

Ohio School Facilities Commission
March 22, 2007
William McKinley Room 1:30 PM

MINUTES

Meeting was called to order at 1:32 PM.

1. Roll Call

Members present: Chair Pari Sabety, Vice Chair Hugh Quill, Dr. Steve Puckett, Representative Clyde Evans, Representative Matt Szollosi, Senator Larry Mumper and Senator Tom Roberts.

2. Executive Director's Report

Director Shoemaker stated that the report on the review of the Commission programs and funding, required by Commission Resolution 07-17, is in progress and will be provided to the Commission next month.

In transitioning, Director Shoemaker thanked former Director Rick Hickman and the staff. He indicated that his first concern was delegation of duties, indicating the high volume of incoming letters and phone calls. His second concern was staff reaction. He reported the staff reaction was "glad to see you, happy you're here, but we have work to do." His third concern was making sure we have a shared responsibility, with a lot of work to do and a lot of things to accomplish. He has discussed with staff the various construction issues out in the field, realizing we cannot resolve issues to everyone's satisfaction, but we need to make sure we follow through when closing out projects and will discuss this further at our next meeting.

The Director said he had an open door policy and has been making historical contacts, reaching out to all groups concerned from education to construction to communities at large.

The Director said that OSFC has unprecedented opportunities:

- a. Construction of new schools for the Blind and the Deaf. This will be a nationwide model for both populations with an unbelievable participation from both groups.
- b. Governor's proposed Tobacco Securitization. The Director read from a paragraph from Madam Chair's testimony concerning the Operating Budget. We are not going to walk away from any school district in Ohio. There is a planned accelerated effort to serve more schools. With the pace increasing there will be pressure on our staff and think we can do this with minimal staff increases and shifting of assignments. This will be a workable process. There will be new demographics as we move up the equity list and funding moves from 90/10 to 50/50 co-funding, we will consistently look at the process and make sure it is a workable program. Inflation will now work in our favor instead of against us. There will be an opportunity for more people to work on school facilities. Community involvement will be accelerated. Most important is our commitment and everyone having equal opportunity.

Senator Mumper expressed his concern with the additional state money into the building market would negatively affect construction costs. Chair Sabety said commercial construction numbers are going down. This absolutely was a valid concern a few years ago, less of a concern now, but clearly this will be monitored closely. Senator Roberts appreciated the Director's comments and hopes that the school facilities will pursue increasing the number of minorities on projects.

3. Adoption of the February 15, 2007 Meeting Minutes

Vice Chair Quill moved to approve the February 15, 2007 meeting minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

4. School Energy Conservation Financing Program Approval – Presented by Steve Lutz

Three School Districts have requested participation in the Energy Conservation Financing Program. Steve Lutz noted that Director Shoemaker sponsored the legislation that created this program in 1987. To date 555 districts have used the program to undertake 937 energy conservation projects. The total investment in energy conservation measures under this program is over \$1 Billion dollars.

Patrick Henry Local School District of Henry County:

- Vendor: H.E.A.T.
- Four Buildings
- Total Cost \$951,088 (Including Interest @ 4.5%)
- Annual Savings \$72,643
- Payback Period 13.00 Years
- Lighting Retrofit (3)
- New Building Automation/ Energy Management System (3)

Vermilion Local School District of Erie County:

- Vendor: Bruner Corporation
- Seven Buildings
- Total Cost \$2,793,411 (Including Interest @2.5%)
- Annual Savings \$224,253
- Payback Period 12.5 Years
- Boiler Replacements (3)
- Building Automated Controls Upgrades (7)
- Lighting Retrofit (7)
- Rooftop AC Unit Replacement (1)
- Vending Machine Controls (7)
- Roof Repair/ Replacement (3)

Williamsburg Local School District of Clermont County:

- Vendor: Trane
- Three Buildings
- Total Cost \$951,436 (Including Interest @ 5.5%)
- Annual Savings \$66,281
- Payback Period 15.0 Years
- Boiler Replacement (3)
- New Building Automation/ Energy Management System (3)

- Lighting Retrofit (3)
- AHU Dynamic Return Air Cleaners (1)
- CO2 Monitors (1)

Staff has reviewed the four School District applications and the engineering review of each provided by the Ohio Department of Development/Office of Energy Efficiency and recommends the Commission's approval of Resolution 07-19.

Dr. Puckett moved to approve Resolution 07-19.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

5. Master Facilities Plan Amendment Approval – Presented by Steve Lutz

There are three Master Facility Plan Amendments for Commission approval.

The first is for Frontier Local School District (Washington). Frontier was a 1998 CFAP project and one of the first to be served by the program. This amendment would provide roofing on the district's three buildings. The state share of the increase is \$1,741,954. The local share is \$226,510. At last month's meeting, the Commission voted to sue responsible parties. The minutes of that meeting outline the nature of the defects requiring correction. Staff has worked to define the required scope and cost of corrective work and recommends approval of Resolution 07-20.

Dr. Puckett moved to approve Resolution 07-20.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

The second amendment is for the Miller City-New Cleveland School District (Putnam), which was a 1999 CFAP project. This amendment would provide an additional \$796,121 to fund removal and replacement of the metal roof of the district's K-12 facility to correct defect resulting from improper installation. The state share of the increase is \$676,681. The local share is \$419,440. The contractor has filed suit against OSFC for the final payment, retainage and for funds withheld due to defective work. OSFC has filed a counter claim for recovery of damages associated with replacement of the roof. Staff has worked to define the required scope and budget of the corrective work and recommends approval of Resolution 07-21.

Dr. Puckett moved to approve Resolution 07-21.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

The third amendment is for the Vinton County Local School District funded by CFAP in 2004. This amends the project budget to provide an additional \$2,971,540. The state share of the increase is \$2,684,265. The local share is \$287,275. This budget adjustment is needed due to increased cost of construction, which has been experienced in the marketplace since the project was budgeted in 2004. Staff has reviewed the need for this amendment and recommends approval of Resolution 07-22.

Vice Chair Quill moved to approve Resolution 07-22.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

6. Expedited Local Partnership Program Master Facilities Plan Approval – Presented by Steve Lutz

Background information was provided on the Expedited Local Partnership Program (ELPP). In 1999 the legislature created a pilot of the ELPP Program. Its purpose was to allow districts to pursue facilities projects using their local resources and establish a credit of those expenditures toward the local share required for participation in the Classroom Facilities Assistance Program (CFAP). In 2000, the pilot was expanded to open eligibility to the balance of the school districts in the state. In 2003, the legislature created a companion expedited program for the joint vocational schools served under the Vocational Facilities Assistance Program. Districts that participate in ELPP are taken through the same planning process used in the OSFC funded programs. Existing facilities are assessed to determine a scope of work needed and budget for renovations. A projection is also done on the number of students the district is expected to serve over the next ten years. From this information, a master facilities plan is developed which provides a scope and budget that is designed to meet all of the facility needs of the district. The master facilities plan is accepted by the local board of education, then submitted for the approval of the Commission and the Controlling Board.

At this point, the program diverges from our normal process. In one of our funded programs, we would encumber funds for the state's share of the project budget, and the local district would seek voter approval of funding for their share. In ELPP, the district selects just a portion of the master plan to pursue using only local funds. The district and the Commission enter into an ELPP Project Agreement, which defines the scope and budget for their expedited project. Districts have 1 year to raise funding for the entire cost of their discrete portion. Should they fail, they may continue to try under an updated plan and new ELPP Project Agreement. Throughout the design and construction of an ELPP project, the commission staff and our consultants monitor the project for compliance with the Ohio School Design Manual and as a way to determine credit for eligible expenditures. Districts are free to enhance the scope of their project by providing additional square footage or premium materials or systems not included in the design manual. Expenditures on such enhancements are not eligible for credit and are monitored closely. Once the project is completed, districts are given a credit for their eligible expenditures on the project. When the district becomes eligible for one of our funded programs, the credit is deducted from their share of the budget of the overall master plan. There are 6 members of OSFC planning staff that work closely with the districts to develop the master plans and then to monitor and document the ELPP credit. Our planners are supported by 3 consulting firms that assist in this work.

To date, they have worked with 438 districts that have applied to the ELPP program. Currently there are 156 districts active in the program, **80 districts have completed ELPP projects with a combined value of \$1.4 Billion**, 15 districts have funding with projects in progress with a combined value of \$308 Million, 7 districts are attempting to secure funding and 54 districts are in the planning process. The ELPP program has allowed districts to address pressing facilities needs which just cannot wait until the offer of CFAP funding needs such as replacing deteriorated buildings or building to add capacity in the face of a growing student population.

Senator Roberts said there could be an issue in the future relative to Senator Schaffer's bill on high wealth property values. Director Shoemaker said the equity list is reported by the Ohio Department of Education. The tobacco money and the increased level of districts served will help solve this by moving districts up the equity list sooner. Senator Mumper asked what happens to a school district that keeps falling on the equity list or if they passed a levy and inflation took over. Steve Lutz responded that when they eventually go into the CFAP Program a new master plan with the cost of shares is calculated and their percent is locked. Representative Evans requested a running total of school districts that adopt to participate in OSFC programs and those that decline participation as part of the report to the Commission when districts are brought to the Commission for approval. Director Shoemaker said that would be included in the monthly Executive Director Report. Senator Mumper requested a history of the cost per square foot be included with that report as well. Director Shoemaker said he would be glad to share how that is determined.

There is one Expedited Local Partnership Program Master Facilities Plan for the Pickerington Local School District (Fairfield) for approval. The plan calls for the renovation of eleven buildings (5 ES, 4 MS and 2 HS) and for the construction of seven new schools (3 ES, 1 ES/MS, 1 MS and 2HS). The state share is \$92,079,981. The local share is \$88,469,002. There is a locally funded agreement for \$198,713. The district had participated in the Ohio Department of Education 1990 Program and built a new middle school to relieve overcrowd. The district continues to grow and is planning to accommodate a growing student population through projects in the Expedited Program. The staff has worked with the district to develop this plan to serve their facility needs and recommends approval of Resolution 07-23.

Dr. Puckett moved to approve Resolution 07-23.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

7. Expedited Local Partnership Program Project Agreement Approval – Presented by Steve Lutz

There is one new project agreement with the Pickerington Local School District (Fairfield) for approval. The agreement selects a portion of the percent of state and local share contributions toward the CFAP project based on the district's current equity rank. The selected portion is the construction of two new schools (1 ES and 1 ES/MS). The work is budgeted at \$48,402,853. The districts current equity rank is 294, which sets the state share of the eventual CFAP project at 51%. Staff has worked with the district to develop this project agreement and recommends approval of Resolution 07-24.

Vice Chair Quill moved to approve Resolution 07-24.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

8. Consultant Contract Amendment Approval – Presented by Crystal Canan

PROJECT SUMMARY	Scope of Work: Perform a Contract Compliance Review Protocol, review and evaluate unresolved disputes and provide recommendations to the Commission, review and evaluate proposed design schedules and construction schedules for projects in the Accelerated Urban Building Assistance Program, present educational information and training on construction administration, claims management and scheduling at seminars and training sessions Amendment: Provide a budget for on-going services and establish a budget for additional assignments. Contract Expires: June 30, 2007		
	CONTRACT	Contractor	Scope of Work
	Construction Process Solutions, LTD	Fees to Date Additional Services Total	\$1,125,000 \$180,000 \$1,305,000

Dr. Puckett moved to approve Resolution 07-25.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

9. 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
Cleveland CSD - Seg. 4	Adlai Stevenson K-8 & Robert Jamison K-8	Richard L. Bowen + Associates, Inc.	\$1,148,270.00	Agreement
Cleveland CSD - Seg. 4	Anton Grdina, Udubon, Corlett for Charles Dickens, Euclid Park, GW Carver and Nathan Hale	Professional Services Industries, Inc.	\$50,311.80	Agreement
Cleveland CSD - Seg. 4	George Washington Carver K-8	Ralph C. Tyler, P.E., P.S., Inc.	\$616,143.00	Agreement
Cleveland CSD - Seg. 4	Anton Grdina K-8	Robert P. Madison International, Inc.	\$754,330.00	Agreement
Cleveland CSD - Seg. 4	Charles Dickens K-8, Euclid Park K-8, Nathan Hale K-8, Thomas Jefferson K-8	Cleveland Educational Design Alliance	\$2,604,893.00	Agreement
Cleveland CSD - Seg. 4	Environmental Engineering Services	Professional Services Industries, Inc.	\$543,007.30	Agreement
Cleveland CSD - Seg. 4	Adlai Stevenson, Charles Lake, Moses Cleveland for Robert Jamison, Mound and Thomas Jefferson	TTL Associates, Inc.	\$41,921.00	Agreement
Cleveland CSD - Seg. 4	Adlai Stevenson, Charles Lake, Corlett for Charles Dickens, Euclid Park, G.W. Carver Moses Cleveland for Robert Jamison, Mound and Thomas Jefferson	Adache Ciuni Lynn Associates Inc.	\$64,500.00	Agreement
Cleveland CSD - Seg. 4	Anton Grdina, Audubon, Nathan Hale	Resource International, Inc.	\$26,450.00	Agreement
Columbus CSD – Seg. 1	WSD - Duxberry Park ES - Boiler Replacement	Advanced Engineering Consultants	\$15,603.00	Agreement
Columbus CSD – Seg. 1	WSD - Clarfield Elementary School - Roof Replacement	Hardlines Design Company	\$19,260.00	Agreement
Dayton CSD - Seg. 3	New Fairview PK-8 School	Robert P. Madison International, Inc.	\$671,179.20	Agreement
Dayton CSD - Seg. 3	New Wright Brothers PK-8 School	Rogero + Buckman Architects / SFA Architects	\$676,171.75	Agreement
Dayton CSD - Seg. 3	New Meadowdale & Belmont High, New Edison Park, Residence Park, Homewood, Eastmont Park, Roosevelt All Boys Academy PK-8,	Dayton School Design Association, LLC	\$6,022,885.00	

	and Demolition of Certain Existing School Buildings			Agreement
Dayton CSD - Seg. 3	Valerie PK-8 School	DNK Architects, Inc.	\$715,135.01	Agreement
Knox County JVSD	Knox County Joint Vocational School	Architectural Vision Group, Ltd.	\$983,155.70	Agreement

Locally Funded Initiatives:

School District	Project	Architect	Amount	Locally Funded Initiatives
Dayton CSD - Seg. 3	Five additional classrooms, including one special education class	Robert P. Madison International, Inc.	\$60,197.11	Agreement - LFI
Dayton CSD - Seg. 3	Five additional classrooms, including one special education class	Rogero + Buckman Architects / SFA Architects	\$60,197.11	Agreement - LFI
Dayton CSD - Seg. 3	Meadowdale High additional SF and Athletic Field, Belmont High additional SF and Athletic Field, Edison K-8 five additional classrooms and museum, Residence Park five additional classrooms, Homewood PK-8 five additional classrooms and additional 8,130 SF, Eastmont Park PK-8 five additional classrooms, and Roosevelt PK-8 five additional classrooms and additional 12,438 SF	Dayton School Design Association, LLC	\$961,161.00	Agreement - LFI
Dayton CSD - Seg. 3	Five additional classrooms, including one special education class	DNK Architects, Inc.	\$60,197.11	Agreement - LFI

Vice Chair Quill moved to approve Resolution 07-26.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

10. 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
Touchstone CPM	Fairlawn LSD	Shelby	\$927,844
Touchstone CPM	Fort Loramie LSD	Shelby	\$777,388
Touchstone CPM	Versailles EVSD	Darke	\$1,827,558
Bovis Lend Lease	Ohio Valley LSD	Adams	\$2,903,661
Ruscilli Construction	Teays Valley LSD	Pickaway	\$3,304,380
OHGR Joint Venture	Cleveland CSD - Seg 4	Cuyahoga	\$7,584,659
Turner/DAG	Cincinnati CSD - Seg 2b	Hamilton	\$6,166,237
RDQM	Dayton CSD - Seg 3	Montgomery	\$9,028,224
Smoot/Elford/Resource JV	Columbus CSD - Seg 2b	Franklin	\$6,787,059

The Commission staff has reviewed and recommends the approval of Resolution 07-27.

Dr. Puckett moved to approve Resolution 07-27.

Vice Chair Quill 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 CSD – Seg. 1	RDQM	(\$1,942,830)
Dayton CSD – Seg. 2	RDQM	\$4,038,796
Columbus CSD – Seg.1	Smoot/Elford/Resource JV	\$4,635,242
Columbus CSD – Seg. 2	Smoot/Elford/Resource JV	\$810,853
Cleveland CSD – Seg. 2	OHGR	(\$395,512)
Cleveland CSD – Seg. 3	OHGR	(\$1,376,871)

The Commission staff has reviewed and recommends the approval of Resolution 07-28.

Dr. Puckett asked for further clarification on the \$4,039,796 Dayton Seg. 2 amendment and Columbus Seg. 1 amendment. Craig Weise explained that the Dayton amendment was for the full and final adjustment and for change in scope and time. The Columbus amendment was to accommodate the duration of the segment.

Vice Chair Quill moved to approve Resolution 07-28.

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>
Dawson Bryant	BBL/DAG LLC	\$49,655
Sandy Valley Local SD	Hammond Construction	\$173,342
Dayton CSD	RDQM	\$355,207
Columbus CSD – Seg. 1	Smoot/Elford/Resource JV	\$364,758
Columbus CSD – Seg. 2	Smoot/Elford/Resource JV	(\$210,149)

Dr. Puckett moved to approve Resolution 07-29.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

11. Trade Construction Contracts Approval – Presented by Craig Weise

All contracts represent the lowest responsible bidder. All are the lowest responsible bidder except for the three that are noted. The Commission staff has reviewed and recommends the approval of Resolution 07-30.

<u>Columbus CSD</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
Segment 2	Jeffrey Carr Construction, Inc.	General Trades	\$2,325,350.00
Akron CSD	ClarkTel Communications, Corp	Telephone Systems	\$51,314.25
Akron CSD	Stanley Security Solutions, Inc.	Structured Cabling, Data Hardware, Security Systems, Sound & Video	\$356,000.00
Akron CSD	ClarkTel Communications Corp	Telephone Systems	\$52,542.92
Akron CSD	Stanley Security Solutions, Inc.	Structured Cabling, Data Hardware, Security Systems, Sound & Video	\$355,000.00
Akron CSD	ClarkTel Communications Corp	Telephone Systems	\$52,557.37
Akron CSD	Continental Educational Environments	Classroom Furniture	\$86,887.81
Akron CSD	Cardinal Environmental Services, Inc.	Asbestos Abatement	\$380,175.00

Akron CSD	D & A Plumbing & Heating, Inc.	Plumbing	\$309,916.00
Akron CSD	The K Company, Inc.	Mechanical/ HVAC	\$921,000.00
Akron CSD	Moser Construction Company, Inc.	Masonry, Foundations and Concrete	\$1,342,208.00
Akron CSD	R J Martin Electrical Contracting, Inc.	Electrical/Structured Cabling, Data Hardware, Security System, Sound & Vides	\$1,068,633.00
Akron CSD	S A Comunale Co., Inc.	Sprinkler System	\$108,750.00
Akron CSD	Continental Educational Environments	Classroom Furniture	\$86,065.31
Akron CSD	Tuscon, Inc.	Site Work	\$687,424.43
Akron CSD	Continental Educational Environments	Office Furniture	\$146,560.22
Akron CSD	Continental Educational Environments	Office Furniture	\$182,462.81
Akron CSD	R J Martin Electrical Contracting, Inc.	Structured Cabling, Data Hardware, Security System, Sound & Video System	\$371,621.00
Allen East LSD	Data Eclipse, Inc.	Network Electronics & VOIP Telephone System	\$185,400.00
Allen East LSD	R D Jones Excavating	Site Work	\$120,000.00
Allen East LSD	Valley Electrical Consolidated, Inc.	Video Distribution	\$406,785.00
Allen East LSD	Miracle Recreation Equipment Company	Playground Equipment	\$96,717.00
Cincinnati CSD	Dalmatian Fire, Inc.	Fire Protection	\$218,700.00
Cincinnati CSD	Environmental Demolition Group, LLC	Asbestos Abatement	\$92,000.00
Cincinnati CSD	United Electric Company, Inc.	Electric/Technology	\$338,900.00
Cincinnati CSD	HGC Construction Company	General Trades	\$7,107,000.00
Cincinnati CSD	Stapleton Electric Company	Electrical/Technology	\$1,629,000.00
Cleveland CSD	Doan/Pyramid, LLC	Technology Equipment	\$5,901,004.00
Columbus CSD	Accurate Electric	Electrical	\$1,753,572.00
Columbus CSD	Continental Office Furniture	Loose Furnishings	\$43,717.97
Columbus CSD	Continental Office Environmental	Loose Furnishings	\$58,063.47
Columbus CSD	Williams Interior Designs, Inc./ Corporate Express Business Interiors	Loose Furnishings	\$19,698.02
Columbus CSD	Claypool Electric	Electrical	\$1,742,000.00
Columbus CSD	Williams Interior Designs, Inc./ Corporate Express Business Interiors	Loose Furnishings	\$27,351.22
Columbus CSD	ATD American Company	Loose Furnishings	\$63,749.21
Columbus CSD	General Temperature Control, Inc.	Plumbing/HVAC	\$2,175,000.00
Columbus CSD	Ohio Technical Services	Environmental Abatement	\$13,989.00
Columbus CSD	Continental Office Furniture	Loose Furnishings	\$117,711.49
Columbus CSD	Continental Office Environments	Loose Furnishings	\$78,150.91
Columbus CSD	Adena Corporation	General Trades	\$5,947,600.00
Columbus CSD	S. A. Comunale	Fire Protection	\$149,800.00
Columbus CSD	Colvin Gravel Company, Inc.	Demolition	\$169,600.00
Columbus CSD	Williams Interior Designs, Inc./ Corporate Express Business Interiors	Loose Furnishings	\$59,326.94
Columbus CSD	T P Mechancal	Plumbing, Fire Protection, HVAC	\$5,439,000.00
Columbus CSD	Settle Muter Electric	Electric	\$3,639,000.00
Columbus CSD	Charter Hill Construction * * *	General Trades	\$7,161,000.00
Columbus CSD	Aggressive Mechanical	Plumbing	\$555,000.00
Columbus CSD	Gutridge Plumbing	Fire Protection	\$176,600.00
Columbus CSD	H & A Mechanical, Inc.	HVAC	\$1,382,000.00
Columbus CSD	Adena Corporation	General Trades	\$14,053,000.00
East Liverpool CSD	BBEC, LLC dba Sayre Electric	Electrical	\$769,769.00

East Liverpool CSD	Fire Protection, Inc.	Fire Protection	\$124,100.00
East Liverpool CSD	Ellyson Plumbing & Heating, Inc. * * *	Plumbing	\$309,806.00
East Liverpool CSD	The Conti Corporation	HVAC	\$1,250,000.00
East Liverpool CSD	VendRick Construction Incorporated	General Construction	\$3,688,300.00
Galion CSD	Martin Public Seating, Inc.	School Equipment	\$400,429.25
Galion CSD	Data Eclipse	Network Electronics/ Phone System	\$481,203.00
Galion CSD	Vaughn Industries	Security System	\$465,000.00
Galion CSD	Tom Sexton & Associates	Loose Furishings	\$532,121.00
Galion CSD	Microman, Inc.	Video Distribution System	\$793,998.00
Hicksville EVSD	Vaughn Industries, LLC	Mechanical and Geothermal	\$3,193,000.00
Jefferson LSD	LVI Environmental Services, Inc.	Asbestos Hazard Abatement and Related Work	\$59,500.00
Mohawk LSD	Dore and Associates Contracting, Inc.	Demolition and Site Restoration	\$173,200.00
Mohawk LSD	A J Riley, Inc.	Demolition and Site Restoration	\$92,925.00
Mohawk LSD	Miller Contracting Group	Demolition and Site Restoration	\$105,500.00
Mohawk LSD	Total Environmental Services	Asbestos Hazard Abatement & Related Work & UST System Removal	\$416,585.00
Mohawk LSD	J & J Schlaegel, Inc.	Demolition and Site Restoration	\$77,695.00
Northwest LSD	Mechanical Construction Company	HVAC/Plumbing/Fire Protection	\$3,098,100.00
Northwest LSD	West End Electric Company, Incorporated	Electrical/Technology	\$769,950.00
Northwest LSD	Greg Stevens Construction, Incorporated	General Trades	\$480,000.00
Painesville City LSD	R J Martin Electrical Contracting, Inc.	Structured Cabling	\$310,500.00
Painesville City LSD	Stanley Security Solutions	Network Electronics	\$202,000.00
Pickaway-Ross County JVSD	General Temperature Control	HVAC & Mechanical	\$4,033,000.00
Pickaway-Ross County JVSD	Accurate Electric Construction, Inc.	Electrical	\$2,385,730.00
Pickaway-Ross County JVSD	Microman	Technology	\$984,962.00
Pickaway-Ross County JVSD	Setterlin Building Company	General Trades	\$5,339,000.00
Pickaway-Ross County JVSD	Gutridge Plumbing, Inc.	Plumbing	\$1,200,000.00
Pickaway-Ross County JVSD	Emerald Fire Protection	Fire Protection	\$360,450.00
Pymatuning Valley LSD	Dave Sugar Excavating, LLC	Demolition	\$148,800.00
Seneca East LSD	MT Business Technologies	Video Distribution	\$405,000.00
Seneca East LSD	Microman, Inc.	Network & VOIP Telephone System	\$217,992.00
Spencerville LSD	L. J. Irving Jr. & Sons, Inc.	Demolition	\$309,000.00
Steubenville CSD	DeSalvo Construction Co., Inc.	General Trades	\$3,210,000.00
Steubenville CSD	The Conti Corporation	Plumbing/Electrical	\$2,537,500.00
Steubenville CSD	S. A. Comunale Company, Inc.	Fire Protection	\$326,500.00
Steubenville CSD	Southeast Security Corporation	Closed Circuit Television Systems	\$197,950.00
Steubenville CSD	Flag Floors	Flooring	\$139,800.00
Steubenville CSD	Southeast Security Corporation	Access Control Systems	\$84,490.00
Steubenville CSD	Climatech, Inc.	HVAC	\$2,848,000.00
Steubenville CSD	World Radio Telecommunications	Technology - Cabling, Data Network Equipment, Telephone System	\$830,335.00
Steubenville CSD	Stanley Security Solutions	Clock and Audio Systems	\$317,000.00
Steubenville CSD	Microman, Inc.	Video Distribution System	\$317,998.00
Toledo CSD	Doan/Pyramid, LLC	Technology	\$604,069.00
Toledo CSD	Doan/Pyramid, LLC	Technology	\$586,654.00
Toledo CSD	GEM Industrial, Inc.	Technology	\$562,863.31
Toledo CSD	GEM Industrial, Inc.	Technology	\$544,117.66

Toledo CSD	Doan/Pyramid, LLC	Technology	\$683,219.00
Toledo CSD	Doan/Pyramid, LLC	Technology	\$587,845.00
Toledo CSD	Miller Contracting Group, Inc. * * *	Demolition	\$126,700.00
Toledo CSD	Regent Electric, Inc.	Electrical	\$705,499.00
Toledo CSD	Helm and Associates, Inc.	Plumbing	\$327,000.00
Toledo CSD	Accel Fire Systems	Fire Protection	\$93,900.00
Toledo CSD	Willson Builders, Inc.	General Trades	\$3,230,000.00
Toledo CSD	Ohio Excavating & Sewer Contractors, Inc.	Site	\$469,431.00
Toledo CSD	Doan/Pyramid, LLC	Technology	\$604,936.00
Tri-Valley LSD	Claypool Electric, Inc.	Electrical	\$2,253,850.00
Tri-Valley LSD	Metal Masters, Inc.	HVAC	\$1,890,125.00
Tri-Valley LSD	Gutridge Plumbing, Inc.	Plumbing	\$351,976.00
Tri-Valley LSD	Robertson Construction Services, Inc.	General Trades	\$4,269,700.00
Tri-Valley LSD	Central Fire Protection Co., Inc.	Fire Protection	\$209,358.00
Warren CSD	CCI, Division of Warwick Communications, Inc.	Telephone System	\$235,616.00
Warren CSD	Valley Electrical Consolidated, Inc.	Communication Cabling	\$528,750.00
Warren CSD	B & J Electric of Poland, Inc.	Permanent Power	\$182,500.00
Washington Court House CSD	Eckert Fire Protection	Fire Protection	\$326,000.00
Washington Court House CSD	Weller's Plumbing and Heating	Plumbing	\$1,257,600.00
Washington Court House CSD	C & T Design & Equipment	Food Service	\$688,340.00
		TOTAL	\$135,112,141.57

Lowest Responsible, Second Low Bidder * * *

Vice Chair Quill moved to approve Resolution 07-30.

Dr. Puckett seconded the motion.

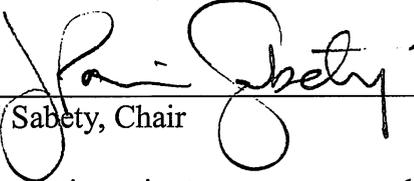
Approval: Vote 3-0.

12. Public Testimony

Al Adams provided testimony to the Commission regarding Frontier Local School District. A copy of his testimony is attached to the minutes.

Director Shoemaker thanked Al Adams for his testimony. The Director is a strong believer that OSFC can benefit from his testimony. He said we don't hear enough from the people in the field. We want to quickly adjust to inefficiencies. Once the problem arises, it needs to be red flagged and stop there. If work is not being done, it will be handled. We want to make sure we evaluate for future projects. If they don't measure up, there is no excuse for the project going completely through with no resolution. Al Adams said that this contractor has done other work on other projects and wondered if anyone was looking into those other projects. Director Shoemaker he has a roundtable discussion being scheduled with Superintendents on multiple projects to get feedback. Chair Sabety said that every building is important to the Commission. Senator Mumfer felt it was important to get to the bottom of this with Frontier. He also commented that on Jerry Kasai's statement that an industry estimate is that 50% of public projects end in some kind of dispute and that OSFC has an exemplary performance record. He recalled the statistic that the amount of defective work that requires correction is estimated to be ½ of 1 percent and that is outstanding. Director Shoemaker understood that it is ½ of 1% for OSFC, but that for the local communities it is 100%. Al Adams challenged Jerry Kasai to document the 50% industry estimate of construction disputes.

Meeting was adjourned at 3:18 PM.



J. Pari Sabety, Chair

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

My name is Alan Adams. I am a resident of Toledo, Ohio. I am the lead construction researcher for the Ohio Construction Coalition. For the past few years I have been investigating construction problems with OSFC projects around the State. Many of my finds on these problems, and their causes have been documented in the media throughout Ohio. Most notable are those at the Frontier Local Schools of which many of you are aware.

I would like to address today some more very telling information concerning the Frontier projects, which I have recently uncovered and which I believe could affect many other OSFC projects across the State.

It has been two years since I first brought the problems at the Frontier Schools in front of the Commission when I presented photographs of many of the appalling construction flaws with both of the districts new buildings and it's remodeled High School. I know the Commission is now very aware of these problems and are working to address them. However, Frontier School officials have had such a long and trying battle to have the issues addressed by the previous Commission and their construction professionals that they are understandably, unable to fully trust anyone who comes to them saying they will fix their problems.

The information I will present today will further illustrate why this is so.

In June of 2002 the construction manager for the Frontier project received a report from an independent engineering firm that documented, with pictures, the bad masonry work that continues to plague the Frontier Schools. According to Mr. Kasai, the construction manager never informed anyone...including the School District or the OSFC about this report. The engineering firm had been contracted to investigate roof problems at Frontier and noticed the masonry work was being done so poorly that he documented that also.

In 2004, while trying to resolve the roof issues, the Frontier Schools Superintendent contacted the engineering firm for a copy of the roof report, and it was then that he first learned about the masonry report, and that the construction manager had received it two years earlier.

What is so alarming is that in 2003, with the reports of the poor roofing and masonry in hand, the construction manager, which had been appointed by the OSFC for the Frontier project and numerous other projects around the State, recommended that the project be closed out as completed and with the customer satisfied. This is documented in a letter from the construction manager.

As a side note, a former OSFC Project Administrator for the OSFC now heads K-12 construction in Ohio for this construction manager.

This situation puts into serious question the integrity with which the construction manager performed its duties in the Frontier School district. But even more importantly this calls into question the performance of both the construction manager and the

masonry contractor on all OSFC projects in which they were involved. It also gives reason for the OSFC to investigate each and every one of those projects for poor work, so that none of those districts should have to go through the hardships that Frontier Local is going through now. Remember, Frontier officials had no idea of the scope of their problems, because the construction manager, appointed by the OSFC, failed to notify them.

Furthermore, this situation fully supports the need for the OSFC to employ only “truly responsible” contractors for the districts that are using its services. It also supports the need for the OSFC and its construction personnel to make certain that all school districts are taking full advantage of the OSFC’s new responsible bidder rules approved last month in Resolution 07-16. **THE LOWEST BIDDER SHOULD NOT BE THE ONLY CRITERIA.**