

Ohio School Facilities Commission
June 26, 2008
William McKinley Room 1:30 PM

MINUTES

The meeting was called to order at 1:39 PM.

Roll Call

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

1. Executive Director's Report

The Executive Director updated the Commission members on the following: School Contacts - Office: Wayne County Schools Career Center, Morgan Local School District and South Range Local School District; School Visits: Knox County Joint Vocational School District, Southern Local School District (Perry County) (Dodd) and Lakota Local School District (Sandusky); Meetings: Mike Duco – OCB, Steed Hammond Paul (LEED) and TSI; Speaking Engagements: Associated General Contractors, University of Cincinnati – Finance Class and Allied Construction Industries; D.O.D. – New Company and A/E-CM SUMMIT (September 3, 2008).

Director Shoemaker introduced Emily Knupp, Schools Sector Assistant, U.S. Green Building Council. Emily will be participating in the LEED training seminar on June 27, 2008 in Cincinnati.

Director Shoemaker announced that OSFC staff, Bill Courson, passed the LEED Accredited Professional exam on June 9th. Bill makes the third member of our staff who is LEED accredited. We have other staff members that are preparing for the exam.

OSFC staff Cheryl Lyman and Susan Hagan are working with the Department of Development to schedule regional meetings geared to preparing trade contractors for the OSFC bidding process.

Director Shoemaker distributed perspective dates for a public meeting discussed at previous Commission meetings and requested that everyone submit to OSFC his or her choices. Notification will be made on the date selected. Senator Mumper asked if we could add project labor agreements to this discussion.

Director Shoemaker shared that the Architects and Construction Managers Summit will be held September 3, 2008 at the Convention Center. Usually we have separate meetings for each group, this year the two groups will meet together.

Director Shoemaker recognized Steve Berezansky for leading the effort on Construction Manager proposal process. Interviews and the final selection will take place at the end of July. There were 150 proposals submitted for consideration. Approximately 50 more proposals were submitted than typically would have been. This is really going to improve the product.

2. Adoption of the May 22, 2008 Meeting Minutes

Vice Chair Quill moved to approve the May 22, 2008 meeting minutes.
Dr. Puckett seconded the motion.
Approval: Vote 3-0.

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

Mark Wantage presented three School Districts requesting participation in the Energy Conservation Financing Program. In this program districts identify energy saving facility improvements. Projects must pay for themselves through the result and reduction of energy consumption within a fifteen-year period. School districts are required to prepare and submit project proposals for review and approval by the Commission. Commission approval allows the school district to obtain financing and proceed with their program.

Ashland City Schools (Ashland County):

Total Project Cost \$4,984,990
Interest Rate (Included in the Total Project Cost) 3.5%
Totalled Annual Savings \$333,039
O&M Savings (Maximum Limit of 30%) \$19,405
O&M Savings is Percentage of Total Savings 5.8%
Payback Period (Maximum 15 Years) 14.9 years
Number of Buildings 9
Vendor Comfort Control Group Inc.
Scope of Work:
Lighting Retrofit (9)
Gym Lighting Retrofit (3)
Retrofit of Building Controls (7)
HVAC Mechanical Systems Repair/Upgrade (9)
Additional Ceiling Insulation (9)
Water Conservation (7)
New High Efficiency Boilers (2)
Boiler Controls (2)
Variable Frequency Drives for Chilled and Hot Water Pumps (2)
Window Retrofit (3)

Bradford Exempted Village Schools (Darke County):

Total Project Cost \$463,181
Interest Rate (Included in the Total Project Cost) 4.0%
Totalled Annual Savings \$45,000
O&M Savings (Maximum Limit of 30%) \$4,750
O&M Savings is Percentage of Total Savings 10.6%
Payback Period (Maximum 15 Years) 10.3 years
Number of Buildings 1
Vendor Waibel Energy Systems
Scope of Work:
Retrofit of Building Controls
New CO₂ Demand Control Ventilation
Variable Frequency Drives for Chilled and Hot Water Pumps
Boiler Controls
Vending Machine Controls
51 KW Solar Photo Voltaic Panel

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Vice Chair Quill moved to approve the April 24, 2008 meeting minutes.
Dr. Puckett seconded the motion.
Approval: Vote 3-0.

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Boiler Controls
Vending Machine Controls
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Strongsville City School District (Cuyahoga County):

Total Project Cost \$5,154,878

Interest Rate (Included in the Total Project Cost) 4.9%

Totaled Annual Savings \$346,220

O&M Savings (Maximum Limit of 30%) \$36,312

O&M Savings is Percentage of Total Savings 10.5%

Payback Period (Maximum 15 Years) 14.9 years

Number of Buildings 10

Vendor Brewer-Garrett Company

Scope of Work:

Lighting Retrofit (10)

Gym Lighting Retrofit (3)

Retrofit of Building Controls (7)

HVAC Systems Renovations to VAV (4)

Rooftop AHU Replacement (5)

Water Conservation (1)

Refurbish Air Handler Systems (2)

New Boilers (4)

Vending Machine Controls (10)

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 08-83.

Madam Chair Sabety asked what process the Department of Development uses to calculate the payback period. Mark Wantage responded that he was not completely familiar with the way the Department of Development works out their numbers, but the numbers that we use on our estimation are the actual bills that the districts are currently paying. We do not use projections moving forward. Madam Chair Sabety noted that in a year like this one where we doubled fuel prices over the past twelve months, one ought to see more of these projects coming out of your fifteen-year threshold. Mark Wantage responded that is correct. Representative Szollosi asked for further explanation on the process of how these three projects came to the attention of the Ohio Department of Development. Mark Wantage responded that the House Bill 264 projects are self-generated. The school districts are made aware of the program. There are also firms that do participate in these programs and work with school districts. School districts are looking for opportunities to renovate old equipment and also look for opportunities to reduce their energy consumption. Representative Szollosi asked what is the role of the vendor. Mark Wantage responded that any firm that has the expertise has the ability to propose and work with school districts. Some of these firms are contacted and have been working with the districts over a number of years. The firms actually put together the proposal for the school district, the school district reviews it and the school district passes a board resolution stating that this is something that they want to pursue. With that, we take it and review it and bring it to you for approval. Representative Szollosi asked if the total project cost is fully funded by the OSFC. Mark Wantage responded there is no funding from the OSFC. These are all funded through the district. They can either self fund them and in some cases they go out to a financing company or a bonding firm to finance the program. Director Shoemaker added OSFC does not do any financing, so consequently there is no need-base program. Our role then is to make sure the study is correct and make sure the numbers justify themselves within the fifteen-year time frame.

Dr. Puckett moved to approve Resolution 08-83.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

4. Maintenance Plans Approval – Presented by Mark Wantage

There was one maintenance plan recommended for Commission approval for West Branch Local School District. A Maintenance Plan provides the district with a systematic and thorough guide for preventative maintenance of the facility completed under the Commission’s programs. The plan also provides for projections of cost and a prioritization of the recommended maintenance operations. Individual plans are based upon the equipment and materials used in the facility. Recommendations are made concerning maintenance tasks, staffing, continuous education and service contracts. Commission approval of the Maintenance Plan is required for the access to their half-mill maintenance fund. West Branch Local School District having submitted their Maintenance Plan for approval. Staff reviewed the maintenance plan for the district and they met all the requirements. Resolution 08-84 was recommended for approval.

School District	Buildings Included in the Maintenance Plan
West Branch LSD (Mahoning)	Knox and Damascus ES, West Branch MS and West Branch HS

Dr. Puckett asked if any studies have been done on the accuracy of the half-mill and is the half-mill sufficient. Mark Wantage responded that the half-mil is not sufficient to cover the maintenance needs of the facilities as we recommend them to be covered. It does help, but in terms of completely covering the needs, it does not. We have not done a full-blown study to determine what is the best number that is associated with that, however that is a recommendation that we should investigate.

Vice Chair Quill moved to approve Resolution 08-84.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

5. Ohio School Design Manual Update Approval– Presented by Franklin Brown

Franklin Brown presented the eleventh update to the Ohio School Design Manual. We convened an update team of consultants and staff. We began the process in November of last year and have just finished it. It took longer this year because of the incorporation of the LEED provisions into the standards. We provide four opportunities each year for vendors to come in and make presentations to the update committee. That represented 64 vendors, so it was a significant opportunity. We met with the Department of Health, Department of Development, Department of Education, with other state agencies and with other professional associations around the state to ask them for considerations. We have taken all the value-engineering suggestions that have been made and considered those for updates. This year we had 43 suggestions. For the first time we have two cost sets. This reflects the differential between small and large schools. The Annual Inflation Factor was set at 4.90% for buildings less than 100,000 square feet and 1.81% for buildings over 100,000 square feet. The 3% LEED allowance must be added to the respective inflation number. The number was arrived at through analysis of OSFC cost data and data provided to the OSFC by Global Insight. New materials and systems added to the Ohio School Design Manual were insulated concrete forming system, fiberglass windows, spray polyurethane foam roofing, carpet tile in lieu of broadloom, pex-a domestic water piping, commissioning requirements, focus on high efficiency equipment and strong focus on daylighting design. The staff recommended approval of Resolution 08-85.

In response to a question from Madam Chair Sabety regarding components, Eric Bode responded one thing we have gotten from Global Insight for the last three years is a cost model that is very specific to the Ohio Schools Facilities Commission. We have seen other construction inflation models, but they are based on a basket of goods that may not exactly fit our situation. The cost

model for the inflation number that Global Insight does is with the basket of goods that is for a typical OSFC project, so it is very good and specific for us. The differences we have this year are based on our empirical history. We gathered data on all the buildings that we have budgeted, estimated and then bid over the last four years. We have definitely seen trends that are continuing trends. The history that we have is that the small buildings are much more difficult to bring in giving the budgets that we have set up. In the past years, we have had a higher dollar per square foot cost for small buildings. History shows that the small buildings are harder to bring on budget. Eric Bode also commented that he was not sure that the ratio of labor to materials is that much different between the small buildings and the large buildings, but there are definitely economic and building factors such as the economies of scale and what kind of bidders are interested in large projects versus small projects. These very much factor in the small buildings being more expensive per square foot.

Madam Chair Sabety asked if OSFC has done any projections based on the inflation rates regarding small and large buildings on the impact of the proposed segmentation legislation. Eric Bode responded that the size of the buildings is not affected by segmenting. The segmenting is really for a district that might have six buildings and would allow them to do three or four first. We do not expect there to be any difference in the size of buildings that we would be building.

Dr. Puckett moved to approve Resolution 08-85.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

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

Steve Lutz presented for Commission consideration an amendment to the Master Facilities Plan for the Lake Local School District in Stark County for their participation the Expedited Local Partnership Program (ELPP). Lake was one of the earliest participants in the Expedited Program. Under a provision of temporary law, which applied eligibility retroactively to districts that raised local funding within eighteen months prior to the effective date of the Expedited Local Partnership Program, law. The district passed a capital improvements ballot issue in November 1999 to address certain facilities needs, which included an 18,646 square foot addition to the Uniontown Elementary School. When the districts facilities were assessed for their participation in ELPP, the addition to the Uniontown Elementary School was already under construction and the assessors reported the addition as existing square footage. This was an unfortunate characterization driven by the unusual circumstance of assessing and developing a Master Facilities Plan that included work that was under construction. The amendment shows the addition to the Uniontown Elementary School as work required under the Master Facilities Plan and thereby allowing the amendment of the discrete portion to establish credit for the addition. This Master Facilities Plan amendment increases the budget by \$2,165,240 and increases the addition to the Uniontown Elementary School to 20,188 square feet. Staff recommended approval of Resolution 08-86.

Vice Chair Quill moved to approve Resolution 08-86.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Steve Lutz presented for Commission consideration a second amendment to the Master Facilities Plan for the Lakewood City School District in Cuyahoga County for their participation the Expedited Local Partnership Program (ELPP). In March 2004 the district passed a \$93.6 million bond issue. With the proceeds they constructed under ELPP two new schools, fully renovated two schools and demolished two schools. In May 2007 the district passed a \$30.1 million bond

issue to fund additional work under ELPP. This Master Facilities Plan amendment provides an update to the cost set for the remaining project budgets and adjusts the scope to reflect reduced student enrollment. This plan amendment reduces the size of the high school, eliminates one elementary school and slightly increases the number of students served at three elementary schools. The budget is increased by \$11,116,889, which is 8% of the 2004 budget. Staff recommended approval of Resolution 08-87.

Dr. Puckett asked for further explanation on the increase considering the reduction of one elementary school and one high school falling under 2004 costs and enrollment is going down. Steve Lutz responded from 2004 to 2007, we had over 15% inflation increase approved through the Design Manual updates. Dr. Puckett asked if there were any delays. Steve Lutz responded the original work pursued under \$93.6 million bond issue preceded well. The district decided to pursue more work and in May 2007 they raised an additional \$40.1 million. This action is to allow them to get credit for that additional work that they now can fund. Senator Mumper asked if the original cost was \$93.6 million and they reduced enrollment, how much was in 2004 dollars. Steve Lutz clarified the \$93.6 million dollars was the original discrete portion of the Master Plan. The original Master Plan was over \$140 million. The other compounding factor here with regard to the differences calculated as a percentage, is that the work constructed under the Phase 1 of the Expedited Local Partnership Program built out all of the facilities for the middle school students. As we do a revised enrollment projection that takes students out, we are not able to make the middle school any smaller because they are already built. Director Shoemaker pointed out that they do not get immediate funding, as the percentage of this district is 69%. This credit is applied when they become available for funding.

Dr. Puckett moved to approve Resolution 08-87.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Steve Lutz presented for Commission consideration a second amendment to the Master Facilities Plan for the Otsego Local School District in Wood County for their participation the Expedited Local Partnership Program (ELPP). This amendment reduces the project budget by \$1,028,792 for reduced scope of abatement required at the Otsego Middle School. This facility was assessed in 2001. Then the protocol for assessment did not include an environmental assessment with testing and as the middle school project progressed, testing revealed that materials assumed to contain asbestos did not. This Master Facilities Plan amendment reconciles the plan to the scope of work required at the middle school and reduces the project budget by \$1,028,792. Staff recommended approval of Resolution 08-88.

Vice Chair Quill moved to approve Resolution 08-88.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

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

Steve Lutz presented for Commission consideration the second amendment of the Expedited Local Partnership Program (ELPP) Part Two Agreement with the Lake Local School District of Stark County. This amendment revises the discrete portion to increase the size of the addition to the Uniontown Elementary School to 20,188 square feet to reflect the revised Master Facilities Plan approved earlier through Resolution 08-86. This amended discrete portion also reconciles

the work actually completed at the high school. The district was to complete more of the partial addition to the high school than was originally planned. This amendment increases the credit by \$5,121,677 bringing the total Expedited Local Partnership credit to \$26,941,330. Staff recommended approval of Resolution 08-89.

Dr. Puckett moved to approve Resolution 08-89 as amended.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Steve Lutz presented for Commission consideration the first amendment of the Expedited Local Partnership Program (ELPP) with the Lakewood City School District of Cuyahoga County. This amendment adds scope to the discrete portion that the district is able to fund as a result of their May 2007 ballot issue. The amendment adds partial renovation to the high school, complete renovation of the two middle schools and adds abatement at two schools. The amendment also reconciles the credit amounts in projects completed under their First Phase of ELPP. The amendment increases the discrete portion by \$50,159,204 bringing the expected credit to \$103,614,913. Staff recommended approval of Resolution 08-90.

Director Shoemaker responded to a question from Senator Mumper saying that on the Expedited Local Partnership Program agreements 100% of the total costs that has been spent so far are the local district's costs. When the district's turn later arises in the Classroom Facilities Assistance Program, the money spent by the district on the discrete portion is credited against the local share of the entire Master Plan.

Vice Chair Quill moved to approve Resolution 08-90 as amended.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Steve Lutz presented for Commission consideration the third amendment of the Expedited Local Partnership Program (ELPP) Part Two Agreement with the Otsego Local School District of Wood County. This amendment reconciles credit to the actual scope and expenditures completed by the district to receive credit in their upcoming Classroom Facilities Assistance Program participation, which is expected to come to the Commission next month. The amendment deletes the partial addition to the Grand Rapids Elementary School and adds the abatement and demolition of the Otsego Middle School. The credit amount is increased by \$15,461, for a total credit of \$14,557,067. Staff recommended approval of Resolution 08-91.

Dr. Puckett moved to approve Resolution 08-91 as amended.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

- 8. Architectural Agreements and Amendments Approval – Presented by Steve Berezansky**
Steve Berezansky presented design profession agreement and amendments for Commission consideration. The Commission staff reviewed and recommended approval of Resolution 08-92.

Agreements:

School District	Project	Architect	Amount
Barberton CSD	Build one new elementary school, one new middle school, renovations to Woodford Elementary School, UL Light Middle School, Barberton High School, renovations/additions to Johnson Elementary School	Michael DiMaio and Associates Architects, Inc.	\$4,168,019.53
Brookfield Local School District	Build one new K thru 12 facility to house grades K thru 12	Balog Steins Hendricks & Manchester Architects, Inc.	\$1,663,701.34
Columbus CSD – Seg. 2	Demo and Abate East Linden Elementary School	Meacham & Apel Architects, Inc.	\$33,507.00
Columbus CSD – Seg. 2	Demo and Abate Campion Middle & Watkins Elementary Schools	HKI Associates, Inc.	\$74,708.00
Columbus CSD – Seg. 2	Demo and Abate South Mifflin Elementary & Shady Lane Elementary Schools	Robert E. Euans, Architects, Inc.	\$37,850.00
Columbus CSD- Seg. 1	Demo and Abate East Columbus Elementary School	JL Bender, Inc.	\$24,657.00
Hardin Northern LSD	Renovations/additions to Hardin Northern K thru 12 facility to house grades K thru 12 & Career Tech students	McDonald, Cassell & Bassett, Inc.	\$716,872.00
Liberty Union Thurston LSD	Build one new elementary/middle school to house grades 5 thru 8; renovations to Liberty Union High School to house grades 9 thru 12	Feinknopf Macioce Schappa Architects	\$1,340,239.92

Amendments:

School District	Project	Architect	Fees to Date	Amount	Total
Cincinnati CSD- Seg. 3	Revised cost sets due to Master Plan updates for Western Hills/Dater High School Renovations and LEED Certification and Energy Modeling	SFA Architects, Inc.	\$2,087,773.00	\$794,193.00	\$2,881,966.00
Cincinnati CSD- Seg. 3	Revised cost sets Master Plan updates for Hartwell and College PK-8 School Renovations and LEED Certification and Energy Modeling	Moody Nolan, Inc.	\$1,793,036.00	\$711,897.00	\$2,504,933.00
Cincinnati CSD- Seg. 3	Revised cost sets Master Plan updates for New Robert A. Taft High School and LEED Certification and Energy Modeling	Voorhis Slone Welsh Crossland Architects	\$2,199,478.00	\$120,269.00	\$2,319,747.00
East Cleveland CSD	Added Technology revisions and unused reimbursable, providing a credit to the project	Whitley & Whitley, Inc./URS Greiner, Inc.	\$9,315,104.45	(\$64,912.95)	\$9,250,191.50
Painesville CSD	Elm and Maple Elementary Schools site constraints and design modifications	MKC Associates, Inc.	\$3,936,865.00	\$57,629.00	\$3,994,494.00

Locally Funded Initiatives:

School District	Project	Architect	Amount
Barberton CSD	Stadium improvements, ADA Playground, Auditorium renovation for and Indoor track renovation	Michael DiMaio and Associates Architects, Inc.	\$551,137.20
Columbus CSD – Seg. 1	Environmental Design and Coordination	JL Bender, Inc.	\$14,375.00
Hardin Northern LSD	Additional 6599 square feet to Gym	McDonald, Cassell & Bassett, Inc.	\$56,481.00
Liberty Union Thurston LSD	High School Auditorium	Feinknopf Macioce Schappa Architects	\$106,383.12
Painsville CSD	Site conditions, redesign and Owner request changes	MKC Associates, Inc.	\$360,855.00

Vice Chair Quill moved to approve Resolution 08-92 as amended.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

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

The following Construction Manager Agreements were presented for approval. Steve Berezansky presented design profession agreement and amendments for Commission consideration. Steve Berezansky noted that the Ohio School for the Deaf and Ohio School for the Blind Contract is the second interim contract and has some additional soft costs not normally included in our contract. This additional amount of \$240,500 is for soft cost expenditures such as commissioning, services, procuring a Maintenance Plan Advisor, testing, geothermal testing, abatement services and printing and will be managed by the Construction Management Firm. Traditionally, the district would manage the payment of these services with funds directly from the Construction Manager. However, the Ohio School for the Deaf and the Ohio School for the Blind is not set up for this process so the Construction Manager is managing these funds. So on top of the amount of \$543,700 there is actually a soft cost amount as well. That would bring the total of their Construction Manager compensation to \$784,200 dollars. The Commission staff reviewed and recommended approval of Resolution 08-93.

CM Firm	District	County	Total CM Compensation
Megen Construction Company	Butler Technology	Butler	\$962,961
Shae Construction Services	Gallipolis CSD	Gallia	\$1,346,474
Bovis Lend Lease	Ohio School for the Deaf/ Ohio State School for the Blind	Franklin	\$784,200

Dr. Puckett moved to approve Resolution 08-93.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

The following Construction Manager amendments were presented for approval. The Construction Manager amendments for approval include Cleveland City School District and Mechanicsburg Local School District, which are due to Master Plan changes as well as schedule delays, due to market conditions. The amendments for Fairless Local School District and the Ohio School for the Deaf and Ohio School for the Blind are zero dollar amendments and are transferring funds within the original contract from reimbursable to direct personnel expense to cover additional staffing

costs associated with design and close-out. The Commission Staff recommended approval of Resolution 08-94.

School District	Construction Management Company	Amount
Cleveland CSD – Seg.3	OHGR	\$315,460
Fairless LSD	Regency Construction	\$0
Mechanicsburg EVSD	Smoot Construction	\$88,072
Ohio School for the Deaf/ Ohio School for the Blind	Bovis Lend Lease	\$0

Vice Chair Quill moved to approve Resolution 08-94.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

The following Construction Manager amendments for “locally funded initiative” were presented for approval. The Commission staff has reviewed and recommends approval of Resolution 08-95.

<u>School District</u>	<u>Construction Manager</u>	<u>Amount</u>
Jefferson Area Local School District	Richard L. Bowen & Assoc.	\$12,000

Dr. Puckett moved to approve Resolution 08-95.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

10. 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 a technology contract for the Bucyrus City School District project to Micro Man Inc. for \$1,612,424. Stanley Security Solutions, the apparent low, was found to be non-responsive due to an error on their bid form. The contract for Osterman Cron, Inc. for loose furnishings on the Miami Trace project has been removed and four contracts have been added. Pickaway Ross County Vocational Schools -McNearney and Son Inc.- loose furnishings, Teays Valley Local School - Summit Construction Company - general trades, Teays Valley Local School - Gutridge Plumbing Inc. - HVAC and Toledo City School District -Dymix Group Inc. – demolition. The Commission staff reviewed and recommended approval of Resolution 08-96.

<u>School District</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
Ada EVSD	Microman, Inc.	Video Distribution	\$224,899.00
Ada EVSD	Data Eclipse, Inc.	Data Communications	\$189,750.00
Akron CSD	Southeast Security Corporation	Technology	\$497,400.00
Akron CSD	The Knoch Corporation	Masonry/General Trades	\$4,891,750.00
Akron CSD	Simplex Grinnell, LP	Sprinkler System	\$194,940.00
Akron CSD	Mid-West Telephone Service, Inc.	Technology	\$711,092.00
Akron CSD	Enertech Electrical, Inc.	Electrical/Fire Alarm	\$1,198,000.00
Akron CSD	The K Company, Inc.	Mech/HVAC	\$1,268,000.00
Akron CSD	R & M Electric/dba Summit Electric	Electrical/Fire Alarm	\$944,622.00

Akron CSD	Delta Asphalt Company, Inc.	Site Work	\$723,000.00
Akron CSD	ClarkTel Communications	Telephone	\$38,005.00
Akron CSD	Komar Plumbing & Heating Company	Plumbing	\$685,900.00
Akron CSD	The K Company, Inc.	Mech/HVAC	\$1,499,000.00
Akron CSD	Summit Construction Company, Inc.	General Trades	\$8,548,000.00
Akron CSD	Independence Business Supply	Classroom Furniture	\$110,357.00
Akron CSD	D & A Plumbing & Heating, Inc.	Plumbing	\$405,389.00
Akron CSD	Continental Office Furniture	Specialty Furniture	\$331,909.01
Akron CSD	Continental Office Furniture	Classroom Furniture	\$83,889.04
Buckeye Central LSD	Metzger-Gleisinger Mechanical, Inc.	HVAC	\$2,166,231.00
Buckeye Central LSD	Breckenridge Kitchen Equipment & Design, Inc.	Food Service Equipment	\$308,859.00
Buckeye Central LSD	Vaughn Industries, LLC	Electrical	\$2,366,700.00
Buckeye Central LSD	Guenther Mechanical, Inc.	Plumbing	\$842,975.00
Buckeye Central LSD	Adena Corporation	General Trades	\$10,507,000.00
Buckeye Central LSD	Vulcan Enterprises, Inc.	Fire Protection	\$319,215.00
Bucyrus CSD	Vaughn Industries, LLC	Electrical	\$1,402,100.00
Bucyrus CSD	Guenther Mechanical, Inc.	Plumbing and HVAC	\$3,912,000.00
Bucyrus CSD	Microman, Inc. * * *	Technology	\$1,612,424.00
Bucyrus CSD	Vaughn Industries, LLC	HVAC	\$1,871,000.00
Bucyrus CSD	TriMark SS Kemp	Kitchen Equipment	\$223,529.00
Bucyrus CSD	Vulcan Enterprises, Inc.	Fire Protection	\$278,785.00
Bucyrus CSD	Jeffrey Carr Construction, Inc.	General Trades	\$5,967,420.00
Bucyrus CSD	S. S. Kemp & Co. dba TriMark S. S. Kemp	Kitchen Equipment	\$431,779.00
Bucyrus CSD	Universal Enterprises, Inc.	Plumbing	\$590,554.00
Bucyrus CSD	Dalmatian Fire, Inc.	Fire Protection	\$383,192.00
Bucyrus CSD	Vaughn Industries, LLC	Electrical	\$2,495,600.00
Bucyrus CSD	BCMC, Inc.	General Trades	\$7,998,700.00
Cincinnati CSD	Continental Office Furniture	Loose Furnishings	\$234,612.00
Cincinnati CSD	Continental Office Furniture	Loose Furnishings	\$183,564.45
Cincinnati CSD	Central Insulation Systems, Inc.	Environmental Remediation/Asbestos Abatement	\$198,200.00
Cincinnati CSD	Environmental Demolition Group, LLC	Environmental Remediation/Asbestos Abatement	\$109,800.00
Cincinnati CSD	Krueger International, Inc.	Bulk Furniture	\$6,632,822.90
Cincinnati CSD	Tom Sexton & Associates, Inc.	Bulk Furniture	\$112,417.57
Cincinnati CSD	Continental Office Furniture	Bulk Furniture	\$1,241,500.54
Cleveland CSD	O.B.O. Demolition & Construction, Inc.	Demolition	\$548,962.00
Cleveland CSD	Down To Earth Landscaping, Inc.	Landscaping	\$95,614.60
Clinton-Massie LSD	Thomas J. Dyer Company	Plumbing	\$720,700.00
Columbus CSD	Continental Office Environments	Loose Furnishings	\$349,307.12
Columbus CSD	Continental Office Environments	Loose Furnishings	\$104,931.47
Columbus CSD	Settle Muter Electric	Technology	\$1,152,000.00
Columbus CSD	Tom Sexton & Associates	Media Center	\$98,709.57
Columbus CSD	Tom Sexton & Associates	Loose Furnishings	\$122,186.81
Columbus CSD	Continental Office Furniture	Loose Furnishings	\$45,604.80
Fairfield Union LSD	Best Restaurant Equipment & Design, Inc	Kitchen Equipment	\$261,092.00

Fairfield Union LSD	The Kenny Huston Company	Masonry	\$2,752,500.00
Fairfield Union LSD	Richardson Glass Service, Inc.	Aluminum & Glass	\$323,225.00
Fairfield Union LSD	H & A Mechanical, Inc.	HVAC	\$1,624,000.00
Fairfield Union LSD	H & A Mechanical, Inc.	HVAC	\$1,975,000.00
Fairlawn LSD	Area Energy & Electric, Inc.	Electrical and Technology Systems	\$1,883,298.00
Fairlawn LSD	Cotterman and Company, Inc.	Roofing and Sheet Metal	\$995,805.00
Fairlawn LSD	Central Fire Protection Company, Inc.	Fire Suppression System	\$371,327.00
Fairlawn LSD	C & T Design and Equipment Company, Inc.	Food Service Equipment	\$320,840.00
Fairlawn LSD	Ferguson Construction Company	General Trades	\$6,824,485.00
Fairlawn LSD	Slagle Mechanical Contractor, Inc.	Plumbing Systems and Mechanical Systems	\$2,269,000.00
Fairlawn LSD	Humble Construction Company	Site-Work & Demolition	\$1,293,600.00
Galion CSD	Complete Clearing, Inc.	Demolition & Site Restoration	\$327,000.00
Gallia-Jackson-Vinton JVSD	Southern Cabinetry	Casework	\$372,000.00
Gallia-Jackson-Vinton JVSD	Central Fire Protection	Fire Protection	\$723,760.00
Gallia-Jackson-Vinton JVSD	T P Mechanical Contractors, Inc.	Plumbing , HVAC	\$4,837,820.00
Gorham Fayette LSD	Schoen, Inc.	Site, Paving	\$111,350.00
Gorham Fayette LSD	Anything Grows, LLC	Landscaping	\$26,750.00
Hamilton CSD	Ohio CAT	Generator & ATS	\$90,075.00
Jefferson Area LSD	Detrick Industrial Piping, Co.	Plumbing	\$998,500.00
Jefferson Area LSD	BrySCO Food Service, LLC	Kitchen Equipment	\$396,444.00
Jefferson Area LSD	APL Electric, Inc.	Electrical	\$2,534,357.00
Jefferson Area LSD	Western Reserve Mechanical, Inc.	HVAC & Controls	\$2,510,000.00
Jefferson Area LSD	North East Fire Protection	Fire Protection	\$244,433.00
Jefferson Area LSD	Blaze Building Corporation	General Trades	\$12,044,000.00
Licking Valley LSD	Beheler Excavating, Inc.	Sanitary Sewer Extension	\$87,000.00
Logan-Hocking LSD	Best Restaurant Equipment	Kitchen Equipment	\$251,037.00
Logan-Hocking LSD	Gutridge Plumbing, Inc	Fire Protection, Plumbing	\$710,700.00
Logan-Hocking LSD	Library Design Associates	Library FF & E	\$105,000.00
Logan-Hocking LSD	Fox Mechanical Co., Inc.	HVAC	\$1,476,800.00
Logan-Hocking LSD	Clagget & Sons	General Trades	\$6,499,500.00
Logan-Hocking LSD	Claypool Electric, Inc.	Electrical	\$1,258,000.00
Logan-Hocking LSD	Farnham Equipment Company	Casework	\$161,800.00
Logan-Hocking LSD	Tom Sexton	FF & E	\$1,460,244.00
Martins Ferry CSD	Dave Sugar Excavating, Inc.	Demolition	\$458,000.00
Miami Trace LSD	Continental Office Furniture	BP-F1 Furnishings	\$330,191.22
Miami Trace LSD	Martin Public Seating, Inc	BP-F1 Furnishings	\$56,732.90
Millcreek-West Unity LSD	Mel Lanzer Company	General Trades	\$9,230,000.00
Millcreek-West Unity LSD	Accell Fire Systems, Inc.	Fire Suppression	\$240,400.00
Millcreek-West Unity LSD	Bayes, Inc.	Plumbing	\$774,000.00
Millcreek-West Unity LSD	L. R. Babcock, Inc.	HVAC	\$2,668,800.00
Morgan LSD	LVI Environmental Services, Inc	Asbestos Abatement	\$219,100.00
Mount Gilead EVSD	Studer-Obringer, Inc.	General Trades	\$811,340.00
Mount Gilead EVSD	BCU Electric, Inc.	Electrical	\$422,620.00
Mount Gilead EVSD	Metzger Gleisinger Mechanical, Inc.	Plumbing, HVAC	\$607,115.00

Mount Gilead EVSD	Lepi Enterprises, Inc.	Asbestos Abatement	\$182,934.00
Mount Gilead EVSD	Simplex - Grinnell	Fire Protection	\$46,786.00
North Central LSD	Cardinal Environmental Services, Inc.	Asbestos Abatement	\$239,360.00
North Fork LSD	Zimmerman School Equipment	Classroom Furniture	\$338,716.66
Ohio Valley LSD	Emerald Fire Protection, LLC	Fire Suppression System	\$178,745.00
Ohio Valley LSD	B. B. & E., Incorporated	Plumbing	\$908,000.00
Ohio Valley LSD	RPC Mechanical, Incorporated	HVAC & Controls System	\$299,000.00
Ohio Valley LSD	D. E. Huddleston, Incorporated	General Trades	\$2,258,685.00
Ohio Valley LSD	Beacon Electric Company	Electrical and Fire Alarm Systems	\$2,288,000.00
Ohio Valley LSD	Perfection Group, Incorporated	HVAC and Controls System	\$1,836,375.00
Pickaway-Ross County JT VOC SD	McNerney & Son, Inc.	Loose Furnishings	\$240,562.13
Painesville City LSD	Martin Public Seating, Inc.	Administrative Furnishings	\$319,123.52
Painesville City LSD	Continental Office Furniture	Academic Core Furnishings	\$563,288.80
Sandy Valley LSD	Todd's Enviroscares, Inc.	Land Scaping	\$150,458.00
South Point LSD	Dixon Electrical Systems & Contracting, Inc.	Electrical	\$1,631,497.00
South Point LSD	Brewer & Company of WV, Inc.	Fire Protection	\$229,750.00
South Point LSD	Peterman Plumbing & Heating, Inc.	Plumbing	\$1,150,000.00
South Point LSD	Early Construction Company	General Trades	\$2,976,320.00
South Point LSD	Conley Painting & Special Coatings, LLC	Painting	\$200,000.00
South Point LSD	Breckenridge Kitchen Equipment & Design, Inc.	Kitchen Equipment	\$364,720.00
South Point LSD	Mechanical Construction	HVAC	\$2,579,000.00
South Point LSD	The Kenny Huston Company	Masonry	\$2,605,000.00
South Point LSD	Boggs Roofing, Inc.	Roofing	\$924,627.00
South Point LSD	Early Construction Company	General Trades	\$2,868,410.00
Stryker LSD	McDonald's Design & Build, Inc.	General Trades	\$697,390.00
Teays Valley LSD	Fox Mechanical	Plumbing	\$138,000.00
Teays Valley LSD	Pezzo Construction, Inc.	Masonry	\$273,000.00
Teays Valley LSD	Monarch Construction Company	General Trades	\$11,153,000.00
Teays Valley LSD	Pezzo Construction, Inc.	Masonry	\$1,864,390.00
Teays Valley LSD	Pezzo Construction, Inc.	Masonry	\$1,879,105.00
Teays Valley LSD	Summit Construction Company, Inc.	General Trades	\$1,330,000.00
Teays Valley LSD	Gutridge Plumbing, Inc	HVAC	\$3,547,600.00
Toledo CSD	Doan/Pyramid, LLC	Technology	\$601,905.00
Toledo CSD	Ed Burdue & Co., LLC	Temporary Parking Lot	\$79,868.75
Toledo CSD	Dem/EX Group, Inc.	Demolition	\$414,000.00
Toledo CSD	Wilson Builders, Inc.	General Trades	\$5,132,400.00
Toledo CSD	Schoen, Inc.	Site	\$823,000.00
Toledo CSD	S. A. Comunale Company, Inc.	Fire Protection	\$126,490.00
Toledo CSD	Mondo Mechanical, Inc.	Plumbing	\$544,000.00
Toledo CSD	Regent Electric, Inc.	Electrical	\$984,000.00
Toledo CSD	Midwest Environmental Control, Inc.	Abatement	\$57,000.00
Toledo CSD	Warner Mechanical Corporation	HVAC	\$1,496,000.00
Toledo CSD	Dem/Ex Group, Inc.	Demolition	\$265,000.00
Warren CSD	Cardinal Environmental Services, Inc.	Hazardous Materials Abatement	\$518,110.00

Warren CSD	Precision Environmental Co.	Hazardous Materials Abatement	\$550,000.00
Wauseon EVSD	Warner Mechanical	HVAC	\$2,323,444.00
Wauseon EVSD	Starks, Inc.	Plumbing	\$529,320.00
Wauseon EVSD	Woolace Electric, Corp	Electrical	\$1,117,000.00
Wauseon EVSD	Woolace Electric, Corp	Electrical	\$229,550.00
Wauseon EVSD	Stark's Inc.	Plumbing, HVAC	\$29,640.00
Wauseon EVSD	The Spieker Company	General Trades, Fire Suppression	\$950,700.00
Wauseon EVSD	The Spieker Company	General Trades	\$3,485,000.00
Waynesfield-Goshen LSD	Continental Office Furniture	F F and E	\$534,896.06
Waynesfield-Goshen LSD	Data Eclipse, Inc.	Data Networking & Telephone Systems	\$239,000.00
Waynesfield-Goshen LSD	Securcom, Inc.	CCTV Camara System	\$41,975.00
Waynesfield-Goshen LSD	Valley Electrical Consolidated, Inc.	Video Distributions Systems	\$247,150.00
Waynesfield-Goshen LSD	Freisthler Paving, Inc.	Asphalt Paving	\$326,780.00
	Lowest Responsible, Second Low Bidder ***	TOTAL	\$220,022,011.92

Vice Chair Quill moved to approve Resolution 08-96.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

11. Public Testimony

Mr. Al Adams provided testimony to the Commission regarding Wauseon Schools. Over the past several months there has been discussion regarding MLM Painting. In the past month or so, Mr. Adams had heard several things throughout the state. Mr. Adams was in the office of a Construction Manager employed by the Ohio School Facilities Commission and had done a public records request and was informed that there was an email that was sent out by the Ohio School Facilities Commission instructing the Construction Managers not to accept bids from MLM Painting as a Prime Contractor or as a Sub-Contractor. Mr. Adams wondered if that indeed happened or if there was indeed an email sent out by the Ohio School Facilities Commission. Mr. Adams was also told later on that MLM Painting was accepted as a Sub Contractor along with Charles Associates at Wauseon Schools and was wondering if that happened, and if so, what changed between the email from the Ohio School Facilities Commission instructing them not to accept the bid and the accepting of them as a Sub Contractor.

Jerry Kasai responded that last year we had a number of issues with MLM in terms of unpaid taxes. The Attorney Generals Office agreed with MLM to pay off their taxes and a payment plan was set up with the Attorney Generals Tax Collection Division. That was to pay off all of their back issues that they had with the State of Ohio. We received from a member of the Painter's Union a number of complaints about MLM, and subsequent to that, and this was in January 2008, after the agreement had been entered into. We were given a number of tax liens that had been filed with the Lucas County Clerk of Courts, concerning MLM. At that point, we felt a little miffed that MLM had abrogated their agreement with us, and at that point, we instructed our Construction Managers that this Contractor is not to get any sub-contracts because they went back on their agreement with us to pay off their back taxes. They did indeed loose a couple other jobs on another school project. Subsequent to that, MLM came forth with letters from the Attorney General's Office, demonstrating that the lien's that were filed with the Lucas County Clerk of Courts were for matters that they had already agreed to pay off and that they were paying off because apparently there was a time lag in how these things get done. Their special outside counsel had already started to initiate the process to collect these liens that they have already agreed to pay off and had filed these liens

with the Lucas County Clerk of Courts. It was a clerical mistake by the Attorney General's Office in filing the liens by their outside counsel and there was indeed no breaking of the agreement that MLM had with us. We then communicated to our Construction Managers that MLM had taken care of the problem and it was a clerical mistake and that they could work on the Wauseon project when it came up. Vice Chair Quill asked if the payment plans with the Attorney General's Office have been satisfied. Jerry Kasai responded with respect to MLM their payment plan was for 12 months and there still might be a couple months left.

Al Adams asked if there was a significant federal tax lien that was also involved there and was that settled. Jerry Kasai responded that his understanding was that the federal tax lien is not in the name of MLM it is in somebody else's name. It is a personal tax lien. Al Adams responded that he understood that it was a federal withholding tax. Jerry Kasai responded if Mr. Adams has information that we do not have, please give it to us and we will check into it.

The meeting was adjourned at 3:06 PM.



Hugh Quill, Vice Chair

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

Ohio School Facilities Commission Meeting

Witness Form

Name: ALAN ADAMS Title: _____

School District/Company: _____

Address: 5312 Elaine Dr. City/State/Zip: Toledo, OH 43613

Phone: 419-350-5700 Fax: _____

Testimony Subject:

Wauseon Schools

Will you be providing handouts/materials? NO

*****Please return the Witness Form and ten (10) copies of your testimony and materials to the Committee Secretary prior to testifying.*****