

Ohio School Facilities Commission
October 26, 2006
William McKinley Room 1:30 PM

MINUTES

Meeting was called to order at 1:33 PM.

1. ROLL CALL

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

2. Adoption of the September 21, 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 September 21, 2006 minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

3. School Energy Conservation Financing Program Approval - Presented by Franklin Brown

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

Lakewood Local School District of Licking County (Phase II):

- SABO/Limbach - Energy Services
- Five Buildings
- Total Cost \$1,030,260 (Including Interest @5.0%)
- Annual Savings \$68,684
- Payback Period 15 Years
- Automated Controls Upgrades (4)
- HVAC Retrofit/ Upgrades (2)
- Lighting Retrofit (4)
- Roof Replacement/ Insulation Upgrade (1)
- Occupancy Sensors (2)

Tolles Technical Center of Madison County:

- H.E.A.T. Total Facilities Solutions, Inc
- Two Buildings
- Total Cost \$1,622,865 (Including Interest @4.75%)
- Annual Savings \$68,684
- Payback Period 14.5 Years
- Automated Controls Upgrades (2)

- Lighting Retrofit (2)
- Welding Air-Recirculation System (1)
- Variable Speed Fan Drives (2)
- Overhead Door Replacement/Upgrade (2)

Winton Woods City School District of Hamilton County:

- Trane
- Nine Buildings
- Total Cost \$1,573,538 (Including Interest @4.75%)
- Annual Savings \$108,191
- Payback Period 14.5 Years
- Chiller Replacement (2)
- Boiler Replacement (5)
- Automated Controls Upgrades (6)
- Lighting Retrofit (2)
- Vending Machine Energy Controls (9)
- CO₂ Sensor (1)
- Domestic Plumbing Upgrades (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 for a definition of domestic plumbing. Franklin Brown explained that it implies water that is drinkable within the school building system. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-283.
 Vice Chairman Drake seconded the motion.
 Approval: Vote 3-0.

4. Maintenance Plans Approval - Presented by Franklin Brown

The Springfield City School District (Clark) for the Snyder Park and Snowhill Elementary Schools; Hayward, Clark, Schaeffer, Roosevelt Middle Schools and Keifer Alternative School facilities 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 Commission previously approved eight elementary schools. The Springfield High School is the only school remaining to submit a maintenance plan. The staff of OSFC have reviewed these plan and recommends approval.

Chairman Keen asked if the recommended budget of \$1,471,047 was solely for the seven buildings that were currently being approved. Franklin Brown said they were only for the seven buildings currently being approved. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-284.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

5. Master Facilities Plan Amendment Approval - Presented by Melanie Drerup

There is one master facility plan amendment for Clinton Massie Local School District (Clinton County) for approval with a total budget decrease of \$1,640,064. This was an error that occurred when grades were not entered into the web tool. Staff has worked closely with the district on the amended Master Facility Plan and recommends approval of Resolution 06-285. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-285.

Vice Chairman Drake seconded the motion.

Approval: Vote 3-0.

6. Expedited Local Partnership Program Part Two Agreement Amendment Approval – Presented by Melanie Drerup

There is one Expedited Local Partnership Program Part Two Agreement Amendment for Sidney Local School District (Shelby County) for approval with a reduction of renovation scope at Emerson & Longfellow Elementary Schools, delete scope of renovation at Northwood and Whittier Elementary Schools and add 11,222 square feet and reduce renovation scope at the Sidney High School. This will decrease the estimated cost by \$11,959,370 including fees, changing the total of the discrete portion cost to \$26,068,469. Staff has worked closely with the district on the amended Part Two Agreement and recommends approval of Resolution 06-286. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-286.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

7. Consultant Contract Agreement Approval - Presented by Eric Bode

This contract is with SGI Construction Management/Jim McConnell. Former Superintendent of Los Angeles Unified School District. Jim has looked at our program and visited us and will present his observations at our Urban Summit on November 17, 2006. The contract was designed to cover out-of-pocket expenses. The staff has reviewed and recommends approval of Resolution 06-287. With no further discussion, Chairman Keen called for the roll.

Specialty Services Contracts

PROJECT SUMMARY	Scope of Project: The Consultant will prepare and present on his experiences with the Los Angeles Unified School District facilities building program, his observations about the OSFC's Rebuilding Ohio's Schools program and the consultant will make recommendations for sustaining the program by recognizing current and future risks.		
	Contract Expires: December 31, 2006		
CONTRACT	Contractor	Scope of Work	Amount
	SGI Construction Management, Jim McConnell	Program Evaluation	\$750
	Total		\$750

Dr. Puckett asked if all Personal Service Contracts require Commission approval. Eric Bode said that the Commission approves all Personal Service Contracts. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-287.
 Vice Chairman Drake seconded the motion.
 Approval: Vote 3-0.

8. 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
Gallia Jackson Vinton JVSD	Renovations/additions to Gallia Jackson Vinton Joint Vocational SD	Steed Hammond Paul, Inc.	\$1,062,133.00	Agreement
Fairfield Union Local School District	Build two new elementary schools, one new high school and renovate Fairfield Union Jr/Sr High School	Burgess & Niple, Inc.	\$2,939,943.91	Agreement

Locally Funded Initiatives:

School District	Project	Architect	Amount	Locally Funded Initiatives
Cincinnati City School District - Seg. 2	Washington Park PK-8 School Building Special studies in the form of an analysis and feasibility of relocating to the Mercer site and the Shore property site design.	KZF Design, Inc.	\$333,926.00	Agreement - LFI
Gallia Jackson Vinton JVSD	Space not included in Master Facilities Plan	Steed Hammond Paul, Inc.	\$13,255.00	Amendment - LFI
Fairfield Union Local School District	Waste water treatment plants, Additional Classrooms, Auditorium, and mandatory LFI space.	Burgess & Niple, Inc.	\$583,122.44	Amendment - LFI

The Commission staff has reviewed and recommends the approval of Resolution 06-288. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-288.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

9. Construction Manager Agreements and Amendments Approval - Presented by Craig Weise

The following Construction Manager agreements were presented for approval.

CM Firm	District	County	Total CM Compensation
Ruhlin, Kenmore, Panzica, Stephens	Akron CSD - Seg. 2	Summit	\$5,073,615
R.P. Carbone Company	Ashtabula Area CSD	Ashtabula	\$3,698,927
OHG, Joint Venture	Cleveland CSD - Seg. 2	Cuyahoga	\$1,681,230
OHG, Joint Venture	Cleveland CSD - Seg. 3	Cuyahoga	\$6,556,149

The Commission staff has reviewed and recommends the approval of Resolution 06-289. With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-289.
 Vice Chairman Drake seconded the motion.
 Approval: Vote 3-0.

The following Construction Manager amendments were presented for approval.

<u>School District</u>	<u>Construction Management Company</u>	<u>Amount</u>
Dayton Public SD – Seg. 2	Ruscilli/Danis/Quandel	\$1,100,631

The Commission staff has reviewed and recommends the approval of Resolution 06-290.
 With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-290.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

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

<u>School District</u>	<u>Construction Manager</u>	<u>Amount</u>
Pymatuning Valley LSD	R.P. Carbone/Kitchell/Resource	\$ 10,000
Hicksville Exempted Village SD	Touchstone CPM	\$120,115

The Commission staff has reviewed and recommends the approval of Resolution 06-291.
 With no further discussion, Chairman Keen called for the roll.

Dr. Puckett moved to approve Resolution 06-291.
 Vice Chairman Drake seconded the motion.
 Approval: Vote 3-0.

10. Trade Construction Contracts Approval - Presented by Craig Weise

All contracts represent the lowest responsible bidder. There is one contract for Painesville City School District for A J Goulder Electric Company that was the lowest responsible, second low bidder. The lowest bidder withdrew their contract due to clerical errors. There were four contracts added for Warren City School District and Wheelersburg Local School District that have been added to the supplemental materials and the resolution.

<u>School District</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
Ada EVSD	Smith-Boughan, Inc.	Plumbing	\$1,248,400.00
Ada EVSD	Mel Lanzer Company	General Trades	\$11,884,600.00
Ada EVSD	Vaughn Industries, LLC	Fire Protection/ HVAC / Controls/ Electrical/ Technology Cabling	\$5,459,900.00
Cincinnati CSD	Queen City Mechanicals, Inc.	Plumbing	\$658,800.00
Cincinnati CSD	Atkins & Stang, Inc.	Electrical & Technology	\$1,700,000.00
Cincinnati CSD	RPC Mechanical, Inc.	HVAC	\$1,505,000.00
Cincinnati CSD	Stephen Gross & Sons, Inc.	General Trades	\$7,478,000.00
Cincinnati CSD	Queen City Mechanicals, Inc.	Plumbing	\$779,995.00

Columbus CSD	Consortium Communications, Inc.	Communication Cabling	\$163,305.00
Columbus CSD	The Fishel Company	Communication Ductbank	\$372,364.88
Columbus CSD	Total Environmental Services, LLC	Environmental Abatement	\$48,265.00
Columbus CSD	R W Setterlin Building Company	General Trades	\$5,020,000.00
Columbus CSD	Fox Mechanical Co., Inc.	Plumbing	\$375,700.00
Columbus CSD	Aggressive Mechanical	HVAC	\$2,310,000.00
Columbus CSD	Settle Muter Electric	Electric	\$2,374,000.00
Columbus CSD	T P Mechanical	Fire Protections	\$190,767.00
Dayton CSD	Siemens Building Technologies, Inc.	Automatic Temperature Controls	\$154,400.00
Dayton CSD	Fleshman's Masonry	Masonry	\$1,010,000.00
Dayton CSD	Ohio Plumbing & Electrical, Inc.	Plumbing	\$683,000.00
Dayton CSD	A 1 Sprinkler Company	Fire Protection	\$272,000.00
Dayton CSD	Charles Jergens Construction	Site	\$335,731.76
Gallipolis CSD	J & H Reinforcing & Structural Erectors, Inc.	Early Site	\$1,734,000.00
Gorham Fayette LSD	W E Olson Electric, Inc.	Site Electrical	\$87,704.00
Gorham Fayette LSD	Mel Lanzer Company	Site Work	\$1,305,000.00
Hillsboro CSD	Endeavor Construction	General Trades	\$5,129,000.00
Hillsboro CSD	Farnham Equipment Company	Casework	\$384,500.00
Hillsboro CSD	Midwestern Plumbing Service	Plumbing	\$535,390.00
Hillsboro CSD	Eckert Fire Protection Systems, Inc.	Fire Protection	\$109,500.00
Hillsboro CSD	Saturn Electric, Inc.	Electrical	\$973,000.00
Hillsboro CSD	Artic Heating & Air Conditioning, Inc.	HVAC	\$1,055,550.00
Indian Valley LSD	D & A Plumbing & Heating, Inc.	Plumbing	\$341,422.00
Indian Valley LSD	The Knoch Corporation	General Trades	\$4,756,700.00
Indian Valley LSD	Standard Plumbing and Heating Company	Plumbing and HVAC	\$1,785,500.00
Indian Valley LSD	Stanley Security Solutions, Inc.	Technology System and IP System	\$1,605,900.00
Miami Trace LSD	Trucco Construction Company, Inc.	Early Sitework and Utilities	\$2,380,500.00
Miami Trace LSD	Middleton Geothermal Services, LLC	Geothermal	\$1,047,401.00
Mohawk LSD	Miracle Recreation Equipment Company/Anderson Recreational Design	Playground Equipment	\$124,474.00
Painesville City LSD	Farnham Equipment Company	Telescoping Stands	\$52,390.00
Painesville City LSD	Paladin Protective Systems, Inc.	Sound System	\$124,306.00
Painesville City LSD	S S Kemp & Co.	Food Service Equipment	\$143,158.00
Painesville City LSD	Stonecreek Interior Systems, LLC	Manufactured Wood Casework	\$351,800.00
Painesville City LSD	Mac Mechanical Corporation	Fire Protection	\$219,340.00
Painesville City LSD	The John F. Gallagher Company	Plumbing	\$790,994.00
Painesville City LSD	Sievers Security, Inc.	Security	\$48,567.00
Painesville City LSD	Reliance Mechanical, LLC	HVAC	\$1,796,600.00
Painesville City LSD	A J Goulder Electric Company * * *	Electrical	\$1,488,500.00
Painesville City LSD	Blaze Building Corporation	Sitework, Building Shell, Roofing, Windows and Storefronts, Interior Finishes, Metal Lockers, Library Stack Systems, Stage Curtain	\$8,617,000.00
Seneca East LSD	C & T Design & Equipment	Food Service	\$442,380.00
Seneca East LSD	Data Cabling Solutions, Inc.	Technology Infrastructure	\$247,939.94
Spencerville LSD	Miracle Recreation Equipment Company	Playground Equipment	\$66,994.00
Spencerville LSD	Microman, Inc.	Telephone System, Network Electronics, and Video Distribution	\$625,080.00
Spencerville LSD	Continental Office Furniture Corporation	Loose Furnishings, School Specialties, and VS Furniture Proposal Categories	\$736,188.80

Steubenville CSD	The Kreidler Construction Company	General Trades	\$2,670,000.00
Steubenville CSD	N F Mansuetto & Sons, Inc.	Roofing	\$217,000.00
Steubenville CSD	Flag Floors	Flooring	\$87,900.00
Steubenville CSD	Prout Boiler, Heating & Welding, Inc.	Fire Protection, Plumbing, HVAC	\$1,259,000.00
Steubenville CSD	A C J Electric, Inc.	Electrical	\$835,000.00
Tri-Valley LSD	Layton Excavating, Inc.	Early Site Work	\$176,282.00
Tri-Valley LSD	Performance Site Management	Early Site Work	\$429,700.00
Tri-Valley LSD	R F Scurlock Company	Early Site Work	\$499,344.00
Tri-Valley LSD	R F Scurlock Company	Demolition & Early Site Work	\$472,034.00
Warren CSD	Antenucci, Inc.	Plumbing and HVAC	\$3,356,099.00
Warren CSD	Hively Construction Co., Inc.	General Trades	\$10,424,250.00
Warren CSD	Enertech Electrical, Inc.	Electrical	\$2,610,000.00
Warren CSD	Fire Foe Corporation	Fire Protection	\$292,000.00
Wheelersburg LSD	West End Electric	Electric	\$3,613,640.00
Wheelersburg LSD	Mechanical Construction	HVAC	\$4,126,300.00
Wheelersburg LSD	Mechanical Construction	Plumbing	\$1,274,900.00
Wheelersburg LSD	J & H Structural & Reinforcing Erectors, Inc.	General Trades and Masonry	\$16,026,000.00
Wheelersburg LSD	Building Control Integrators	Temperature Controls	\$408,190.00
	*** Lowest Responsible, Second Low Bidder		
		Total	\$131,908,646.38

The Commission staff has reviewed and recommends the approval of Resolution 06-292. With no further discussion, Chairman Keen called for the roll.

Vice Chairman Drake moved to approve Resolution 06-292.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

11. Executive Director's Report

Director Hickman shared slides and information on OSFC's Community Care Day with Highland Elementary School that took place on September 20, 2006. Twenty OSFC staff worked on projects selected by the school district.

Director Hickman introduced Cheryl Lyman who presented information on the OSFC website update. The existing site is full of content, very linear and text oriented and evolved rather than being constructed for web use. The new site is fresher, more visually appealing and streamlines the way the site is organized by simplifying menu choices and archiving or removing dated information. The site is easier to navigate and new content has been added to give context to OSFC processes, glossary of OSFC terms and frequently asked questions. Pictures of the new school district buildings have been incorporated throughout the site. The implementation process consists of locking down the development site and testing it internally during the month of November. Transitioning to the new site in December. With the new site fully operational in January. Future plans for the website will be to add data from the OASIS database and interactive maps. Vice Chairman Drake was especially pleased with the new features and asked if the design manual would be on the website. Cheryl Lyman reported that the design manual would not be on this version, but it will be looked at for Version 2. Vice Chairman Drake also suggested that agency contact information be available.

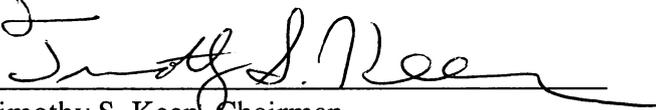
Director Hickman provided an update on the dedications and groundbreakings. To date this year there have been 94 school districts dedicated or have had groundbreakings.

Director Hickman shared the draft agenda for the Urban Summit to be held November 17, 2006 at the Greater Columbus Convention Center and extended an invitation for the Commission members to attend.

Director Hickman shared a draft meeting agenda for the calendar year 2007. Recognizing a change in administration, Director Hickman indicated the calendar for 2007 was developed to ensure continuity. As soon as the new administration and new Commission members are seated, the calendar will be finalized.

Director Hickman announced that OSFC has reached a benchmark; the state and local school districts are now spending a combined average of \$3 million a day to build and renovate schools in Ohio. Rick Savors will be preparing a press release.

Meeting was adjourned at 2:10 PM.



Timothy S. Keen, Chairman

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