

Ohio School Facilities Commission
May 03, 2007
William McKinley Room 1:30 PM

MINUTES

Meeting was called to order at 1:39 PM.

1. Roll Call

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

2. Executive Director's Report

Director Shoemaker presented the long awaited vision statement (attached). Emphasis is on OSFC being more closely aligned with the education community. OSFC is on solid footing, but is always look for opportunities for improvement.

Commitment to Districts – OSFC commitment is not going to go away. Every school district should have first class facilities and resources for the kids. Would like to create some opportunity for school districts that can't feasibly avail themselves to full funding. Want to protect taxpayer's dollars.

Program Goals – OSFC has disbursed over \$5 billion for construction and renovation of school facilities to date. We have called 41 school districts and offered the opportunity of funding. Tim Cassell will enhance the labor community, school community, CM's, prime contractors and OSFC communication link. Governor Ted Strickland's Turnaround Ohio initiatives calls for ". . . schools that work for every child by giving teachers the tools and technology they need to stimulate creative, problem-solving students to power Ohio's 21st century economy." OSFC will continue to reach out to the Ohio Department of Education (ODE). Our schools must reflect the curriculum requirements and standards established by ODE. OSFC is also working with eTech Ohio, educations associations such as Buckeye Association of School Administrators, Ohio School Boards Association and other groups. OSFC recognizes that these facilities are centers of the community and that many are used for dual purposes. We have reached the 40th percentile on the Equity List and strongly believe in keeping the integrity of the Equity List. Within the next three years, OSFC will be able to reach districts in the 50th percentile. A map has been included that shows geographically where we are helping schools throughout Ohio.

Looking Forward: Districts Not Yet Served – OSFC needs to be aware of particular needs of school districts that doesn't involve full fix. OSFC is very concerned in making buildings environmentally friendly and efficient. There is new technology coming at us daily. We are working with the Ohio Department of Development providing work opportunities, supplier opportunities and the community feels better about themselves with something new happening.

Looking Back: Districts Already Served – Antioch McGregor University in Yellow Springs are working with school administrators, teachers and support staff in new facilities and

assembling success stories and lessons learned and will complete a report this summer. One preliminary finding suggests that OSFC can do a better job of assisting districts in translating their educational plan to architects and design professionals.

Looking in the Mirror – We are scheduling “town hall” meetings, with the assistance of BASA, with groups of teachers and administrators to discuss the classroom facilities program from planning, construction, post-occupancy and maintenance. I’ve also told our staff that the best decisions don’t always come from the top. Good ideas will bubble up. This has begun to happen and is very encouraging.

Options for Long Term Funding – Eric Bode will report in his finance overview.

Final Thoughts – Effectiveness is not in the number of buildings, but how well we manage the quality of the facilities we build. These are good resources for teachers and great opportunities for the children.

Chair Sabety thanked the Executive Director and the OSFC staff for this report and their openness to flexible approaches that deal with the needs of the communities, partnerships with the education community and the economic development. Chair Sabety suggest adding “local” to Page 7 of the report on impact development. It is important to use local contractors. Senator Roberts expressed that many old buildings are not conducive to current certification criteria. Director Shoemaker agreed that we do need to do a better job in our current alignment. Senator Roberts mentioned that recently Edison Community College dedicated a nursing wing with the use of a new energy design and wondered if OSFC would look at capturing sunrays during the day and heating schools in the evening. Director Shoemaker said he would have Franklin Brown, OSFC Planning Director, talk with Senator Roberts. Senator Roberts felt with energy efficiency upfront, it would save on fuel bills later. Director Shoemaker stated that Mark Wantage, OSFC Maintenance Administrator, works with the school districts on commissioning which requires the school district to enter into maintenance agreement. Representative Szollosi said that it was important to keep in mind not just energy savings, but secondary effects on the economy. He had met with Franklin Brown and learned a lot. He urged OSFC to keep him there, he knows his stuff and is second to none. Chair Sabety asked what other agency builds million dollar buildings, helps school districts make long-term decision. You work under a magnifying glass. She thanked OSFC for their report.

3. Adoption of the March 22, 2007 Meeting Minutes

Vice Chair Quill moved to approve the March 22, 2007 meeting minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

4. Finance Overview - Presented by Eric Bode

Eric Bode provided a brief overview of the financial background of OSFC programs. CFAP is a full fix program for all school districts in the state of Ohio, either a new build or a complete renovation. Master Facility Plan budgets are based on actual school district needs. Seventy percent of projects are new builds. The formula is dollars per square foot cost times the square feet equals the Master Facility Plan Budget. For renovated buildings, the budget is the amount to bring the facility up to Design Manual standards.

Once the Master Facility Plan amount is set, the local share is determined as the local percent times the Master Facility Plan Budget. This was set in state law and has not changed since 1997. It consists of the higher of two calculations:

1. District's percentile on the equity list
2. "Net bonded indebtedness."

The Equity List is calculated yearly by the Department of Education. It essentially is the assessed valuation divided by enrollment and is an average of three three-year averages. The Equity List is ranked from #1 (lowest wealth) to #612 (highest wealth.) The list is divided into 100 percentiles and changes every year. In FY07, OSFC reached #207 on the Equity List and in FY08, OSFC will reach #243 on the Equity List. The "next 10" districts are locked in for the next year. This is a voluntary program. The school district does not have to go forward, it is their choice.

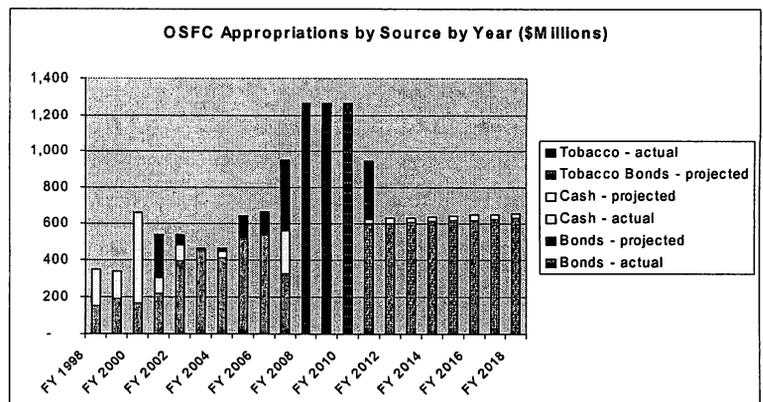
The Financial Requirements of the School District are to obtain their local share, obtain maintenance funding (half mill x 23 years), and share in the financial risk. School Districts have flexibility in ways to obtain their local share. Nearly all do some type of bond levy. To date, 236 projects have been approved by OSFC. Ninety two percent have been successful in obtaining their local share and moving forward, four percent are pending and four percent have failed (the school district has one year to come up with their funds.) Dr. Puckett asked if the school district fails and then later obtains their share, where do they fall on the list. Eric Bode said the law is very specific. If such a school district passes its local share, it becomes the first priority in the next round of funding.

Other programs that OSFC offers to school districts are: Exceptional Needs Program (ENP), Expedited Local Partnership Program (ELPP), Accelerated Urban Initiative (AUI) and the Vocational Facilities Assistance Program (VFAP.) The VFAP has a separate Equity List of 49 and approximately 14 on the list have been offered funding to date.

The first look at the whole picture - to estimate the total cost of offering funding to all school districts, and identify the revenue to meet the state share of this need was done in 1999. This was based on an estimation of entire cost and the funding plan. This was based on the data reasonable at the time. OSFC has now assessed over 500 school districts and has a much better picture of the cost. In 1999 the cost estimate was \$11.5 Billion and now it is \$14.8 Billion (58% of the state's capital fund of this biennium.) Tobacco Securitization will provide \$4.1 Billion over three years and is the sole source of funds if it goes through. Most of the money goes to school districts already started.

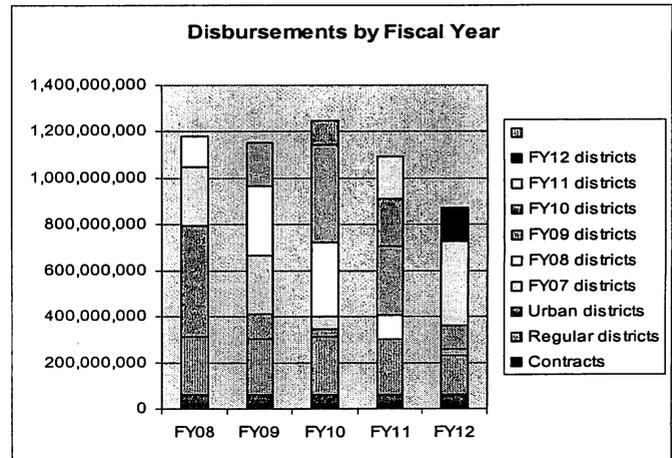
OSFC Funding Sources

- GRF- backed bonds
- Tobacco settlement funds
- Cash Transfers and other
- Total need = \$14.8 billion estimate



How many can we serve?

- “Phased funding”
- Based on estimate of future appropriations
- Based on actual and estimated yearly spending by district



Securitization – The Governor’s Proposal in March will give OSFC \$4.1 Billion to accelerate the program. This will be guaranteed if it happens. The good news is that with acceleration, OSFC can offer more than in the past and serve more school districts faster. Forty-three school districts have been offered funding in the next round to be approved by the Commission in July 2007. Chair Sabety asked of the school districts offered, how many will accept. Eric Bode replied 30 –35 are certain they will accept, and we expect 35 – 40 in all. Chair Sabety asked what would be offered in the next two years. Eric Bode replied that 45 school district projects would be approved next year and 20 each year thereafter. Chair Sabety asked where we would be on the Equity List by the end of the third year. Eric Bode responded we would be over the 50th percentile. Representative Szollosi asked if we knew how many buildings per school district. Eric Bode responded that it does vary, but typically there will be two to three buildings built. A lot of school districts build K-12 facilities. Representative Evans responded there is a flaw in the formula with the income factor, to the detriment of districts with high per pupil property value and low income. Some school districts will never get funded. Representative Evans developed a formula to correct but wasn’t sure if anyone was interested in correcting it. In Monroe County average property value per student is \$135,000 and income is between \$22-\$23,000. Director Shoemaker is quite aware of the discrepancy and is willing to listen, but we must abide by the Equity List and what was legislated. Director Shoemaker said that if we were asked, we would address the situation at Monroe County. We also want to look at a “hard frost” on the Equity List during the years of acceleration. Chair Sabety said this is the right discussion for us to be having. There are challenges before us. Once we are through the middle of the three year program, it may behoove us to look at different problems facing us, look at full process, ongoing access to capital, begin to think about reinvestment needs and align design criteria with educational needs. Senator Roberts said that he was glad to hear Director Shoemaker’s comments. It is time to rethink that where a child lives shouldn’t dictate the school building and would join Representative Evans in doing something regarding his formula. Senator Mumper commented that we have a need to be flexible and open minded and think outside the box.

5. **School Energy Conservation Financing Program Approval - Presented by Steve Lutz**
Four School Districts have requested participation in the Energy Conservation Financing Program.

Berea City School District of Cuyahoga County:

- Brewer-Garrett Co. (Energy Star Partner)
- Thirteen Buildings
- Total Cost \$8,548,170 (Including Interest @ 4.25%)
- Annual Savings \$598,694
- Payback Period 14.30 Years
- Lighting Retrofit (7)
- Building Automation System (9)
- Boiler/ Chiller Replacement (3)
- Roof Retro/Replace (8)
- Water Conservation (6)
- Green Building Education-Solar Panel (2)
- Pool Cover (1)

Meigs Local School District of Meigs County:

- Sabo/Limbach Energy (Energy Star Partner)
- Three Buildings
- Total Cost \$1,337,157 (Including Interest @ 4.75%)
- Annual Savings \$132,216
- Payback Period 10.40 Years
- Building Automation/ Energy Management System (3)
- Chiller Heat Recovery System (2)
- Air-Conditioning Room Unit Ventilator Replacement (1)

Pandora-Gilboa School District of Putnam County:

- Osborne Engineering
- One Buildings
- Total Cost \$83,434 (Including Interest @2.5%)
- Annual Savings \$16,664
- Payback Period 5.00 Years
- Relocate preheat coil to return side of three AHU
- New Variable Frequency Drive unit for one AHU

West Geauga School District of Geauga County:

- CJL Engineering
- One Buildings
- Total Cost \$2,871,592 (Including Interest @ 6.0%)
- Annual Savings \$208,403
- Payback Period 13.78 Years
- Modification to earlier energy conservation project approved July 2004 (Res. 04-114)
- Boiler Replacement (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 07-31.

Vice Chair Quill moved to approve Resolution 07-31.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

6. Maintenance Plan Approval - Presented by Steve Lutz

The School Districts listed below have submitted their plans including a business plan for preventive maintenance and facility operations for Commission approval. The staff of OSFC have reviewed these plans and recommends approval.

School District	Buildings Included in the Maintenance Plan
Georgetown Exempted Village School District (Brown)	PK – 6 and 7 – 12 School Facilities
Portsmouth City School District (Scioto)	Three new elementary schools, one new middle school and high school

Dr. Puckett moved to approve Resolution 07-32.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

7. Expedited Local Partnership Program Master Facilities Plan Amendment Approval Presented by Steve Lutz

There is one Expedited Local Partnership Program Master Facilities Plan Amendment for the Indian Lake Local School District (Logan) for approval. The district first participated in the Expedited Local Partnership Program in 2002 and has competed \$384,000 of partial renovation to their high school. In November 2006, the district passed a ballot issue for \$13.6 Million to build a new elementary school under the Expedited Local Partnership Program. Planning for this project included an update of the enrollment projection. This resulted in a projection of 671 fewer students than that projected in 2002. The facilities plan has been revised to reflect serving fewer students with a resulting reduction of \$8,522,540. The state share is reduced \$3,120,923. The local share is reduced \$5,401,617. The staff has worked closely with the district in the development of the amended facilities plan and recommends approval of Resolution 07-33.

Vice Chair Quill moved to approve Resolution 07-33.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

8. Expedited Local Partnership Program Part Two Agreement Amendments Approval Presented by Steve Lutz

There are two amendments to the Expedited Local Partnership Program Agreements. The first is with the Indian Lake Local School District (Logan). This amendment adds the construction of a new elementary school to the Expedited Local Partnership Program discrete portion bringing the amended project cost to \$13,988,409. The staff has worked closely with the district in developing the revised agreement and recommends approval of Resolution 07-34. Chair Sabety asked if the high school was replaced by the elementary school. Steve Lutz explained that there was a small partial renovation to the high school and a need for a new elementary school.

Vice Chair Quill moved to approve Resolution 07-34.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The second amendment is with Ostego Local School District (Wood). The amendment will provide for the construction of a partial building addition of 1,010 square foot to one of their elementary schools to provide a security office. This amendment will add \$163,570 to the previous projects valued at \$14,451,606. The staff has coordinated with the district and recommends approval of Resolution 07-35.

Vice Chair Quill moved to approve Resolution 07-35.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

9. Hardship Loan Extension Approval -Presented by Lois Snyder

The Mohawk Local School District is applying for a second extension on the grounds that repayment of the full amount due this fiscal year would result in the district meeting the “hardship” definition. The District was granted its first extension at its May 26, 2006 meeting. The Commission staff in conjunction with the Ohio Department of Education Office of Finance and Management Services reviewed the district’s application and supporting materials and agreed. As a result, it is recommended that the term of the loan be extended another year from six to seven years, with the amount due this year reduced from 20% (\$60,002.00) of the original principal to 10% (\$30,001.00). Repayment in years three through five will remain at 20% of the original principal (\$60,002.00) and the amount of repayment reduced for this year (\$30,001.00) will be deferred to and due in year 7.

Dr. Puckett moved to approve Resolution 07-36

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

10. Consultant Agreement Approval - Presented by Eric Bode

PROJECT SUMMARY	Scope of Project: The Consultant will provide analysis of the school facilities design standards in relation to LEED certification standards and rating systems, conduct an evaluation of first and life cycle cost implications to aligning school facilities design standards with the various LEED rating certification levels and provide recommendations and training to promote sustainable design and high performance schools.		
	Contract Expires: June 30, 2007		
CONTRACT	Contractor	Scope of Work	Amount
	Innovative Design, Inc.	Sustainable Design	\$40,000
	Steed Hammond Paul	Sustainable Design	\$40,000
	Total		\$80,000

This will help OSFC with the LEED criteria. HB251 requires OSFC to look at the Ohio School Design Manual and LEEDs. The report is due October 1, 2007. A selection process was implemented for these services and 13 firms submitted proposals. Four firms were short listed to interview and the two most qualified firms were selected. The staff recommends approval of Resolution 07-37.

Representative Szollosi asked if within scope will the firms recommend on LEED or provide and overview of the design manual with comparisons. Eric Bode replied that this is an

information purpose analysis and the report will be presented on October 1st. Chair Sabety asked if the two consultants will each review half of the design manual. Steve Lutz explained that the consultants will meet to address questions and define scope that each can best address. Chair Sabety asked who would receive the report. Eric Bode replied that the General Assembly would receive the report by October 1st.

Vice Chair Quill moved to approve Resolution 07-37.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

11. Architectural Agreements and Amendments Approval - Presented by Craig Weise

Agreements:

School District	Project	Architect	Amount	Agreement
Fairlawn LSD	K-12 School	Freytag & Associates, Inc.	\$1,022,871.67	Agreement
Fort Loramie LSD	PK-6 and Renovate High School	Freytag & Associates, Inc.	\$936,165.93	Agreement
Hubbard EVSD	PK-5 School, new middle school, renovations/additions to Hubbard HS	Burgess & Niple	\$3,149,221.00	Agreement
North Union LSD	Middle school and renovations/additions to High School	MKC Associates, Inc.	\$1,132,052.09	Agreement
Osnaburg LSD	K-12 School	MKC Associates, Inc.	\$1,188,172.00	Agreement
Teays Valley LSD	Three Elementary Schools	Steed Hammond Paul, Inc.	\$3,787,651.00	Agreement
Versailles EVSD	K thru 12 & Career Tech	Freytag & Associates, Inc.	\$1,936,875.00	Agreement
Wauseon EVSD	Elementary/Middle School and renovate Wauseon Primary and High School	Fanning/Howey Associates, Inc.	\$2,245,582.25	Agreement

Amendments:

School District	Project	Architect	Fees to Date	Amount	Total	Amendment
Cleveland CSD	Buhrer Elementary K-8 - Technology	Irie Kynk Goss Architects, Inc.	\$427,052.00	\$10,670.00	\$437,722.00	Amendment
Cleveland CSD	Buhrer Elementary K-8 - Mechanical Design	Irie Kynk Goss Architects, Inc.	\$437,722.00	\$6,800.00	\$444,522.00	Amendment
Cleveland CSD	Segment 3	Cleveland Educational Design Alliance	\$2,147,066.00	(\$299,024.06)	\$1,848,041.94	Amendment
Cleveland CSD	Segment 3	Cleveland Educational Design Alliance	\$1,848,041.94	\$496,985.00	\$2,345,026.94	Amendment
Cleveland CSD	Segment 2	Robert P. Madison International, Inc.	\$485,000.00	\$20,422.04	\$20,422.04	Amendment
Columbus CSD	East Columbus Elementary School	Moody Nolan, Inc.	\$1,647,777.14	\$27,500.00	\$1,675,277.14	Amendment
Columbus CSD	South High Urban Academy	Design Group	\$1,366,232.00	\$310,877.00	\$1,677,109.00	Amendment
Columbus CSD	Alternative High School	Machisa/OAS/Triad	\$1,217,717.00	\$225,145.00	\$1,442,862.00	Amendment
Columbus CSD	Alternative High School	Schooley Caldwell Associates, Inc.	\$1,445,330.00	\$42,017.00	\$1,487,347.00	Amendment

Locally Funded Initiatives:

School District	Project	Architect	Amount	Locally Funded Initiatives
Cleveland CSD	Segment 3	Cleveland Educational Design Alliance	\$26,400.00	Agreement - LFI
Fort Loramie LSD	PK-6 and Renovate High School	Freytag & Associates, Inc.	\$167,267.66	Agreement - LFI
Osnaburg LSD	K-12 School	MKC Associates, Inc.	\$48,487.00	Agreement - LFI
Teays Valley LSD	Three Elementary Schools	Steed Hammond Paul, Inc.	\$512,920.00	Agreement - LFI

Versailles EVSD	K thru 12 & Career Tech	Freytag & Associates, Inc.	\$220,732.00	Agreement - LFI
Wauseon EVSD	Elementary/Middle School and renovate Wauseon Primary and High School	Fanning/Howey Associates, Inc.	\$348,580.50	Agreement - LFI

Dr. Puckett moved to approve Resolution 07-38.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

12. Construction Manager Agreements Approval - Presented by Craig Weise

The following Construction Manager agreements were presented for approval.

CM Firm	District	County	Total CM Compensation
Regency Construction	Buckeye Central LSD	Crawford	\$1,101,196
Regency Construction	Mount Gilead EVSD	Morrow	\$1,031,943
Barton Malow/Rupp Rosebrock, Inc.	Wauseon EVSD	Fulton	\$1,964,869
Bovis Lend Lease, Inc.	Fairfield Union LSD	Fairfield	\$2,769,477

The Commission staff has reviewed and recommends the approval of Resolution 07-39.

Representative Szollosi asked how the CM compensation was dispensed. Craig Weise explained that the CM submits a detailed invoice on a monthly basis.

Vice Chair Quill moved to approve Resolution 07-39.

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>
Toledo CSD (Lucas)-Seg. 1	Lathrop/Gant/Barton-Malow	\$695,028
Toledo CSD (Lucas)-Seg. 2	Lathrop/Gant/Barton-Malow	\$159,982
Cincinnati CSD (Hamilton)-Seg. 2	Turner Construction Company	\$462,018
Cincinnati CSD (Hamilton)-Seg. 2b	Turner Construction Company	\$2,380,299
Tri-Valley LSD (Muskingum)	Turner Construction Company	\$31,713
Ravenna CSD(Portage)	URS Corporation	\$239,617

The Commission staff has reviewed and recommends the approval of Resolution 07-40.

Dr. Puckett moved to approve Resolution 07-40.

Chair Sabety seconded the motion.

Approval: Vote 3-0.

13. Trade Construction Contracts Approval - Presented by Craig Weise

All contracts represent the lowest responsible bidder. All are the lowest responsible bidder except for the two that are noted. The Commission staff has reviewed and recommends the approval of Resolution 07-41.

<u>School District</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
Akron CSD	Baumann Enterprises, Inc.	Demolition	\$169,800.00
Allen East LSD	Continental Office Environments	Loose Furnishings, School Specialties	\$640,399.26
Canton CSD	Continental Educational Environments	Furnishings	\$52,222.90
Canton CSD	Southeast Security Corporation	LCD-TV's	\$37,000.00
Canton CSD	Southeast Security Corporation	LCD-TV's	\$37,000.00
Canton CSD	Southeast Security Corporation	LCD-TV's	\$36,000.00
Canton CSD	Southeast Security Corporation	LCD-TV's	\$35,000.00
Canton CSD	Southeast Security Corporation	LCD-TV's	\$36,000.00
Canton CSD	Southeast Security Corporation	LCD-TV's	\$36,000.00
Canton CSD	Continental Educational Environments	Furnishings	\$60,340.55
Canton CSD	Continental Educational Environments	Furnishings	\$53,589.99
Canton CSD	Southeast Security Corporation	LCD-TV's	\$48,900.00
Cincinnati CSD	Ken Neyer Plumbing, Inc.	Plumbing	\$780,560.00
Cincinnati CSD	United Electric Company, Inc.	Electrical/Technology	\$1,781,250.00
Cincinnati CSD	Feldkamp Enterprises, Inc.	Plumbing/HVAC	\$2,542,000.00
Cincinnati CSD	Dugan & Meyers Construction Company	General Trades	\$7,997,000.00
Cincinnati CSD	Sunesis Construction Company	General Trades	\$1,525,000.00
Cincinnati CSD	Feldkamp Enterprises, Inc.	HVAC	\$1,566,000.00
Cincinnati CSD	Dalmatian Fire	Fire Protection	\$173,029.00
Columbus CSD	Tom Sexton and Associates	Loose Furnishings	\$61,869.25
Columbus CSD	ECONCO, Inc.	HVAC	\$215,000.00
Columbus CSD	Smith Roofing, Ltd	General Trades	\$1,032,850.00
Columbus CSD	The Zero-Breese Company	Roof Replacement	\$816,497.00
Columbus CSD	Capital City Electric	Electrical	\$13,773.00
Dayton CSD	Dalmatian Fire, Inc.	Fire Protection	\$178,451.00
Dayton CSD	Ferguson Construction, Inc.	General Trades	\$11,411,600.00
Dayton CSD	Active Electric	Electrical	\$1,539,500.00
Dayton CSD	S & D Osterfeld, Inc	Plumbing	\$815,823.00
Dayton CSD	Innovative Energy Solutions, Inc.	Automatic Temperature Controls	\$232,990.00
Dayton CSD	Innovative Energy Solutions	HVAC Controls	\$220,358.00
Dayton CSD	B & B Wrecking, Inc.	Demolition	\$332,600.00
Dayton CSD	Environmental Demolition Group	Asbestos Abatement	\$165,178.00
Dayton CSD	Better Built Construction Services, Inc.	General Trades	\$1,310,000.00
Dayton CSD	G M Mechanical, Inc.	HVAC	\$1,084,000.00
Dayton CSD	Sollmann Electric Company	Electrical	\$1,017,964.00
Dayton CSD	Fleshman's Masonry	Masonry	\$1,247,629.00
Dayton CSD	Kendell Construction Company	General Trades	\$5,187,000.00
Dayton CSD	Innovative Energy Solutions	HVAC Controls	\$171,130.00
Dayton CSD	Beacon Electric Company	Electrical	\$1,145,450.00
Dayton CSD	Griffith Sheet Metal, Inc.	HVAC	\$1,115,700.00
Dayton CSD	Thomas & Marker Construction Co.	General Trades	\$5,870,300.00
Dayton CSD	Dalmatian Fire, Inc.	Fire Protection	\$128,800.00
Dayton CSD	Innovative Energy Solutions	DDC Systems	\$176,374.00
Dayton CSD	Slagle Mechanical, Inc.	HVAC	\$1,948,000.00
Dayton CSD	Ohio Plumbing and Electrical, Inc.	Plumbing	\$559,000.00
Dayton CSD	Dalmatian Fire, Inc	Fire Protection	\$249,267.00
Defiance CSD	Miller Contracting Group	Site Work	\$1,460,778.00
Defiance CSD	Brint Electric, Inc.	Electrical Systems	\$2,499,900.00

Defiance CSD	Fitzenrider, Inc.	Plumbing & HVAC	\$2,667,940.00
Defiance CSD	Jackson & Sons Drilling and Pump, Inc.	Geo-Thermal Well Field	\$637,500.00
Defiance CSD	Mel Lanzer Co.	General Trades	\$8,775,639.00
Defiance CSD	Vulcan Enterprises, Inc. * * *	Fire Suppression Systems	\$241,283.00
Fairless LSD	Cardinal Environmental Services, Inc.	Asbestos Hazard Abatement and Related Work	\$104,625.00
Franklin LSD	Dore & Associates Contracting, Inc.	Demolition	\$297,200.00
Fredericktown LSD	Adena Corporation	General Trades	\$9,387,000.00
Fredericktown LSD	Guenther Mechanical, Inc.	Plumbing	\$625,000.00
Fredericktown LSD	All State Fire Protection, Inc.	Fire Protection	\$216,700.00
Fredericktown LSD	Universal Enterprises, Inc.	HVAC	\$1,670,300.00
Fredericktown LSD	Accurate Electric Construction, Inc.	Electrical	\$1,658,089.00
Fredericktown LSD	Middleton Geothermal Service, LLC	Geothermal Well Field	\$729,927.00
Fredericktown LSD	U S Communications and Electric, Inc.	Technology	\$656,823.00
Hillsboro CSD	Nor-Com, Inc.	Technology	\$406,500.00
Jefferson Area LSD	Brown Sprinkler Service, Inc.	Fire Protection	\$141,800.00
Jefferson Area LSD	Blaze Building Corp	General Trades	\$7,042,500.00
Jefferson Area LSD	Detrick Industrial Piping Co.	Plumbing/HVAC & Controls	\$1,605,000.00
Jefferson Area LSD	APL Electric, Inc.	Electrical	\$1,247,336.00
Miami Trace LSD	Monarch Construction Company	General Trades	\$7,258,000.00
Miami Trace LSD	Phoenix Masonry Ltd	Masonry	\$3,042,000.00
Miami Trace LSD	Louis R. Polster Company	Kitchen Equipment	\$432,509.00
Miami Trace LSD	TP Mechanical Contractors	Fire Protection	\$269,763.00
Miami Trace LSD	Reddy Electric Company	Electric	\$2,121,900.00
Miami Trace LSD	Fox Mechanical, Inc.	Plumbing	\$1,082,000.00
Miami Trace LSD	Stonecreek Interior Systsems, LLC	Casework	\$554,400.00
Miami Trace LSD	Weller's Plumbing & Heating, Inc.	HVAC	\$2,005,000.00
Painesville City LSD	Stonecreek Interior Systems, LLC	Casework	\$309,500.00
Painesville City LSD	Hach Excavating and Demolition, Inc.	Drainage System	\$36,385.40
Painesville City LSD	Britton Farm Drainage	Drainage System	\$37,400.00
Painesville City LSD	Sievers Security, Inc.	Security	\$73,104.00
Painesville City LSD	United Mechanical Contractors, Inc.	Plumbing	\$579,000.00
Painesville City LSD	Breckenridge Kitchen Equipment & Design, Inc.	Food Service Equipment	\$55,917.00
Painesville City LSD	Mac Mechanical Corporation	Fire Protection	\$141,000.00
Painesville City LSD	A. J. Goulder Electric Company	Electrical	\$1,106,269.00
Painesville City LSD	Imperial Heating and Cooling, Inc.	HVAC	\$1,216,000.00
Painesville City LSD	Mr. Excavator, Inc	Sitework	\$1,242,750.00
Painesville City LSD	C. T. Taylor Company, Inc.	General Trades	\$5,066,500.00
Pike County Area JVSD	Nor-Com, Inc.	Technology	\$726,031.00
Pike County Area JVSD	Endeavor Construction	General Trades	\$5,015,000.00
Pike County Area JVSD	Accurate Electric Construction, Inc.	Electric	\$1,867,000.00
Pike County Area JVSD	Geiger Brothers Mechanical Contractors, Inc.	HVAC/Mechanical	\$2,880,000.00
Pike County Area JVSD	T P Mechanical Contractors, Inc.	Fire Protection	\$289,410.00
Pike County Area JVSD	A. J. Stockmeister, Inc.	Plumbing	\$1,334,503.00
Sandy Valley LSD	Newton Asphalt Paving, Inc.	Base Course Asphalt Paving	\$242,745.00
Sandy Valley LSD	Wood Electric, Inc.	Site Electric, Data, Communications	\$120,747.00
Sandy Valley LSD	LoopMaster	Geothermal Well Fields	\$1,168,100.00
Seneca East LSD	ACI Const. Co., Inc.	Site Amenities	\$1,704,500.00
South Point LSD	JMK Technology	Technology Infrastructure	\$334,000.00
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$99,095.20

Toledo CSD	Brint Electric, Inc.	Electrical	\$695,990.00
Toledo CSD	Absolute Fire Protection, Inc.	Fire Protection	\$100,500.00
Toledo CSD	F H Martin Contractors * * *	General Trades	\$3,429,000.00
Toledo CSD	Blaze Contracting, Inc.	Site	\$482,000.00
Toledo CSD	Tom Sexton & Associates, Inc.	School FFE	\$154,031.00
Toledo CSD	Tom Sexton & Associates, Inc.	School FFE	\$200,251.00
Toledo CSD	Tom Sexton & Associates, Inc.	School FFE	\$298,824.00
Toledo CSD	Tom Sexton & Associates, Inc.	School FFE	\$162,481.00
Toledo CSD	Tom Sexton & Associates, Inc.	School FFE	\$183,971.00
Toledo CSD	Tom Sexton & Associates, Inc.	School FFE	\$262,888.00
Toledo CSD	GEM Industrial, Inc.	Plumbing & HVAC	\$1,433,000.00
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$66,018.66
Toledo CSD	Warner Mechanical Corp	HVAC	\$1,167,439.00
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$120,757.93
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$72,728.88
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$93,102.42
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$114,630.49
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$84,443.55
Toledo CSD	McNerney & Son, Inc.	Office FFE	\$158,134.40
Toledo CSD	Tom Sexton & Associates, Inc.	School FFE	\$175,339.00
Tri-Valley LSD	MCPc, Inc.	Technology	\$1,952,266.62
Washington Court House CSD	Pella Sales, Inc.	Windows	\$879,780.00
Washington Court House CSD	Complete Clearing, Inc.	Asbestos Abatement & Demolition	\$31,500.00
Waynesfield-Goshen LSD	Jamison Well Drilling, Inc.	Geo-Thermal Wells	\$1,121,550.00
Waynesfield-Goshen LSD	Charles Construction Services, Inc.	General Trades	\$8,823,800.00
Waynesfield-Goshen LSD	Vulcan Enterprises, Inc.	Fire Protection	\$261,865.00
Waynesfield-Goshen LSD	Koester Electric, Inc.	Electrical/Technology Cabling	\$1,866,000.00
Waynesfield-Goshen LSD	C & T Design & Equipment Co., Inc.	Food Service	\$246,170.00
Waynesfield-Goshen LSD	Frost Mechanical, Inc.	Plumbing & HVAC/Controls/Hood	\$3,006,000.00
	Lowest Responsible, Second Low Bidder * * *	Total	\$167,981,025.50

Vice Chair Quill moved to approve Resolution 07-41.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

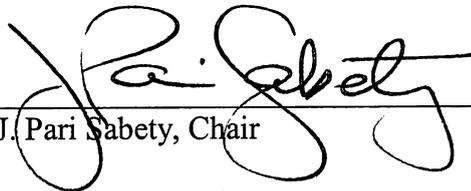
14. Settlement Agreement Approval - Presented by Jerry Kasai

The Cincinnati City School District, with the approval of the Commission, entered into a prime electrical contract with Hilvert & Pope Electric for the electric work for the construction of Midway Elementary for the School District. The Contractor alleged numerous delays and acceleration, which allegedly caused it to incur additional costs over and above what was originally anticipated in the Contractor's scope of work. The Co-owners have determined that much, if not all, of the claim of the Contractor is due to the actions of Endeavor Construction, the general trades contractor, and have withheld funds from the contract balance of Endeavor to settle the claim of Hilvert & Pope. The Commission and School District have agreed to settle the claim with the Contractor for \$125,000 and an agreement to hold Hilvert & Pope harmless for any claims, which may be brought by the general contractor, Endeavor Construction, against Hilvert & Pope. Recommend approval of Resolution 07-42.

Representative Szollosi asked if there was a file kept on situations like this. Jerry Kasai replied that we keep contractor evaluations on file. When a bidder bids, references are being checked. Representative Szollosi said that information should be readily available. There should be a level of communication between the CM's to trouble shoot future issues. Jerry Kasai replied we are attempting to do that. Director Shoemaker said that part of the issue has been resolved when the bidder criteria was issued two months ago. Tim Cassell has been hired and will enhance the labor community, school community, CM's, prime contractors and OSFC communication link. Chair Sabety asked if this situation was raised before and the contractor evaluations are now posted on the OSFC website. Jerry Kasai said we do post the contractor evaluations on the website and they are updated as they come in. It is a manual process at this time and the website was updated November 2006. Chair Sabety suggested that this process be automated and put on a regular schedule.

Dr. Puckett moved to approve Resolution 07-42.
Vice Chair Quill seconded the motion.
Approval: Vote 3-0.

Meeting was adjourned at 3:42 PM.



J. Pari Sabety, Chair

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