0.

**7. Lapse One Year District Approval – Presented by Eric Bode**

Millcreek-West Unity Local School District was approved for funding by the Commission in 2004. The School District had one year to come up with their local funding, and they were not able to pass their ballot within that year. This calendar year they were able to pass their local share and the law gives them priority funding. The staff recommends approval of Resolution 06-265.

Representative Cassell asked if the lapse could affect the amount of the school district's share. Eric Bode responded that it could, when the school district returns a new master plan is done and with changes in enrollment, cost, inflation and updates to the design manual, the state and local share could change and a school district could potentially receive less state share. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-265.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

**8. Consultant Contract Agreements Approval – Presented by Eric Bode**

Eric Bode explained there is an annual process to update the design manual, led by OSFC Planning staff, Franklin Brown. The revisions are presented to the Commission for approval, at the end of the fiscal year. To help the Planning staff, experts in various areas are contracted: Fanning/Howey – general architectural for materials and systems; Heapy Engineering – general engineering including HVAC systems and information technology; Bovis Lend Lease – Career Tech; Regency Construction – cost data especially for proposed changes to the manual and Warner Concepts – space requirements for teaching stations and special education. The contracts total \$183,000 and all are from operating funds, not capital. Fanning/Howey's contract will be presented to the Controlling Board since it is over \$50,000. The staff recommends approval of Resolution 06-266.

Representative Cassell asked if the consultants had filled out a terrorists form. Eric Bode replied that it was part of our process. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-266.  
Dr. Puckett seconded the motion.  
Approval: Vote 3-0.

**9. Expedited Local Partnership Program Master Facilities Plan and Amendment  
Approval – Presented by Melanie Drerup**

Melanie Drerup presented one Expedited Local Partnership Program Master Facilities Plan for Carrollton Exempted Village School District (Carroll). The scope of the plan is to build two new elementary schools, build one new middle school, build one new high school and abandon all existing facilities. The State share is \$41 million and the total cost is \$66.2 million. Staff has worked closely with the district on this Master Facility Plan and recommends approval of Resolution 06-267. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-267.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

Melanie Drerup also presented one Expedited Local Partnership Program amended Master Facilities Plan for Jackson-Milton LSD (Cuyahoga). Due to a change in grade configuration at the middle/high school (from 6 -12 to 7 – 12), change the elementary school from renovation to new (from K – 5 to K – 6), cost update (DM 2004 to DM 2006), change in percentile rank (from 74 to 83) and revised enrollment from 804 to 816. The total budget increase is \$5.4 million. Staff has worked closely with the district on this amended Master Facility Plan and recommends approval of Resolution 06-268. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-268.  
Dr. Puckett seconded the motion.  
Approval: Vote 3-0.

**10. Expedited Local Partnership Program Project Agreement Approval – Presented by  
Melanie Drerup**

Melanie Drerup presented two Expedited Local Partnership Program Project Agreements for Commission Approval: Carrollton EVSD (Carroll) to build one new high school to house 690 students with a total cost of \$21.4 million and Jackson-Milton LSD (Mahoning) to build one new middle/high school to house 419 students with a total cost of \$13.5 million. The staff recommends approval of Resolution 06-269. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-269.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

**11. VFAP ELPP Master Plan Approval – Presented by Melanie Drerup**

Melanie Drerup presented one Vocational Expedited Local Partnership Program Master Facility Plan for Maplewood Career Center (Portage) for renovations to the career center to house 667 11<sup>th</sup> and 12<sup>th</sup> grade students with a total cost of \$14.1M. The staff recommends approval of Resolution 06-270. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-270.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**12. 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
Ashtabula Area City School District	Build one new elementary school (Grades PK - 3), two new elementary schools (Grades K - 3), two new elementary/middle schools (Grades 4 - 6), one new middle school (Grades 7 - 8) and one new high school (Grades 9 - 12) built under the Expedited Local Partnership Program	Olsavsky Juninet Architects, Inc. with Fanning / Howey Associates, Inc.	\$3,411,098.00	Agreement
Minerva Local School District	Build one new elementary school (Grades K - 5), renovations/additions to Minerva High School (Grades 9 - 12)	L/D Design Group, Inc.	\$1,556,184.01	Agreement
Plymouth-Shiloh Local School District	New PK - 5 Elementary School	Lesko Associates, Inc.	\$453,168.00	Agreement
Ravenna City School District	Ravenna High School	Ricciuti Balog and Partners Architects	\$1,401,003.00	Agreement
Toledo CSD - Segment Three	Toledo CSD - Technology Systems	Total Systems Integration, Inc.	\$225,000.00	Agreement

**Amendments:**

School District	Project	Architect	Fees to Date	Amount	Total	Amendment
Cincinnati City School District	Whitner PK - 8 School Building	DNK Architects, Inc.	\$737,840.00	\$52,688.00	\$790,528.00	Amendment

**Locally Funded Initiatives:**

School District	Project	Architect	Amount	Locally Funded Initiatives
Cincinnati City School District	Whitner PK - 8 School Building	DNK Architects, Inc.	\$16,695.00	Agreement – LFI

The Commission staff has reviewed and recommends the approval of Resolution 06-271. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-271.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**13. Construction Manager Agreements 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>
Ironton CSD	BBL Construction Services, LLC	\$2,217,264
New Knoxville LSD	Richard L. Bowen + Associates, Inc.	\$395,897

The Commission staff has reviewed and recommends the approval of Resolution 06-272. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-272.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

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

All contracts represent the lowest responsible bidder. There is one contract for Trotwood Madison Schools for SecurCom 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	Rittman, Inc. dba Mull Iron	Steel	\$907,300.00
Akron CSD	Moser Construction Company, Inc.	Foundations, Concrete, Masonry	\$1,623,205.00
Akron CSD	C. T. Taylor Company, Inc.	Steel	\$568,000.00
Akron CSD	Summit Construction Company, Inc.	General Trades	\$1,730,400.00
Akron CSD	Golub Mechanical Contractors, Inc.	Plumbing	\$404,000.00
Akron CSD	Montecalvo Electric, Inc.	Electrical/Fire	\$833,140.00
Akron CSD	Teledata Solutions, LLC	Structured Cabling	\$71,218.00
Akron CSD	Southeast Security Corporation	Security System	\$59,625.00
Akron CSD	Summit Construction Company, Inc.	Site Work	\$698,000.00
Akron CSD	The Wasserstrom Company	Food Service	\$85,231.00
Akron CSD	Playcreations Equipment, LLC	Playground Equipment	\$62,000.00
Cincinnati CSD	Trend Construction	Site Utilities	\$258,000.00
Cincinnati CSD	Allgeier & Son, Inc.	Demolition	\$179,320.00
Cincinnati CSD	Continental Education Environments	Furniture	\$514,398.00
Cincinnati CSD	Nelson Stark Company	Plumbing	\$622,000.00
Cincinnati CSD	Beacon Electric Company	Electrical/Technology	\$1,497,000.00
Cincinnati CSD	Spring Cleaning Company	Demolition-Front Building	\$54,399.00
Cincinnati CSD	ESI, Inc.	Electrical/Technology	\$1,825,000.00
Cincinnati CSD	Continental Educational Environments	Office Furniture	\$210,933.00
Cincinnati CSD	Quality Fire Protection, Inc.	Fire Protection	\$141,275.00
Cleveland CSD	B & B Wrecking & Excavating, Inc	Site Demolition and Associated Abatement Work	\$234,000.00
Coldwater EVSD	Microman, Inc.	Telephone System	\$86,997.00
Columbus CSD	Holdridge Mechanical, Inc.	Plumbing	\$341,216.00
Columbus CSD	Continental Office Furniture	Furnishings	\$88,748.91
Columbus CSD	Colvin Gravel Company, Inc.	Demolition	\$120,499.00
Columbus CSD	Farnham Equipment Company	Media Center LF-2	\$25,371.00
Columbus CSD	Tom Sexton and Associates	LF - Academic Core, Administration, Visual Arts and Miscellaneous	\$77,758.33
Columbus CSD	Loewendick & Sons, Inc.	Demolition /Abatement	\$285,270.00

Columbus CSD	Lepi Enterprises, Inc.	Hazardous Materials Remediation & Selective Demolition	\$564,765.00
Columbus CSD	Tom Sexton and Associates	Furnishings	\$34,041.83
Columbus CSD	Continental Office Furniture	Furnishings	\$96,297.62
Columbus CSD	Gutknecht Construction	General Trades	\$4,909,840.00
Columbus CSD	Econco, Inc.	HVAC	\$1,040,000.00
Columbus CSD	Fire Protection Inc.	Fire Protection	\$103,200.00
Columbus CSD	Settle Muter Electric	Electrical	\$1,322,750.00
Columbus CSD	Williams Interior Designs, Inc.	Furnishings	\$54,757.98
Dawson-Bryant LSD	Greg Stevens Construction, Incorporated	Roofing	\$144,300.00
Dayton CSD	Quality Mechanicals, Inc.	HVAC	\$1,286,200.00
Dayton CSD	Charles F. Jergens Construction, Inc.	General Construction - Demolition	\$537,100.00
Dayton CSD	AKA Construction, Inc.	General Trades	\$7,282,182.00
Dayton CSD	Dalmatian Fire, Inc.	Fire Protection	\$144,830.00
Dayton CSD	Hobbs Industrial Piping, Inc.	Plumbing	\$534,135.00
Dayton CSD	Steve R. Rauch, Inc.	Early Site	\$318,400.00
Dayton CSD	Saturn Electric, Inc	Electrical	\$1,115,068.00
Fairless LSD	Gardiner Trane	HVAC Equipment and Temperature Controls	\$738,047.00
Fairless LSD	W. L. Tucker Supply co.	Brick and Split Face Block Purchase	\$173,652.90
Galion CSD	Adena Corporation	General Trades	\$9,685,000.00
Galion CSD	Vaughn Industries, LLC	Electrical	\$3,047,000.00
Galion CSD	Guenther Mechancial, Inc.	Plumbing/HVAC	\$2,954,000.00
Galion CSD	CRM, Inc.	Roofing	\$494,000.00
Galion CSD	Vulcan Enterprises, Inc.	Fire Protection	\$124,293.00
Hamilton LSD	Thomas & Marker Construction, Co	General Trade	\$5,628,700.00
Hamilton LSD	Fox Mechancial Co.	Plumbing	\$807,400.00
Hamilton LSD	H & A Mechancial, Inc.	HVAC	\$1,340,000.00
Hamilton LSD	Simplex Grinnell	Fire Protection	\$235,388.00
Hamilton LSD	Farnham Equipment Company	Casework	\$464,500.00
Hamilton LSD	Crace Construction Company	Masonry	\$2,864,000.00
Hamilton LSD	Gaylor Group, Inc.	Electrical	\$1,439,000.00
Indian Valley LSD	Stille Construction Corporation	General Trades	\$4,275,500.00
Indian Valley LSD	Standard Plumbing and Heating, Co.	HVAC	\$723,000.00
Indian Valley LSD	Wood Electric, Inc.	Electric	\$1,074,944.00
Indian Valley LSD	Metal Masters, Inc.	HVAC	\$1,106,000.00
Indian Valley LSD	R W J Corporation	Fire Protection	\$95,269.00
Indian Valley LSD	Cummins Bridgeway, LLC	Packaged Engine Generators	\$110,032.00
Indian Valley LSD	Hilscher-Clarke Electric Company	Fire Alarm	\$260,020.00
Indian Valley LSD	Wood Electric, Inc.	Electrical	\$1,145,768.00
Indian Valley LSD	Jeffrey Carr Construction, Inc.	General Trades	\$4,788,800.00
Indian Valley LSD	Peterman Plumbing & Heating, Inc.	Plumbing	\$520,000.00
Jefferson Area LSD	Detrick Industrial Piping co.	HVAC & Controls	\$903,900.00
Jefferson Area LSD	Prout Boiler, Heating & Welding, Inc.	Fire Protection	\$124,400.00
Jefferson Area LSD	V. L. Chapman Electric, Inc.	Electrical	\$1,072,000.00
Jefferson Area LSD	Hively Construction Co., Inc.	General Trades	\$5,777,917.00
Jefferson Area LSD	Robert E. Anchor Plumbing, Inc.	Plumbing	\$326,480.00

Logan-Hocking LSD	TP Mechanical Contractors, Inc.	Plumbing, HVAC, Fire Protection	\$7,139,500.00
Logan-Hocking LSD	C & T Design and Equipment Co., Inc.	Kitchen Equipment	\$540,390.00
Springfield CSD	Dugan & Meyers Construction Co.	Cast-In-Place Concrete	\$5,786,000.00
Springfield CSD	Kirk Williams Company	HVAC	\$6,949,000.00
Springfield CSD	Capitol Aluminum & Glass Corp.	Windows (NIC interior, clerestory windows, storefront & curtain walls)	\$382,589.00
Springfield CSD	Stonecreek Interior Systems, LLC	Casework	\$1,193,200.00
Springfield CSD	The Kenny Huston Co.	Masonry	\$4,381,000.00
Springfield CSD	Brookside Lawn Services, Inc.	Landscaping	\$94,800.00
Springfield CSD	Sidley Precast Group	Pre-Cast Exterior Wall Panels	\$1,750,000.00
Springfield CSD	Dalmatian Fire, Inc.	Fire Protection	\$718,718.00
Springfield CSD	Louis R. Polster Co.	Food Service Equipment	\$459,990.00
Springfield CSD	Beacon Electric	Electrical & Technology	\$5,093,000.00
Springfield CSD	Corn/Kokosing Construction Company	General Trades	\$9,720,000.00
Springfield CSD	Schindler Elevator Corp.	Elevators	\$92,956.00
Springfield CSD	Exterior Systems, Inc.	Roofing, Roof Insulation and Coping	\$1,289,400.00
Springfield CSD	The Final Floor, Inc.	Wood Flooring	\$269,299.00
Springfield CSD	Starco, Inc.	Plumbing	\$2,871,260.00
Springfield CSD	Valley Interior Systems	Drywall, Metal Studs and Ceilings	\$1,314,000.00
Springfield CSD	Saturn Electric, Inc.	Temporary Electric	\$202,936.00
Toledo CSD	Blaze Contracting, Inc.	Site	\$608,000.00
Toledo CSD	Geddis Paving & Excavating, Inc.	Site - Interior Swing Space	\$69,850.00
Toledo CSD	Regent Electric, Inc.	Electrical	\$1,448,700.00
Toledo CSD	Warner Mechanical Corporation	HVAC	\$1,704,445.00
Toledo CSD	Hank's Plumbing & Heating, Co.	Plumbing	\$573,899.00
Toledo CSD	A. Z. Shmina, Inc.	General Trades	\$5,937,000.00
Toledo CSD	Regent Electric, Inc.	Electrical	\$798,900.00
Toledo CSD	Border Fire Protection, Inc.	Fire Protection	\$184,050.00
Trotwood-Madison CSD	Pro-Onsite Technologies	Technology Video	\$635,000.00
Trotwood-Madison CSD	Brumbaugh Construction, Inc.	General Trades	\$9,172,000.00
Trotwood-Madison CSD	Pro-Onsite Technologies	Technology IP Phone	\$444,610.00
Trotwood-Madison CSD	Pro-Onsite Technologies	Technology Cabling	\$339,000.00
Trotwood-Madison CSD	SecurCom, Inc. * * *	Security	\$274,900.00
Trotwood-Madison CSD	Innovative Energy Solutions	Temperature Controls	\$549,310.00
Trotwood-Madison CSD	The Wasserstrom Company	Food Service	\$234,784.00
Trotwood-Madison CSD	Dalmatian Fire, Inc.	Fire Protection	\$154,935.00
Trotwood-Madison CSD	Slagle Mechanical	HVAC & Mechanical	\$2,288,000.00
Trotwood-Madison CSD	Active Electric, Inc.	Electrical	\$1,299,795.00
Warren CSD	High Tech Pools	Swimming Pool	\$965,954.00
Warren CSD	Environmental Protection Systems, LLC	Hazardous Materials Abatement Asbestos Abatement and Related Work	\$128,980.00
Youngstown CSD	LEPI Enterprises, Inc.		\$27,409.00
Youngstown CSD	Continental Educational Environments	FF & E	\$574,304.99

\*\*\*Lowest Responsible Bidder, Next Low Bidder

Total \$164,053,046.56

The Commission staff has reviewed and recommends the approval of Resolution 06-273.  
With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-273.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

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

The Cleveland Municipal School District, with Commission approval, entered into a contract with Dore & Associates for the demolition work on the renovation of the John Hay High School. During the performance of Dore's contract work, and due to the circumstances with the additional abatement work, Dore's remaining scope of work was terminated. A dispute arose between the parties as to the actual value of the scope of work that had been performed up to that point, along with additional work allegedly performed by Dore. The parties resolved the claims Dore in conjunction with a lawsuit pending on another school project of the School District. Settlement was reached with Dore where \$221,403.73 is deducted from the contract with Dore. Recommend approval of Resolution 06-274. With no further discussion, Chairman Keen called for the roll.

Chairman Keen moved to approve Resolution 06-274.  
Vice Chairman Drake seconded the motion.  
Approval: Vote 3-0.

**16. Executive Director's Report**

Director Hickman presented two reports:

1. Updated Dedication/Groundbreaking Report
2. Report on the Election Results

Meeting was adjourned at 3:46 PM.



Timothy S. Keen, Chairman

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