

**Ohio School Facilities Commission**  
**September 21, 2006**  
**William McKinley Room 1:30 PM**

**MINUTES**

Meeting was called to order at 1:38 PM.

**1. ROLL CALL**

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

**2. Adoption of the August 24, 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 August 24, 2006 minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**3. School Energy Conservation Financing Program Approval - Presented by Mark Wantage**

Two School Districts listed below have submitted a conservation financing program for Commission approval.

Austintown Local School District of Mahoning County:

- Roth Brothers, Inc.
- Three Buildings
- Total Cost \$515,325 (Including Interest @4.25%)
- Annual Savings \$34,356
- Payback Period 14.9 Years
- Interior & Gym Lighting Retrofit (3)
- Roof Replacement Roof (3)
- Installation of Roof Insulation (3)

Franklin City School District of Warren County:

- Trane- Columbus
- Nine Buildings
- Total Cost \$535,720 (Including Interest @5.5%)
- Annual Savings \$39,034
- Payback Period 13.7 Years
- Control System Upgrades (7)
- New Boiler Systems (2)
- Steam Trap Repair (2)
- Install Vending Machine Energy Control (9)

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.

Senator Mumper asked if the buildings presented for an energy update are planned for replacement at a later date. Mark Wantage recommends that each district look into the future to check their status and ranking to make sure it corresponds with OSFC requirements. Vice Chairman Drake asked for clarification on installation of vending machine energy control for Franklin City School District. Mark Wantage explained that it was a time clock for the vending machines by powering them down and keeping the vending machines at a set temperature. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-275.  
 Vice Chairman Drake seconded the motion.  
 Approval: Vote 3-0.

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

The Massillon City School District (Stark) for the Massillon 5-8 middle school facility and Western Local School District (Pike) for the Western PK – 12 have submitted their maintenance plans for Commission approval. The School Districts have submitted their plans including a business plan for preventive maintenance and facility operations. The staff of OSFC have reviewed these plan and recommends approval. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-276.  
 Dr. Puckett seconded the motion.  
 Approval: Vote 3-0.

**5. Consultant Contract Agreements Approval - Presented by Eric Bode**

Eric Bode presented contracts for Engineering Services. Forty-seven proposals were received and four two-year contracts were awarded for a total of \$625,000.

**Specialty Service Contracts for Engineering Consultants**

<b>PROJECT SUMMARY</b>	<p><b>Scope of Project for all Consultants:</b> The Consultants will provide pre and post construction consulting, evaluation and reporting services in support of Commission programs. Evaluation services would involve specific peer review assignments, forensic investigation, testing and laboratory work to determine corrective work required and may include making specific findings regarding the adequacy of the design solution, adequacy of the plans and specifications, and whether the construction installation complies with the contract documents and building codes. The Consultant may be requested to provide expert witness services in support of potential or actual litigation.</p>		
	<p><b>Contract Expires: June 30, 2008</b></p>		

<b>CONTRACT</b>	<b>Contractor</b>	<b>Scope of Work</b>	<b>Amount</b>
	H.C. Nutting Company	Geotechnical and Environmental Services	\$150,000
	<b>Total</b>		\$150,000

CONTRACT	Contractor	Scope of Work	Amount
	Heapy Engineering	Mechanical and Electrical Engineering	\$200,000
	Total		\$200,000

CONTRACT	Contractor	Scope of Work	Amount
	Lawhon & Associates, Inc.	Environmental Engineering Services	\$75,000
	Total		\$75,000

CONTRACT	Contractor	Scope of Work	Amount
	Resource International, Inc.	Structural and Civil Engineering	\$200,000
	Total		\$200,000

Senator Mumper asked if this was just a retainer or an actual contract. Eric Bode explained that the contract includes hourly rates and a "not to exceed" amount. Each firm will only be paid for actual assignments. Senator Fedor asked if the contractors are from Ohio. Eric Bode replied that they were. Chairman Keen asked when the contracts would go to Controlling Board and Eric Bode replied that they would go to Controlling Board following this Commission meeting. Vice Chairman Drake asked if these contracts adopted the EDGE standards and Eric Bode replied that the EDGE standards are in the contracts. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-277.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

#### 6. Master Facilities Plan Amendment Approval - Presented by Steve Lutz

There is one master facility plan amendment for Logan Hocking Local School District for approval. There is no change in the scope. This is to amend the project budget to address market conditions at the time of bid. The budget is increased by \$3,348,317. The state share of the increase is \$2,377,305. This district has completed a project under the ELPP program and a credit of \$14,445,303 has been applied to the local share of this ENP project. This amendment does not change the credit amount applied to the project. Staff has worked with the district on this amendment and recommends approval of Resolution 06-278. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-278.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

#### 7. Project Agreement Approval - Presented by Steve Lutz

Steve Lutz presented a supplemental project agreement for the fourth segment of work for the Toledo City School District under the Accelerated Urban Initiative. This is the next to the last segment planned for Toledo. The scope of work for this segment includes

construction of five new elementary schools for Grades PK – 5, two new elementary/middle schools for Grades PK – 8 and one new high school for Grades 9 – 12. The budget for the work is \$116,448,459. The state share is \$26,783,145. The local share is \$89,665,313. Staff has worked with the district to develop the scope and budget for this fourth segment plan and recommends approval through Resolution 06-279. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-279.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**8. Architectural Agreements and Amendments Approval - Presented by Crystal Canan**  
The following architect agreements and amendments were presented for approval.

**Agreements:**

School District	Project	Architect	Amount	Agreement
Cincinnati Public School District - Segment 2B	New Sands Montessori School	Steed Hammond Paul, Inc.	\$860,427	Agreement
Cincinnati Public School District - Segment 2B	Roselawn Condon School Renovation	ATA Beilharz Architects, LLC.	\$432,409	Agreement
Stryker LSD	New Middle School, High School and Elementary School Renovations	Beilharz Architect, Inc.	\$661,286	Agreement

**Amendments:**

School District	Project	Architect	Fees to Date	Amount	Total	Amendment
Nelsonville York CSD - Amendment 2	Additional scopes of work in order to renovate the PK-12 to meet design manual compliance.	RVC Architects	\$1,109,036	\$119,430	\$1,228,466	Amendment
Nelsonville York CSD - Amendment 3	Fee to review status of construction documents as provided by previous architect, provide additional design services to satisfy code requirements and make changes to present documents for bidding purposes.	RVC Architects	\$1,228,466	\$121,362	\$1,349,828	Amendment

**Locally Funded Initiatives:**

School District	Project	Architect	Amount	Locally Funded Initiatives
Cincinnati Public School District - Segment 2B	Roselawn Condon School Renovation	ATA Beilharz Architects, LLC.	\$144,520	Agreement - LFI
Stryker LSD	New Middle School, High School and Elementary School Renovations	Beilharz Architect, Inc.	\$64,687	Amendment - LFI
Nelsonville York CSD - Amendment 2	Additional HVAC design work that was over and above the project funded HVAC work and add additional square feet to classrooms.	RVC Architects	\$84,490	Amendment - LFI

Crystal Canan pointed out in the materials for Architectural Agreements and Amendments in the notebooks were supplemented in the resolution materials. Cincinnati Public School District and Stryker Local School District are doing 100% locally funded initiative supplemental work. Nelsonville York City School District is supplemented with two amendments and one 100% locally funded initiative amendment. The Commission was briefed in June regarding Nelsonville York City School Districts' assignment from Triad Architects, Inc. to RVC Architects, Inc. Subsequent to that, services have been modified for additional scope and transitional services from previous to new architect. The Commission staff has reviewed and recommends the approval of Resolution 06-280. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-280.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

**9. Construction Manager Agreement Approval - Presented by Crystal Canan**

The following Construction Manager amendments were presented for approval.

<u>School District</u>	<u>Construction Management Company</u>	<u>Amount</u>
Stryker LSD	Touchstone CPM	\$643,627

Stryker Local School District passed their local share in May 2006, and proceeded to negotiate the Construction Manager fees. Touchstone CPM was selected through the Construction Manager selection process and OSFC. The fee is 6.78%, which exceeded the 6% budgeted for management services. Contingency from the program budget will be used for the difference. The Construction Manager fee is \$643,627 for a 24-month construction period. The Commission staff has reviewed and recommends the approval of Resolution 06-281.

Senator Fedor asked for further explanation using contingency from the program budget. Crystal Canan responded that contingency is divided into soft costs for professional services and construction building. Soft costs are looked at first and construction costs second. Senator Fedor expressed concern to protect the technology dollars in the classroom. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-281.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

**10. Trade Construction Contracts Approval - Presented by Crystal Canan**

All contracts represent the lowest responsible bidder. There is one contract for Akron City School District for RWJ Corporation 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	Roth Bros., Inc.	Mechanical / HVAC	\$1,171,750.00
Akron CSD	Stanley Security Solutions, Inc.	Data Hardware	\$80,224.00
Akron CSD	Comunale Automatic Sprinkler, inc.	Sprinkler System	\$148,424.00
Akron CSD	Continental Office Environments	Classroom Furniture, Office Furniture	\$180,243.30
Akron CSD	RWJ Corp. * * *	Sprinkler System	\$145,316.00
Akron CSD	ClarkTel Communications Corp.	Telephone System	\$43,313.09
Akron CSD	Stanley Security Solutions, Inc.	Sound & Video Distribution Center	\$207,267.00
Akron CSD	Continental Office Environments	Classroom Furniture, Office Furniture	\$189,376.47
Cincinnati CSD	Feldkamp Enterprises, Inc.	HVAC	\$1,463,000.00
Cincinnati CSD	Empire Building Company, LLC	General Trades	\$7,860,000.00
Cincinnati CSD	PAC VAN, Inc.	Relocation of classroom modular	\$426,921.00
Cincinnati CSD	Tom Sexton & Associates	Academic Furniture	\$313,703.00
Cincinnati CSD	Century Construction, Inc.	HVAC	\$1,288,000.00
Cincinnati CSD	Dalmatian Fire, Inc.	Fire Protection	\$154,700.00
Cincinnati CSD	Beacon Electric Company	Electrical/Technology	\$1,675,000.00
Cincinnati CSD	Dalmatian Fire	Fire Protection	\$185,400.00
Cincinnati CSD	ESI, Inc.	Electrical/Technology	\$1,869,000.00
Cincinnati CSD	Tri-Con, Inc.	General Trades	\$8,399,000.00

Cincinnati CSD	Kenneth R. Rogers Plumbing & Heating Company, Inc.	Plumbing	\$739,049.00
Cincinnati CSD	Performance Construction (Div. Of Aggressive Construction, Inc.)	General Trades	\$8,877,800.00
Cleveland CSD	Perk Company, Inc.	Sidewalk and Curb Construction Work	\$138,542.00
Cleveland CSD	Great Lake Crushing, Ltd.	Sidewalk and Curb Construction Work	\$76,253.00
Cleveland CSD	Bradley Construction Company, Inc.	Sidewalk and Curb Construction Work	\$102,583.00
Dayton CSD	LVI Environmental Services, Inc.	Asbestos Abatement	\$68,490.00
Dayton CSD	Steve R. Rauch, Inc.	Demolition	\$231,201.00
Dayton CSD	Alloyd Asbestos Abatement Company	Asbestos Abatement	\$51,200.00
Dayton CSD	G M Mechanical, Inc.	HVAC	\$1,350,000.00
Dayton CSD	Staffco Construction	General Trades	\$5,885,000.00
Dayton CSD	Chapel Electric Company	Electrical	\$1,244,550.00
East Cleveland CSD	Continental Educational Environments	Furniture & Equipment	\$837,864.00
Galion CSD	S. A. Comunale Company, Inc.	Fire Protection	\$280,934.00
Galion CSD	J B & Co.	Roofing	\$741,132.00
Hamilton LSD	Anderson Recreational Design	Playground Equipment	\$77,030.00
Hamilton LSD	Eastside Nursery	Landscape	\$56,586.00
Indian Valley LSD	McClintock Electric, Inc.	Electrical HVAC Equipment, Temperature Controls, Generator and Fire Alarm (Chillers, AHU, RTU, Temperature Controls)	\$2,006,017.00
Indian Valley LSD	Johnson Controls, Inc.		\$1,655,700.00
Indian Valley LSD	S.A. Comunale Company, Inc.	Fire Protection	\$169,686.00
Indian Valley LSD	S.A. Comunale Company, Inc.	Fire Protection	\$143,500.00
Indian Valley LSD	Standard Plumbing & Heating Company	HVAC	\$759,000.00
Indian Valley LSD	BrySCO Foodservice, LLC.	Food Service Equipment	\$585,263.00
Indian Valley LSD	S. A. Comunale Company, Inc.	Fire Protection	\$264,350.00
Indian Valley LSD	Soehnlén Piping Co.	Plumbing	\$422,352.00
Indian Valley LSD	Kevin McGovern Associates, Inc.	HVAC, Controls Generator and Fire Alarm (Gas Fired Water Tube Boilers)	\$139,640.00
Licking Valley LSD	Claypool Electric, Inc.	Security Package	\$223,000.00
Mechanicsburg EVSD	B & C Blacktop Sealing, Inc.	Asphalt	\$315,789.00
Mechanicsburg EVSD	Farnham Equipment Company	Bleachers	\$172,800.00
Northwest LSD	Cardinal Environmental, Incorporated	Asbestos Abatement	\$49,513.00
Parkway LSD	Total Environmental Services, LLC	Asbestos Hazard Abatement & Related Work	\$35,394.00
Toledo CSD	Tom Sexton & Associates	School Fixture, Furniture, Equipment	\$246,412.02
Toledo CSD	McNemey & Son, Inc.	Office Fixture, Furniture, Equipment	\$571,298.68
Toledo CSD	Folding Equipment Company, LLC	School Fixture, Furniture, Equipment	\$745,980.00
Toledo CSD	Tom Sexton & Associates	School Fixture, Furniture, Equipment	<u>\$188,799.07</u>
***Lowest Responsible, Second Lowest Bidder		<b>Total</b>	<b>\$55,253,345.63</b>

The Commission staff has reviewed and recommends the approval of Resolution 06-282. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-282.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

## 11. Executive Director's Report

Director Hickman presented two reports:

1. Outreach Districts for 2006

Each year during September and October, school districts are identified for potential funding over the next two funding cycles. A team of four to five OSFC staff travels to each individual district for a meeting sharing information, talking about OSFC programs and urging districts to begin thinking about academic delivery into the future and how they will design buildings to be consistent with their program delivery vision.

2. Updated Dedication/Groundbreaking Report

Updated information since last month.

Senator Fedor expressed appreciation for all the work and effort for this morning's Urban Enrollment Projections meeting. Senator Fedor was impressed with the work and encouraged OSFC to go outside to legislators and share this information. Senator Mumper said it was very worthwhile and gave the participants a chance to see the projects through OSFC's eyes. Senator Mumper agreed with Senator Fedor that we should share this information with fellow legislators. Director Hickman thanked the Senators for their support and said that we intend to do a better job in program outreach and program education.

Meeting was adjourned at 2:09 PM.

A handwritten signature in blue ink, reading "Timothy S. Keen", written over a horizontal line.

Timothy S. Keen, Chairman

These meeting minutes were prepared by:

Carolyn McClure

Executive Assistant

Ohio School Facilities Commission