

**Ohio School Facilities Commission**  
**May 22, 2008**  
**William McKinley Room 1:30 PM**

**MINUTES**

The meeting was called to order at 1:35 PM.

**Roll Call**

Members present: Vice Chair Hugh Quill, Dr. Steve Puckett, Senator Larry Mumper and Senator Tom Roberts.

**1. Executive Director's Report**

The Executive Director updated the Commission members on the following: School Contacts – Tiffin, Xenia, Eastern Meigs, Southern Meigs, Chillicothe and Whitehall; Superintendent Meetings – Ironton and Steubenville; Speaking Engagements - Coalition of Rural and Appalachian Schools, BASA Facilities Conference, BASA Facilities Committee and NW Ohio Association of School Administrators; Akron - Ground Breaking of the Inventors Hall of Fame School for Math and Science and a Partnering Session; CM – Pre-Proposal Conference; and Wapakoneta Rotary.

Director Shoemaker highlighted the International Masonry Institute Masonry Education Program that will be held June 12, 2008 in Hudson, Ohio. OSFC Post-Construction staff, Tom Brannon and Eric Moser, have reviewed the program. It will be offered to Construction Managers, Architects and OSFC staff.

Director Shoemaker shared that we are continuing to see good numbers on our bids. One of the latest is the new Volney Rogers Middle School at Youngstown. The building is designed for 350 students. Bids received put the project below the advertised estimate and at the 2004 OSFC budget for the project. The results are a noticeable feat due to the small size of the building and a four-year-old budget.

Director Shoemaker recognized Franklin Brown for his article “Ohio Braces for Green Schools” that was published in CEFPI’s Educational Facility Planner magazine.

**2. Adoption of the April 24, 2008 Meeting Minutes**

Dr. Puckett moved to approve the April 24, 2008 meeting minutes.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

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

Four School Districts requested participation in the Energy Conservation Financing Program.

Boardman Local School District (Mahoning):

Roth Bros, Inc.

Two Buildings

Total Cost: \$4,392,125 (2.94% Interest)

Annual Savings \$293,198 - O&M Savings 27.1%

Payback Period: 14.9 Years

Building Automation & Control Upgrades  
New Chiller (1)  
Boiler Burner Control Upgrade (3)  
Lighting Control (1)  
Window and Door Replacement (2)  
Roof Replacement (2)

Huron City School District (Erie):

H.E.A.T. Total Facility Solutions, Inc.  
Five Buildings  
Total Cost: \$2,214,135 (4.2% Interest)  
Annual Savings: \$149,524 - O&M Savings 30.0%  
Building Controls Upgrade (4)  
Boiler Replacement (4)  
Building Envelope (4)  
Lighting & Control Upgrades (5)  
Steam Trap Replacement (1)

Richmond Heights Local School District (Cuyahoga):

Siemens Building Technologies, Inc.  
Two Buildings  
Total Cost: \$1,683,019 (3.75% Interest)  
Annual Savings: \$155,793 - O&M Savings 23.1%  
Payback Period: 14.5 Years  
New Building Automation & Control (2)  
Boiler Replacement (2)  
Building Weatherization (2)  
Lighting Retrofit (2)  
Vending Miser  
Water Conservation Initiatives (2)

Wilmington City School District (Clinton):

Trane  
Five Buildings  
Total Cost: \$1,763,067 (4.25 % interest)  
Annual Savings: \$136,039 - O&M Savings 12.9%  
Payback Period: 13.0 Years  
Replace Boiler (1)  
Lighting Retrofit (5)  
Building Automation Control Upgrades (2)  
Install CO2 Sensors for Demand Control Ventilation (2)  
Roof top Air handler upgrades (1)  
New Thermal Storage System (1)  
Solar Water Heater (1)

These projects have been reviewed by the Ohio Department of Development/Office of Energy Efficiency and the staff of the OSFC and were recommended for approval of Resolution 08-64.

Dr. Puckett asked for further explanation of savings. Mark Wantage responded the annual savings is the savings generated from the Energy Conservation measures that you subtract for the payback period from the total cost.

Dr. Puckett moved to approve Resolution 08-64.  
 Vice Chair Quill seconded the motion.  
 Approval: Vote 2-0.

**4. Maintenance Plans Approval – Presented by Mark Wantage**

There were three maintenance plans recommended for Commission approval. The maintenance plans are in fulfillment of the law and the project agreement. Staff reviewed the maintenance plans for the districts and they met all the requirements. Resolution 08-65 was recommended for approval.

School District	Buildings Included in the Maintenance Plan
Akron CSD (Summit)	Voris CLC & Resnik CLC –Seg. 1A (INTERIM PLAN)
Painesville CSD (Lake)	Chestnut ES (INTERIM PLAN)
Tecumseh LSD (Clark)	Tecumseh HS, Tecumseh MS, Donnelsville ES, Medway ES, Park Layne ES, New Carlisle ES, and Athletic Facility

Senator Mumper asked if a school district could combine their maintenance and construction in one levy. Jerry Kasai responded that it is an interpretation of the law and the law permits them to do that in their bond language. Mike Shoemaker commented that they have to distinguish in the bond language that there are two issues, but there would be one vote.

Dr. Puckett moved to approve Resolution 08-65.  
 Vice Chair Quill seconded the motion.  
 Approval: Vote 2-0.

**5. Consultant Contract Agreements and Amendments Approval – Presented by Eric Bode**

Eric Bode presented 28 specialty service contracts and amendments for approval. There are three selection processes currently ongoing for building envelope consulting, technology plan review and design manual consulting that will be presented next fiscal year for Commission approval.

The capital contracts for Regional Program Consultants (RPC's) with Hammond Construction, Regency Construction Services and Resource International was for \$1,500,000 each; Bovis Lend Lease, Inc. for \$400,000 and The Quandel Group, Inc. for \$500,000. They will expire on Jun 30, 2010.

The Regional Program Consultants (RPC's) are construction management firms that do construction manager work directly as construction managers on many of our projects. The RPC's primarily help the planning side of our office. In a typical funded project (Classroom Facilities Assistance, Exceptional Needs or Vocational Facilities Assistance Programs) the early planning includes the assessment, the enrollment projections, the whole master planning and everything it takes to get a district ready. A planner is assigned and does all the leg work with the district - meeting with them, answering their questions, explaining what goes on and everything they have to do, walking them through step by step. They are supported by the RPC early on and will continue through funding. So once an RPC gets to a district that is funded and the district has a project agreement, the project moves to the project side of our office internally and externally the project switches over to our construction manager contracts. The RPC really plays the roll of construction manager expertise early on. In the unfunded Expedited Local Partnership Program projects, the RPC actually does the full role. The RPC not only does planning, as they

do with the funded projects, but actually continue on and work with our planners as the districts go through design, construction and closeout. All of these firms are Ohio firms. The staff recommended approval of Resolution 08-66.

Senator Mumper asked for explanation on Quandel's contract. Eric Bode responded the Quandel group is currently one of the three RPC firms that are doing the primary work. They were not selected in the top three for the next two-year period. We asked Quandel to continue on with some of their assignments that they have been working on and feel it would be disruptive at this point to switch over to a different RPC. It is just a period of some months that they are expected to do the finish up work. In addition, Quandel's new contract allows for special assignments over the two-year period. There was a full Request For Proposal process for this selection. Eleven firms responded and five were short-listed and awarded.

Dr. Puckett moved to approve Resolution 08-66.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

The capital contracts for Facilities Assessment Consultants with ADA Architects, Inc. and Duket Porter Associates are for \$700,00 each; Architectural Vision Group LTD, Karl R. Rohrer Associates, Inc. and Schorr Architects Inc. are for \$500,000 each; Rae Group LLC, Schooley Caldwell Associates, The Collaborative Inc. and Van Auken Akins Architects LLC are for \$300,000 each. They will expire on June 30, 2010.

The scope is for assessments of current facilities when we start working and planning with school districts. That assessment gives a cost to do all the necessary repairs or replacements within a current building systems. A qualitative assessment of the educational adequacy of the building is done and this data provides information to help make the decision to renovate or build new. In the case of renovation, the actual budget of the renovation of that building is determined. Firms are compensated based on square footage assessments. They are all architect or engineering firms. There was a full Request For Proposal process for this selection. Thirty-eight firms responded, thirteen firms were short-listed and nine firms were awarded. All of these firms are Ohio firms. The staff recommended approval of Resolution 08-67.

Dr. Puckett asked if all the personal service agreements go to the Controlling Board. Eric Bode responded if they are more than \$50,000, they go to the Controlling Board.

Dr. Puckett moved to approve Resolution 08-67.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

The capital contracts for ENP Assessment Services with Dynamix Engineer Ltd and TGW Consulting, LLC. are for \$25,000 each; Shelley Metz Baumann Hawk Inc. and Gandee & Associates, Inc. are for \$12,500 each. They will expire on June 30, 2009.

The Exceptional Needs Program has a narrower scope of assessment services than our primary assessment services. When applications are received, assessing firms comprised of architect and engineering firms look at the health and safety aspects of buildings and then present those facts to the selection committee. Two years ago we had a selection process and this is the third year of contracting as a one-year contract with these firms. We anticipate issuing a Request For Proposal for these services next year. The staff recommended approval of Resolution 08-68.

Dr. Puckett moved to approve Resolution 08-68.  
Vice Chair Quill seconded the motion.  
Approval: Vote 2-0.

The one-year operating contracts for Program Support Services with Kelly DesRoches Consulting for \$12,000; Auditing Services with Kennedy Cottrell Richards for \$30,000 and Finance Support Services with Pat Williard for \$25,000 and will expire on June 30, 2009. These are all the same vendors and same services as last year.

Kelly DesRoches Consulting helps us with program development. For example there is language in the energy bill that asked us to adopt rules related to making school roofs ready for the installation of solar panels. Kelly DesRoches is working with us to draft those rules, bringing together knowledge from the policy side, the technical side and from the rule making process.

Kennedy Cottrell Richards is not the actual field audit. We have separate capital contracts for actual field audits that have already been approved and are ongoing. This contract is for the consulting and procedures work. We have recently decided to expand our auditing into the Expedited Local Partnership Program. Ken Richards is looking at risk assessment and vulnerabilities and giving us some recommended procedures for that program.

Pat Williard is a retired treasurer and assists Lois Snyder in reviewing financial documents for financial closeout and reconciliation.

The staff recommended approval of Resolution 08-69.

Regarding the auditing services contract, Dr. Puckett asked how deep do they go into the organization and are they broad enough to look at many areas of the organizations contracts. Eric Bode responded the firm of Kennedy Cottrell Richards is a fairly small firm. Ken Richards is a former state auditor, has worked with school districts and has worked developing procedures for grants. He is very familiar with state and federal agencies overseeing grants and has been very helpful to us. He helped us establish the program we have for auditing of school districts.

Dr. Puckett moved to approve Resolution 08-69.  
Vice Chair Quill seconded the motion.  
Approval: Vote 2-0.

The operating contracts for LEED Consulting Services with Innovative Design, Inc. for training, mentoring and the design manual update for a contract of \$100,000; Boecker Consulting Services and Sustainaissance International Inc. for mentoring for a contract of \$25,000 each and all will expire on June 30, 2009.

At the end of last year, after tobacco securitization, the Controlling Board approved an increase in our operating budget by about \$200,000 each for fiscal year 2008 and 2009 for additional funding for the green building sustainable design program. A steering committee looked at areas of greatest need, how to direct that money to get us over that initial hump and to get us the expertise that we need to successfully implement LEED. We prioritized the use of our dollars in three areas: mentoring, training and design manual updates. Mentoring is expertise from architects who have designed and actually gone through a number of LEED certified buildings and who are then available to help project teams one-on-one as they go forward to design LEED certified buildings. The second area is training - we bring in expertise to Ohio to do training sessions not one-on-one but more broadly to build overall capacity. The third area is design

manual updates. One of the firms that did a lot of the work with the design manual update is particularly knowledgeable in the practical guidance on the use of roof monitors for day lighting and other aspects of day lighting. The key to this whole concept in getting us over this initial period is that we look outside the state and we are capturing some national expertise. We have approximately \$70 million a year in architect and engineering services, of which over 98% are Ohio engineers and architects. So we are trying to get them all up to speed and knowledgeable about LEED. The staff recommended approval of Resolution 08-70.

Dr. Puckett moved to approve Resolution 08-70.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

The capital contracts amendments for Engineering Consulting for H.C. Nutting Company and Resource International are for \$100,000 each and will expire on June 30, 2009.

These are engineering experts that are available on an as-needed basis. It is not typical that we use them on any project, but if a special need arises on one of our projects we do have their expertise. Post-construction is one area that we would use their expertise. If there is evidence of a problem, we would ask one of these firms to come in and look at the problem, try and determine the underlining cause and recommend a course of action. Occasionally we also have them provide expertise during design or construction if we have a need in a particular area. There was a full Request For Proposal selection process for this selection in 2006. Two of the firms have a dollar amount still on their contracts and we can extend them for a third year. They are nearing the end of their two-year contract. There were four firms selected. Due to assignments that H.C. Nutting Company and Resource International have been given in the soils and structural engineering areas, it is necessary to add to their contract. The staff recommended approval of Resolution 08-71.

Dr. Puckett moved to approve Resolution 08-71.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

The capital contracts amendments for Hazardous Materials Assessment are for \$500,000 each and will expire on June 30, 2009.

During the planning process, these specialists provide estimated scope and budget for hazardous material abatement actions, in particular for asbestos, lead and others needed such as mercury. It is information that is used in deciding whether a building should be renovated or demolished. If demolished, there is a scope of services that you have to abate the building before it is demolished. This is the type of information these firms provide to help us with our budgeting. There was a full Request For Proposal process for this selection in 2006 and these two firms were selected and awarded in 2007. However with the \$4 billion we received last year and with the number of districts we have in planning, we have used up essentially two years of budget in one year. Therefore we are asking for an additional \$500,000 for each of these contracts. The staff recommended approval of Resolution 08-72.

Vice Chair Quill asked how many firms competed in the selection process. Eric Bode responded that he did not have that information with him, but they are both Ohio Firms. Director Shoemaker responded that we would get that information to them.

Dr. Puckett moved to approve Resolution 08-72.  
Vice Chair Quill seconded the motion.  
Approval: Vote 2-0.

**6. Master Facilities Plan Agreement Amendments Approval – Presented by Steve Lutz**

Steve Lutz presented for Commission consideration a new master facilities plan for the Elida Local School District in Allen County for their participation the Expedited Local partnership Program. The plan calls for building one new high school for 672 students, renovating and adding to the middle school to serve 587 students and building one new elementary school for 1,069 students. The budget for the plan is \$58,353,422. Staff recommended approval of Resolution 08-73.

Dr. Puckett moved to approve Resolution 08-73.  
Vice Chair Quill seconded the motion.  
Approval: Vote 2-0.

Steve Lutz presented for Commission consideration an amendment to the Master Facilities Plan for the Felicity Franklin Local School District in Clermont County for their 2001 project as a 1990 Lookback district under the Classroom Facilities Assistance Program (CFAP). This amendment provides \$291,508 to fund correction of deficiencies in the through wall flashing. A bond claim has been submitted to the contractor's surety. The owners anticipate recovering the cost of this budget increase from the contractor, architect and construction manager. The contribution of the local share is being deferred pending outcome of cost recovery efforts. The local share will be allocated from the proceeds of cost recovery. Staff has worked closely with the district to identify the cause of the leaks experienced in the building and recommended approval of Resolution 08-74.

Answering a question from Senator Mumper, Steve Lutz said these problems were identified after the construction of the project. Director Shoemaker pointed out the process that was successfully used. OSFC continually tries making it even better when we can go into a district. Eric Moser and Tom Brannon shepherded most of this work. Mike Mendenhall, Mark Wantage and members of the staff are also working with them to get this fixed. This is our method to go in and then go back and figure out whose responsibility is it to pay for it and that way the district does not have additional responsibilities up front. The school district's share will be repaid out of the recovered costs.

Dr. Puckett moved to approve Resolution 08-74.  
Vice Chair Quill seconded the motion.  
Approval: Vote 2-0.

Steve Lutz presented for Commission consideration an amendment to the Master Facilities Plan for the Ironton City School District in Lawrence County for their 2005 participation in CFAP. This amendment will increase the project fund by \$3,941,071, a 9.4% above the original budget to address market conditions and provides a \$150,000 swing space allowance. The Design Manual cost increase for 2006 was 5.9% and for 2007 was 4/6%. Bid coverage was poor on the elementary school project. Only one bidder responded from the General Trades work. The elementary school bid 18/4% above budget. Projects in the South Central Ohio area have in the recent past been exceeding budgets. In February Gallia-Jackson-Vinton had an 11.8% increase and in March South Point had a 12/3% increase. The project team took pains in design to select economical design features in order to contain the project's cost. The staff has worked with the

district to find savings elsewhere in the project to mitigate the cost overruns at bid and recommended approval of Resolution 08-75.

Senator Mumper asked for further explanation on swing space allowance. Steve Lutz responded that it is a budget to provide for either portable classrooms or to provide renovation of existing facilities to make them suitable to house students allowing the district to move students out of a building that is going to be renovated.

Senator Roberts asked the Director if the areas where only one person bids is being looked at as we have had several situations like this. Director Shoemaker responded that is certainly a major concern. We have tried to cultivate interest. We had six people take out bid documents and we thought we were going to have three bidders. One bidder did not bid and one bidder could not get bonded because they had just been awarded the project at South Point. The southern Ohio workforce is obviously plentiful, the number of companies big enough to do the work is a lot more limited. There is also a great amount of work occurring along the river with a couple of power plants and about four major hospitals. That seems to be pulling the companies away, not necessarily the workers, but the companies. Steve Lutz shared some good news on bid results. Hughes High School in Cincinnati is a large renovation project and we are exceptionally pleased that that bid came in 3% below budget.

Dr. Puckett moved to approve Resolution 08-75.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

Steve Lutz presented for Commission consideration a second amendment to the Master Facilities Plan for the Newton Falls Exempted Village School District in Wayne County for their 2000 project as a 1990 Lookback district under CFAP. The amendment added scope to provide for the abatement and demolition of the Arlington Elementary School, which was previously planned to be abandoned with neither abatement nor demolition. The amendment provides no additional funding since a sufficient balance remains from the first amendment. Staff recommended approval of Resolution 08-76.

Dr. Puckett moved to approve Resolution 08-76.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

Steve Lutz presented for Commission consideration a third amendment to the Master Facilities Plan for the Wellston City School District in Jackson County for their 1998 participation in CFAP. The amendment provided \$2,758,362 to fund corrective work for the masonry at the middle school and high school. Both buildings had two story walls constructed without sufficient vertical reinforcement and grouting of the masonry cores, which is required for structural stability. Exterior walls have improperly installed lintels and control joints and lack the through wall flashing and weep holes. This 7.5% supplement to the budget will fund the required corrective work. A lawsuit has been filed and discussions are ongoing with the Contractor's surety. The owners anticipate recovering most, if not all of the costs. The local share of the budget increase is being deferred pending outcome of the lawsuit. The local share will be allocated from the proceeds of the lawsuit. Staff has worked closely with the district to identify the deficiencies and corrective work and recommended approval of Resolution 08-77.

Dr. Puckett moved to approve Resolution 08-77.  
 Vice Chair Quill seconded the motion.  
 Approval: Vote 2-0.

7. **Architectural Agreements and Amendments Approval – Presented by Steve Berezansky**  
 Steve Berezansky presented design profession agreement and amendments for Commission consideration. Steve Berezansky noted that the amendment for the East Cleveland project as listed in the original materials has been deferred until next month. The Resolution has been corrected to reflect this change. The Commission staff reviewed and recommended approval of Resolution 08-78.

**Agreements:**

School District	Project	Architect	Amount
Gallipolis CSD	Build one new high school to house grades 9-12; renovations/additions to the 1958 and 1976 sections of Gallia Academy High School to house grades 6-8	Steed Hammond Paul, Inc.	\$1,500,073.63
Lakota LSD	New PK-12 Facility	Garmann/Miller & Associates, Inc.	\$1,591,429.49
Newton LSD	New PK-12 Facility	Fanning/Howey Associates, Inc.	\$974,141.59
North College Hill CSD	Build one new elementary school to house grades PK - 4; renovations/additions to the 1932 Auditorium section of North College Hill High School to house grades 5 - 12.	SFA Architects, Inc.	\$2,101,404.16
South Range LSD	New PK-12 Facility	Balog Steines Hendricks & Manchester Architects, Inc.	\$2,092,520.88

**Amendments:**

School District	Project	Architect	Fees to Date	Amount	Total
East Cleveland CSD	Shaw High School, Mayfair & Caledonia technology upgrade from televisions to flat screen monitors, Chambers modular classroom design, Mayfair foundation revisions due to unsuitable soil conditions, Shaw High School time extension and utility upgrades.	Whitley & Whitley, Inc/URS Greiner, Inc.	\$9,315,104.45	\$81,906.36	\$9,397,010.81
Plymouth-Shiloh LSD	Master plan change to include a new elementary school instead of renovations and a time extension	Lesko Associates, Inc.	\$464,885.19	\$49,189.00	\$514,074.19

**Locally Funded Initiatives:**

School District	Project	Architect	Amount
Gallipolis CSD	Washington Elementary School auditorium renovation	Steed Hammond Paul, Inc.	\$15,822.44
Lakota LSD	Additional academic space, weight room, wrestling practice room, 16,000 square foot high school gym, 7,500 square foot middle school gym, standing seam metal roof, baseball and softball fields.	Garmann/Miller & Associates, Inc.	\$425,370.51

Dr. Puckett asked about the process and if there any new players in terms of the architects. Steve Berezansky responded the district selects the architect and the district counsel has a big role in negotiating the contracts for the architectural agreements. Of the firms being submitted for approval this month, Balog, Stein, Hendricks & Manchester Architects is new.

Dr. Puckett moved to approve Resolution 08-78 as amended.  
 Vice Chair Quill seconded the motion.  
 Approval: Vote 2-0.

**8. Construction Manager Agreements and Amendments Approval – Presented by Steve Berezansky**

The following Construction Manager Agreements were presented for approval. The commission staff has reviewed and recommends approval of Resolution 08-79.

CM Firm	District	County	Total CM Compensation
Bostleman Corporation	Lakota Local School District	Sandusky	\$1,494,917
The Quandel Group, Inc.	North College Hill City School District	Hamilton	\$1,972,285
Hammond Construction, Inc.	South Range Local School District	Mahoning	\$1,983,015

Dr. Puckett moved to approve Resolution 08-79.  
 Vice Chair Quill seconded the motion.  
 Approval: Vote 2-0.

The following Construction Manager amendments for “locally funded initiative” were presented for approval. The commission staff has reviewed and recommends approval of Resolution 08-80.

<u>School District</u>	<u>Construction Manager</u>	<u>Amount</u>
Defiance City School District	Touchstone CPM, Inc	\$24,000

Senator Mumper asked if the Locally Funded Initiative (LFI) is under OSFC jurisdiction. Mike Shoemaker responded that the LFI is part of the master plan agreement. It is the understanding we have when we start the project that this is the part of the project that the school district is paying. The construction managers manage the whole project, the architect designs the whole project and we feel that is better than simply saying this is a separate contract. We approve it although the money part is their 100% of the budget and allocation.

Dr. Puckett moved to approve Resolution 08-80.  
 Vice Chair Quill seconded the motion.  
 Approval: Vote 2-0.

**9. Trade Construction Contracts Approval – Presented by Steve Berezansky**

All contracts represent the lowest responsible bidder. There is one contract, which represents an award to the second low bidder. That contract is an asbestos abatement contract for the Newton Falls Exempted Village School District project for Arlington Elementary School to the Lepi Enterprises, Inc. for \$70,436,000. The apparent low bidder requested to withdrawal their bid do to a mathematical error discovered during a post bid review. The construction manager and

architect supported the request to withdrawal and the contract was awarded to LEFI Enterprises.  
The Commission staff reviewed and recommended approval of Resolution 08-81.

<u>School District</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
Akron CSD	Intec Building Systems, Inc.	General Trades	\$2,442,690.00
Akron CSD	The K Company, Inc.	Mechanical/HVAC	\$1,053,000.00
Akron CSD	Cavanaugh Building Corporation	Site Work	\$716,500.00
Akron CSD	Speelman Electric, Inc.	Electrical/Fire Alarms	\$849,990.00
Akron CSD	Continental Office Furniture	Office Furniture & Specialties	\$210,008.72
Akron CSD	Continental Office Furniture	Classroom Furniture	\$81,228.32
Akron CSD	Southeast Security Corporation	Technology	\$381,951.00
Akron CSD	Doan Pyramid, LLC	Telephone Systems	\$36,078.00
Akron CSD	Fire Protection, Inc.	Sprinkler System	\$97,150.00
Akron CSD	Rowland Plumbing, Ltd	Plumbing	\$354,000.00
Akron CSD	GMR Building, Inc.	Masonry	\$1,345,896.28
Cincinnati CSD	Evans Landscaping, Inc.	Demolition	\$279,000.00
Columbus CSD	ECONCO, Inc.	HVAC	\$2,050,000.00
Columbus CSD	TP Mechanical Contractors, Inc.	Fire Protection	\$235,279.00
Columbus CSD	Settle Muter Electric	Electrical	\$2,163,768.00
Columbus CSD	Robertson Construction Services, Inc.	General Trades	\$7,219,500.00
Columbus CSD	Continental Office Environments	Loose Furnishings - Administrative Area	\$77,401.09
Columbus CSD	Continental Office Environments	Loose Furnishings - Academic Core	\$104,761.21
Columbus CSD	Crawford Mechanical Services	Plumbing	\$1,385,000.00
Eastern LSD	Feldkamp Enterprises, Inc.	Plumbing/HVAC	\$5,939,000.00
Elyria CSD	Delta Industrial Services, Inc.	Pigeon Manure Remediation	\$49,975.00
Fort Loramie LSD	Cotteman & Company, Inc.	Roofing and Sheet Metal	\$905,406.00
Fort Loramie LSD	S A Comunale Company, Inc.	Fire Suppression	\$219,000.00
Fort Loramie LSD	Slagle Mechanical Contractors, Inc.	Mechanical Systems	\$2,033,000.00
Fort Loramie LSD	Sollmann Electric Company	Electrical Systems	\$1,584,114.00
Fort Loramie LSD	C & T Design and Equipment Company	Food Service Equipment	\$277,800.00
Fort Loramie LSD	Slagle Mechanical Contractors, Inc.	Plumbing	\$488,800.00
Fort Loramie LSD	Chapel-Romanoff Technologies, LLC	Technology System	\$248,350.00
Fort Loramie LSD	Peterson Construction Company	Sitework/Demolition and General Trades	\$7,839,100.00
Galion CSD	Miller Contracting Group, Inc.	Demolition & Site Restoration	\$220,500.00
Hamilton CSD	Breckenridge Kitchen Equipment	Kitchen Equipment	\$351,990.00
Hamilton CSD	Farnham Equipment Company	Casework	\$245,800.00
Hamilton CSD	Breckenridge Kitchen Equipment	Kitchen Equipment	\$351,990.00
Minerva LSD	Continental Office Furniture	Educational Furnishings and General Furnishings	\$346,214.48
Newton Falls EVSD	A. Bonamase Contracting, Inc	Demolition	\$94,190.00
Newton Falls EVSD	Lepi Enterprises, Inc. * * *	Asbestos Abatement	\$70,436.00
North Fork LSD	Continental Office Furniture Corporation	Office Furniture	\$107,308.36
North Fork LSD	Playworld Midstates	Playground Development	\$97,999.00
North Fork LSD	Total Environmental Services, LLC	Asbestos Abatement	\$42,865.00

North Fork LSD	Tom Sexton & Associates, Inc.	Miscellaneous Furniture	\$48,874.62
North Union LSD	Louis R. Polster Co.	Kitchen Equipment	\$174,327.00
North Union LSD	Adena Corporation	General Trades	\$5,168,500.00
North Union LSD	Gutridge Plumbing, Inc.	Fire Protection	\$141,600.00
North Union LSD	Guenther Mechanical, Inc.	Plumbing/HVAC	\$1,635,900.00
North Union LSD	Royal Electric Construction Corp	Electrical/Technology	\$1,703,214.00
Sandy Valley LSD	Marzilli Concrete & Construction, LLC	Concrete Curbs and Walks	\$396,000.00
Sandy Valley LSD	Document Concepts, Inc. dba Office Furniture Solutions	Interior Furnishings	\$946,137.52
Sandy Valley LSD	Service Supply Limited, Inc.	Exterior Furnishings	\$137,500.00
Steubenville CSD	Allied Restoration & Caulking	Chimney Repair	\$97,979.00
Stryker LSD	Stark's Inc.	Plumbing & HVAC	\$403,700.00
Stryker LSD	Vulcan Enterprises, Inc.	Fire Suppression	\$76,524.00
Teays Valley LSD	Kelchner, Inc.	Early Sitework	\$1,570,775.07
Teays Valley LSD	Trucco Construction Co., Inc.	Early Sitework	\$1,711,900.00
Teays Valley LSD	LVI Environmental Services, Inc.	Asbestos Hazard Abatement and Related Work	\$363,100.00
Toledo CSD	Ecological Services, Inc.	Asbestos Abatement	\$246,555.00
Toledo CSD	R. J. Runge Company, Inc.	Kindergarten & Intermediate Playground Areas	\$125,500.00
Tri-Valley LSD	Tom Sexton & Associates, Inc.	Classroom Furniture	\$141,432.00
Tri-Valley LSD	Continental Office Furniture Corporation	Office Furniture	\$71,788.81
Tri-Valley LSD	Martin Public Seating, Inc.	Miscellaneous Furniture	\$35,333.96
Wauseon EVSD	GEM, Inc.	Plumbing	\$945,000.00
Wauseon EVSD	Vulcan Enterprises	Fire Suppression	\$267,072.00
Wauseon EVSD	Woolace Electric Corporation	Electrical	\$2,215,150.00
Wauseon EVSD	Warner Mechanical Corp	HVAC	\$1,913,744.00
Wauseon EVSD	Charles Construction Services, Inc	General Trades	\$12,907,600.00
Wheelerburg LSD	Martin Public Seating, Inc.	Loose Furnishings	\$102,103.91
Youngstown CSD	Pro Quality Land Development	Demolition	\$345,600.00
Youngstown CSD	HEPA Environmental Services, Inc.	Asbestos Hazard Abatement and Related work	\$30,250.00
Youngstown CSD	Delphi Consulting, Inc.	Demolition	\$72,300.00
Youngstown CSD	HEPA Environmental Services, Inc.	Asbestos Hazard Abatement and Related Work	\$30,250.00
Youngstown CSD	HEPA Environmental Services, Inc.	Asbestos Hazard Abatement and Related Work	\$4,100.00
Lowest Responsible, Second Low Bidder * * *		TOTAL	\$76,626,850.35

Director Shoemaker thanked not only members of the Commission and OSFC staff, but also members of the public who have brought to our attention some of these trade contractors. We have suggested to our construction managers that we get those bid tabs in early before contracts are awarded. We are open to any suggestion anyone has and if there is any validity to it we will take action. If there is not, we move on. It is important to get a timely evaluation of these contractors before the bid is awarded or the notice to award done.

Dr. Puckett moved to approve Resolution 08-81.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

10. **Authority to File Suit Approval – Presented by Jerry Kasai**

The Jackson City School District in its participation in CFAP and with Commission approval contracted with MCB Inc. for professional design services and with CTL Engineering, Inc. for geotechnical services on the Project. The School District and the OSFC have incurred delay damages as a result of MCB allowing the high school portion of the Project to be bid and to proceed without possessing the necessary permits from the Army Corps of Engineers. Subsequent to completion of the new Southview Elementary School portion of the project, numerous instances of cracking and shifting in the masonry of the project developed, necessitating remedial work to the masonry on Southview. The cracking and shifting of the masonry was due to various deficiencies in the design and a failure of the geotechnical survey to accurately interpret its own soil borings. The OSFC and School District desire to recover the amounts to be expended on the project due to the remedial masonry work and also for the failure to stop the high school construction from proceeding when the necessary permits were not in place. After an extended period of attempts to get the parties to mediate the claims against them, the OSFC and School District have determined that the parties are not willing to participate in a resolution to the problems at the Project. The Commission staff reviewed and recommended approval of Resolution 08-82.

Dr. Puckett moved to approve Resolution 08-82.

Vice Chair Quill seconded the motion.

Approval: Vote 2-0.

Senator Roberts asked the Director in a situation like this does the architect then go on a list that we monitor or question whether they are capable on future projects. Director Shoemaker responded the first thing we would do is insist on cooperation during the mediation and how they reacted to possible litigation. The second thing we look at is could this mistake have been a common mistake, or is this one that was intentional and we need to request an authority to file suit from the Commission. We discussed last month having a general meeting where we will talk about some bigger issues in terms of quality control. At that meeting, we will bring back to the Commission that intermediate step between contract or participating with us, being on probationary status, or not participating at all in terms of debarment or what ever the extreme measure will be. We are trying to carefully craft the language so that when we do that, and that list is a public list, that we are very solid in terms of the information we have to determine what that is and this would certainly be a consideration. We have had, as Jerry Kasai mentioned, a couple other cases where the architect just underestimated the time for the wetlands permit. In one case they said, it's going to be done in nine weeks and a year and a half later we are still waiting on that. Some of those things are pretty obvious and the degree of the error would determine what list they are on. We are going to come back to the Commission so the Commission is aware of what our process is. We want to have a thorough discussion so the Commission feels comfortable with that list.

Senator Mumper asked if this could have been avoided if we would have had a list. If you file suit, who all gets in this suit. Director Shoemaker responded that he would answer the first question and refer the second question to Jerry Kasai. It may have been prevented if you would have had a third party or it may not, due to the fact this was one of the older projects. So the answer is maybe, but it may have been missed. The anticipation of trying to hedge on the date is not acceptable. Jerry Kasai responded to the second question. This would be MCBA who was the architect on the project and CTL, the geo technical consultant that would be in the lawsuit. We had been in discussions with the construction manager and are very close in agreement with them. Director Shoemaker added typically what we do in a construction managers role is if we

need some supervision during a repair, we would want them to come back in and donate their services pro bono. Vice Chair Quill added the Commission would be interested in any protocols and standards relative to treatment of contractors behaving badly. We want to send a very clear message about the ability of such companies if they are unwilling to submit to mediation and our willingness to do business with them in the future.

**10. Public Testimony**

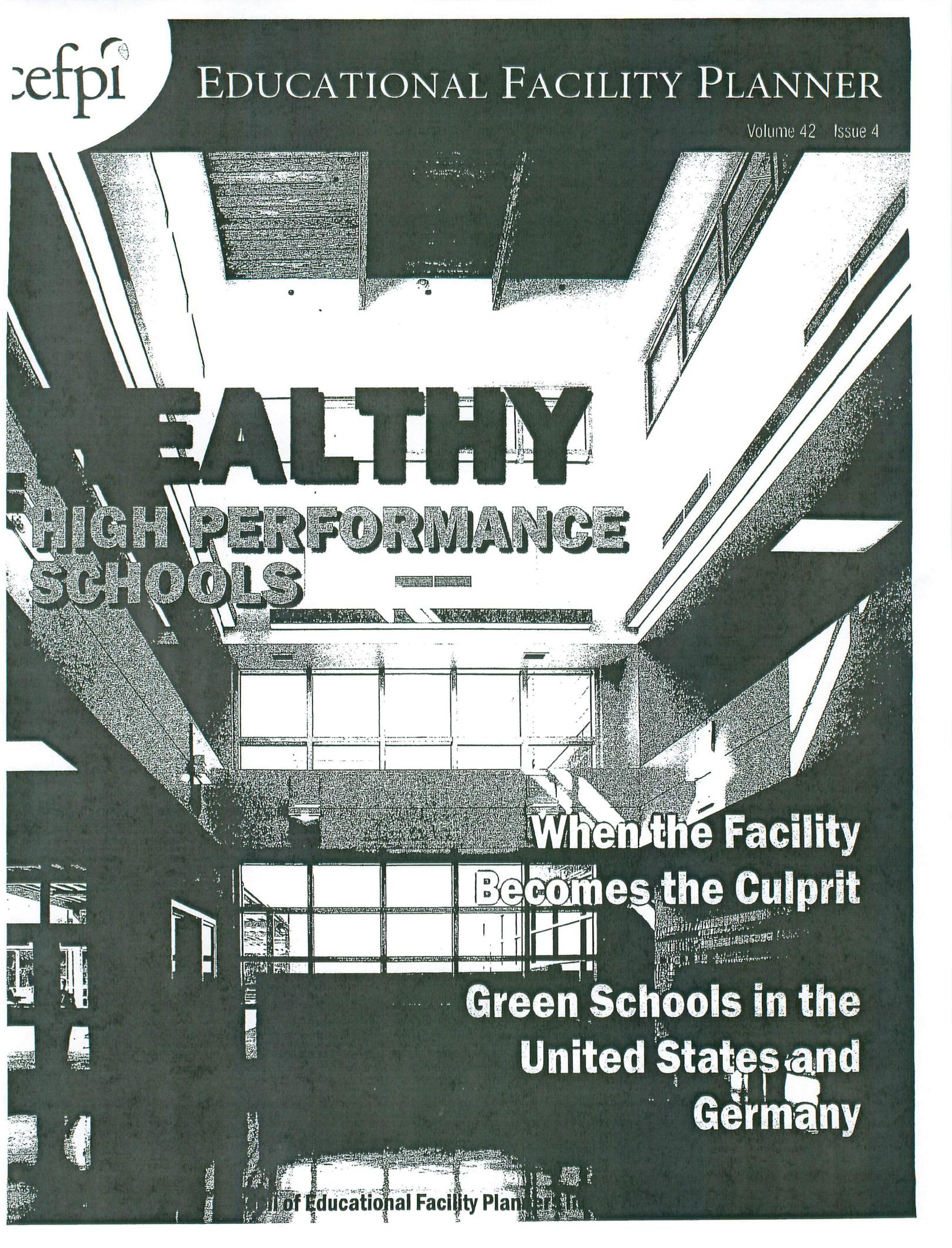
No public testimony was provided.

The meeting was adjourned at 2:47 PM.



J. Pari Sabety, Chair

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



**HEALTHY  
HIGH PERFORMANCE  
SCHOOLS**

**When the Facility  
Becomes the Culprit**

**Green Schools in the  
United States and  
Germany**

Why would a school district choose to build a green school? Aside from being healthier, more productive learning environments for students, teachers and staff, green schools are a responsible use of taxpayer's dollars. Not only do these schools produce direct savings in water and energy costs, they save indirectly by reducing the demand on municipal infrastructure. With energy prices on the rise, building green can have a tremendous impact on operating budgets over the lifespan of our schools.

But perhaps this is the wrong question to be asking. In the words

of USGBC's President, CEO & Founding Chair, Rick Fedrizzi, "When it comes to schools, the question is no longer *should we build green?* It's *why aren't we?*"

So why aren't all new schools being built green? According to a 2006 survey of CEFPI members, concerns for increased first costs are by far the greatest obstacle to building more green educational facilities. Yet, given what we know about the modest up-front costs associated with going green, and given the multiple streams of anticipated savings in lifecycle costs, schools that fear they can't afford to go green

are the very schools that can't afford not to go green.

For more information on green schools and LEED for Schools, visit USGBC's new Web site, [www.BuildGreenSchools.org](http://www.BuildGreenSchools.org). Aside from valuable tools, resources and case studies, you can get in touch with your local Green School Advocacy Director and plug into a network of peers who are designing, building and operating green schools in your region. ■

Rachel Gutter is the Schools Sector Manager for the US Green Building Council (USGBC).

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## Ohio Braces for Green Schools

By Franklin Brown

*A national focus on energy and environmental issues coupled with a funding stream from a legal settlement is changing the way Ohio is rebuilding schools.*

Imagine saving over one billion dollars in taxpayer money over the next 40 years by reducing energy consumption in school buildings! Those are dollars that don't have to be sent to other states to purchase natural gas or electricity or other countries to buy oil. They are dollars that can stay in Ohio.

Since 1997, Ohio has been involved in several state programs focused on rebuilding the entire K-12 building portfolio, originally comprising some 3,684 buildings. To date, over 465 buildings have been built new or completely renovated representing a total investment exceeding 13.3 billion dollars. Two factors, namely the current national focus on energy and environmental issues along with a funding stream resulting from a legal set-

tlement have changed the way we are rebuilding Ohio's schools.

Ohio reached a settlement agreement with a number of major tobacco companies wherein the state will receive annually, without an end date, a specific amount of money. The right to that money was sold to bond holders for 5.05 billion dollars, and over four billion of that is earmarked for continuing school rebuilding programs.

The Ohio legislature passed a Bill in 2007 including several provisions to cut energy consumption. The legislation required that the Ohio School Facilities Commission (OSFC) "study the USGBC's LEED® for Schools rating system and issue a written report to the General Assembly by October 1, 2007, comparing that system to the applicable

standards set forth in the commission's most current Ohio School Design Manual."

The OSFC conducted a study working with the firms Innovative Design, Inc., Raleigh, NC and Steed Hammond Paul based in Cincinnati, OH. The study indicated that by focusing on energy savings opportunities inherent in the LEED for Schools Rating System, energy consumption could be reduced by as much as 51 percent over existing designs conforming to the Ohio School Design Manual.

The current state mandate regarding Green K-12 School Construction in Ohio comes in the form of a School Facilities Commission Resolution adopted on September 27, 2007. The Resolution requires that all Schools designed

after that date and constructed partially with state funds be designed to target LEED Gold certification and obtain no less than LEED Silver certification as defined by the US Green Building Council.

We are currently revising the Design Manual to align more closely with the LEED for Schools Rating System. When studied in detail, the benefits of the USGBC certification process are more beneficial than attempting to incorporate the strategies without certification. This has led to the State underwriting registration and certification fees with no local district share.

Every day, over a 1,000 people are working to rebuild Ohio's schools. For ten years, we have been doing with confidence what we thought was the best way to design and build school buildings. Now we are asking these people to do what they do in a different, better way.

A unique accomplishment of LEED for Schools is that it enables the creation of integrated design teams. As architects, we no longer get an educational specification from the educational planner on letter paper to be converted into a floor plan to be forwarded to the electrical and mechanical engineers as a base plan for their work.

Now, we meet frequently as an integrated team, first in an eco-charrette where we determine and record our objectives and individual responsibilities for the overall design and later in design phase review meetings. From the initial meeting, the progress can be quantified and tracked through the use of building energy simulation tools comprehensive enough to be useful to all design team members, yet so intuitive that each design team member can use them.

It is very clear that the requirement for LEED for Schools Certification and the work load implicit in 4.2 billion dollars in school construction over the next three years (250 +/- buildings) is having a dramatic effect on the

design community and construction materials and services supply chain in Ohio.

The OSFC is working to provide and support educational opportunities for all stakeholders in the process. Recently, a LEED for Schools Technical Review Workshop sold out its 80 seats in three weeks. Similar programs are being planned for school districts, architects, engineers, construction managers, commissioning agents and OSFC staff on an ongoing basis.

A challenge that architects in Ohio face is how to incorporate daylighting into all school designs. This strategy, more than any other, forces integration of the design team. No architect, mechanical engineer, electrical engineer, commissioning agent, civil/site engineer, construction manager or interior designer can develop a daylighting strategy on their own. If the construction manager estimates the cost of daylighting without the mechanical engineer reducing the chiller size or reducing the number of geo-thermal wells, the design will be over priced and forced to operate outside its range of optimal efficiency.

Another challenge that will inevitably arise as anyone adopts high performance standards is "how much more will it cost" or "what is the green premium?" If you isolate and estimate the added cost of one green strategy, in most cases there will be a cost premium. However, over time, this cost may be offset by lower operating expenses. On the other hand, if you incorporate many green strategies with each one interacting and supporting the others, frequently the overall cost will be less than conventional construction methods. If we look at the larger picture we can see costs that formerly were hidden. For example, if you eliminate curbs, catch basins and concrete storm water piping from a site and sheet flow storm water into bio-swailes to recharge the ground water table, then we not only save the cost of

those drainage structures but we relieve the cost to the public authority for off-site storm water management.

Facilitated by the LEED Online submission process, OSFC will monitor the status of each building design and construction project as it moves through the LEED for Schools certification process. Teams that show any signs of struggling with a particular credit category will be offered mentoring and coaching.

According to Rick Fedrizzi, President and CEO of the USGBC, LEED is a "market transformation tool." It is meant to change the way we think and go about designing buildings. Once we have seen the benefits of refocusing on the economic, environmental and social benefits of sustainable design and we have developed an understanding of the methods and tools to achieve it, we will be transformed and these principles will simply be how we work.

Most of what has been discussed above has to do with adult issues. These benefits pale before the educational benefits to the 1,820,000 students that will attend these schools. The benefits to the future citizens of Ohio are immeasurable. LEED for Schools is about optimizing the K-12 educational environment. It is ultimately about learning. ■

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Franklin Brown, AIA, REFP, LEED AP is planning director for the Ohio School Facilities Commission (OSFC).



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