

Ohio School Facilities Commission
November 20, 2008
William McKinley Room 1:30 PM

MINUTES

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

Roll Call

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

1. Adoption of the October 23, 2008 Meeting Minutes

Vice Chair Quill moved to approve the October 23, 2008 meeting minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

2. Executive Director's Report – Presented by Cheryl Lyman

Cheryl Lyman, Chief of Support Services, sat in for Director Shoemaker. Director Shoemaker was attending Green Build in Boston. Green Build is the US Green Building council's huge exposition. Director Shoemaker is accepting a leadership award on the Governor's behalf and those awards recognize outstanding people or organizations committed in advancing the cause of Green Building. Governor Strickland is one of six recipients of a leadership award this year.

Cheryl Lyman acknowledged Senator Mumper's contribution to the school facilities program. This would have been Senator Mumper's last meeting. The staff acknowledged his work and his support of the agency's mission and in his absence we wanted to say how much we appreciated his efforts on our behalf since January 2005.

Cheryl Lyman updated the Commission on: upcoming Groundbreakings and Dedications, yearly holiday gift notice sent to OSFC vendors reminding them of our ethics policy, District Outreach - these are districts that are on our radar screen potentially for future funding within the next two to three years. The planning staff of our office has been going out to districts explaining our programs to Superintendents, Building Managers, and members of the public and November 4th Levy Results (note that this is in fact the first of four possible elections for July 2008 districts.) The results for Wellington, which had failed, is now undetermined after the count of provisional ballots. Director Shoemaker is attending community meetings for districts that have ballot issues and offered to attend meetings with districts that failed at the November ballot.

As a follow-up item from the last Commission meeting, we had public testimony from Newton Local School District in Miami County. We provided the assessment document. Director Shoemaker visited the district to reaffirm that the Master Facilities Plan calls for a new facility in that district.

Greenbuild2008 November 19-21, 2008 in Boston:

The U.S. Green Building Council's Greenbuild Conference is the world's largest conference dedicated to sustainable building. Three days of extensive educational programming, workshops, and exhibits. Last year's conference drew over 23,000 attendees and featured more than 850 exhibitors. Director Shoemaker is attending a number of sessions, including one presented by an Ohio design firm that will address OSFC's LEED program. Franklin Brown is also attending Greenbuild.

OSBA Capital Conference:

OSFC was well represented at the Conference at the Avenue for Answers on November 10th-11th. Elaine Barnes and Franklin Brown presented a well-received session on LEED for Schools.

Reverse Trade Fair:

Susan Hagan, Rhonda Hagemeyer and Madison Dowling represented OSFC at the November 5th event at the Fairgrounds and provided more than 100 vendors with information about opportunities to work with Commission. Thanks to Director Quill and the EOD staff for that opportunity.

Staff Training:

Jarod's Law

New Front End Documents/EDGE

Partnering

New Assistant Project Administrators – Keith Krzeminski, Amy Lloyd, Rick Swart and Mark Barr

BASA Facilities Committee:

OSFC and BASA kicked off another year of the Facilities Committee on October 29th. We have the opportunity to meet on a regular basis with approximately 15 superintendents from districts that have completed projects, are currently in projects and some that have yet to receive funding. This committee serves as a sounding board and provides invaluable insight and feedback.

North Union Local Junior Core:

Yesterday, more than 20 students from North Union visited our offices accompanied by parents and teachers. The students are members of Regency's junior core project. Junior Core is a highly competitive program that exposes students to the construction process. During their visit, which was hosted by Bill Taylor, they learned about OSFC technology and electronic tools. We encourage all of project teams to involve students in the design and construction process and Regency's junior core program is a great model.

Construction Reform Panel – Steve Berezansky:

The Governor has convened a Construction Reform Panel. Steve Berezansky is a member representing OSFC. Steve Berezansky said the panel is being established to conduct a broad review of the State's construction practices, identify some opportunities for improvement and make recommendations. The group includes design and construction professionals, volunteers from Ohio companies, the Department of Administrative Services, representatives from the State agencies and the General Assembly. The reform panel is basically charged with conducting a thorough review of the current design and construction practices and comparing this information with both public and private sector best practices. A lot of best practices that were mentioned we do within our agency. Those did include commissioning, partnering in our dispute resolution for claims resolution and our construction manager delivery model. We look forward to be a part of the process and I will keep the Commission updated to not only recommendations of the panel, but any changes that may occur. On the note of best practices, we have been talking a lot about the revised contract evaluation format, and we will actually be kicking that off on December 1st, 2008 in paper format. We will continue to keep the Commission updated as to when we will go fully web-based or electronic format.

eTech Ohio Technology Toolkit:

eTech Ohio, in collaboration with OSFC, has developed an on-line resource for school district administrators, teachers and staff. It was developed with input from OSFC staff, school district superintendents, technology coordinators, teachers and other district personnel. One of the features of the Toolkit is a facility tour that highlights 8 different buildings. Each brief video talks about various aspects of design, security, digital cameras, ELAs and community use and the integration of technology. The toolkit is meant for any district that is undertaking a construction project. Cheryl Lyman thanked the eTech staff for all of the hours they spent on this project, but called out Quentin Briggs, who spearheaded this project.

Priority Order Guidelines:

There are 140 districts that have been offered funding but have either deferred participation or have not been able to obtain their local share. Eric Bode provided a preview of a draft policy that looks at the relative priority of new district offers, lapsed, deferred and segmented districts plus Vocational Facilities Assistance Program and Exceptional Needs Program which we have for you to preview today. Eric Bode said the basic question in how do we prioritize funding among the various projects is a pretty simple answer: we have an equity list for Classroom Facilities Assistance Projects and we just move up the equity list. The same thing is true for the Vocational schools: there is an equity list and we simply move up the equity list. For the Exceptional Needs Program we have a competitive selection process for the panel and they rank them. That simple explanation covers 98% of the issue with prioritization of funding. There are some things that happen on the margins and some finer points that are not entirely clear under our current rules and our current law and until now it really has not had an impact. We have had funding and since so few districts have been in these lapsed or deferred categories there really has not been an issue. We are getting to the point where we have well over 100 districts that are in this deferred category that have not yet moved forward and we see that it will potentially become an issue. We think it is the right time to bring this forward. Part of the biggest issue with this is the timing question. If you have a set of districts that were offered funding in 2007 based on their place in the equity list and deferred and the next year in 2008 there is a new equity list and we offer more funding and in 2009 we offer more funding, but in the meantime the equity rank changes and the district offered funding in 2009 is now ranked below a district from 2007, what do you do? The purpose here is just to have clarity and transparency so we would have a list available and every district would see that here is the priority order of funding. Another wrinkle with segmenting that was not entirely clear was what we would do with the second segment and how does the district fit in, so we have to clarify that as well. The policy gets to both priorities within each category as well as how do we fund among the multiple categories. Eric Bode said the information was provided to the Commission for preview prior to the submission of the resolution so if there were any questions or a briefing is needed.

Chair Sabety asked for a short discussion of how this interacts with segmenting. Eric Bode responded the policy that was approved for segmenting talks about if there is a district that wants a further segment, say they have been approved for segment one and then some years down the road they are ready to do Segment 2. The district would not necessarily get funds immediately when the district wants to go to Segment 2, partly because there is limitation on funds that we have. We did not say that those second segments had a priority over new districts or were less prioritized. It was just that they are not necessarily going to get funding after applying to the Commission. This policy specifically calls out a budget idea for looking at the second segments to say that there is certain money we can set aside and fund districts, but if there are too many in a sense of Segment 2s that come in and would exceed 10% of the available budget for Classroom Facilities Assistance Program, then we would have to prioritize those and the amount that we could fund with that 10% and the others would have to wait for a future year when more funding is available.

Chair Sabety wondered with the segmenting program being new if a longer explanation like that needs to be in here now. Eric Bode responded that could be looked at and expanded.

LEED Update:

Elaine Barnes provided a progress report on our LEED for Schools Initiative.

Statistics

- There are currently 63 OSFC projects that are registered with the USGBC seeking registration
- There are 8 in the pipeline to be registered
- Recall the LEED Certification Levels:
 - Certified (29-36); Silver (37-43); Gold (44-57); Platinum (58-79)
- 3 projects have uploaded their Design Submittal (Adams County/OH Valley Local Schools)

- Of the points submitted in this first phase, a very preliminary review shows 76% of the submitted points achieved; 6% of the submitted points denied; 18% need clarification or more information.
- Projects in this group have achieved 90% or better of the allowable points in “Optimize Energy Performance,” which is calculated in the design phase through energy modeling.
- Projecting forward, it is reasonable to estimate that these projects will achieve 39 points (having submitted data for a total of 45 points in Design and Construction combined).
- Our current registered projects average a total of 44 points in their combined design and construction applications. Given that our more recent projects have benefitted from mentoring and the support of the OSFC’s Energy & Environment Administrator, we are on target for achieving our goal

School Acceptance

- Optional Districts
 - 51% of the districts (28 school districts) accepted the retroactive LEED Allowance
 - These school districts will register a total of 46 buildings for LEED Certification
- Mandatory Districts
 - Acceptance of designing to achieve LEED-Silver is widespread. Districts are very much in favor of this change.
 - There is a need for ongoing training and support for our A/E firms; particularly aspects of early phase modeling.
 - Districts that have the finances are interested at setting their goals at LEED-Gold certification

Capturing Expertise “In-House”

- Mike Nicklas
 - 125 Architects and Engineers at September-October Daylighting Workshops
 - 7 design teams mentored, including two that paid their own travel to visit Innovative Design
- Bob Kobet
 - Bob has facilitated 5 mentoring sessions with design teams
 - Bob presented “What Good is a Green School if Nobody Knows How to Use It?” at the annual conference of the Ohio Public Facilities Maintenance Association (OPFMA)
- EcoCharrettes
 - Staff have attended Eco Charrettes for over 30 school districts; over 45 individual charrettes; over 50 buildings discussed
 - At least 5 more are scheduled before the end of the calendar year

Chair Sabety asked if these standards being worked into the standards for the maintenance plans. Elaine Barnes responded that they were. A lot of them are similar to the building operator certification classes that we teach with OPFMA. LEED for Existing Buildings is a really good guide for maintaining a healthy and efficient school.

Representative Szollosi said this was great work. We have said this repeatedly in this room during these meetings when we have been talking about green construction and the adoption of these initiatives, but recently up in Northwest Ohio an internationally recognized producer of solar panels just announced plans to double the size of their facility. We are not just making an impact on the quality of schools from an energy efficient standpoint giving these kids a better arena in which to learn, but the economic impact is difficult to quantify especially in difficult economic times. What we are doing here is really paving the way for the next wave of not just construction jobs but manufacturing jobs that should occur right here in the State of Ohio. Great job, keep pushing and he was very proud of our efforts here.

Other Business:

Representative Evans complimented Director Shoemaker for the excellent job he has done over the last year. Representative Evans stated his concerns about our long term planning. He had asked at least on 3 or 4 occasions why we cannot have some kind of report that gives us some idea of going back and knowing the money we have spent, where we are, the projections of what we have to do, the projections of the revenues we can possibly anticipate, all the variables that go to this and approximately when in the future we might think that it is possible that we might have this program finished where we would have every school in the state finished. Representative Evans has been involved enough in planning to know that key variables can be identified that you can look at over a long period of time and you can assign assumptions to those costs or increases, decreases or whatever it might be and also know that those long term projections possibly may have errors in them and six months from now they may change. Every organization that he has been associated with has had some pretty good long term planning and they do this all along. It seems if there has been any long term planning involved in this organization it would not be to hard to come up with some of those kind of questions.

Chair Sabety responded that in our special August meeting we talked specifically about that and Director Shoemaker did talk a bit about beginning to put together such a long term plan or post-securitization, post-segmenting. So down the line this is something we should definitely put together. Chair Sabety asked Cheryl Lyman to follow up with Director Shoemaker and see if we can report back on a process we will use to put together such a long-term plan.

Representative Evans asked if there is a long-term plan at the present time. Cheryl Lyman responded the last time we were able to report on the spending plan, we had not updated it for securitization. Chair Sabety responded that maybe its time for us to take a look and update the projections, but also look at the experience of segmenting over the next couple of months. Cheryl Lyman responded that she will take that back to Director Shoemaker and we will look for setting up a time with Representative Evans to talk and also to prepare something for the Commission.

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

Mark Wantage presented five 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. These projects have been reviewed by the Ohio Department of Development/Office of Energy Efficiency and the staff of the OSFC. Staff recommended approval of Resolution 08-156.

Chillicothe City School District (Ross County):

Total Project Cost \$581,784

Interest Rate (Included in the Total Project Cost) 4.00%

Totaled Annual Savings \$123,119

O&M Savings (Maximum Limit of 30%) \$0

O&M Savings is Percentage of Total Savings 0%

Payback Period (Maximum 15 Years) 4.73 years

Number of Buildings 1

Vendor Sabo/Limbach Energy Services

Scope of Work:

Building Controls Upgrades (1)

Demand Control Ventilation (CO₂ Monitoring)

Upgraded Controls Strategy (Summer Operations)

Chiller Heat Recovery (1)

Heat Used for Summer Dehumidification

Clinton – Massie Local School District (Clinton County):

Total Project Cost \$ 994,495
Interest Rate (Included in the Total Project Cost) 5.2%
Totaled Annual Savings \$66,751
O&M Savings (Maximum Limit of 30%) \$15,000
O&M Savings is Percentage of Total Savings 22.0%
Payback Period (Maximum 15 Years) 14.9 years
Number of Buildings 1
Vendor Trane Corporation
Scope of Work:
Building Controls Upgrades (1)
Dynamic Filtration
Demand Control Ventilation (CO2 Monitoring) (1)
Summer Operations
Thermal Ice Storage System
Vending Machine Controls

National Trail Local School District (Preble County):

Total Project Cost \$792,014
Interest Rate (Included in the Total Project Cost) 4.86%
Totaled Annual Savings \$61,139
O&M Savings (Maximum Limit of 30%) \$13,970
O&M Savings is Percentage of Total Savings 23.00%
Payback Period (Maximum 15 Years) 12.95 years
Number of Buildings 1
Vendor H.E.A.T Total Energy Solutions, Inc.
Scope of Work:
Building Controls Upgrades (1)
Lighting Retrofit & Occupancy Sensors (1)
Gym lighting Retrofit (1)
Window replacement (1)
Boiler Replacement (Propane) (1)
New Variable Speed Drive for seven AHU's (1)
PC Power Monitoring (1)

Ridgedale Local School District (Marion County):

Total Project Cost \$1,210,993
Interest Rate (Included in the Total Project Cost) 4.75%
Totaled Annual Savings \$83,944
O&M Savings (Maximum Limit of 30%) \$21,260
O&M Savings is Percentage of Total Savings 25.00%
Payback Period (Maximum 15 Years) 14.4 years
Number of Buildings 5
Vendor H.E.A.T Total Energy Solutions, Inc.
Scope of Work:
Building Controls Upgrades (5)
Lighting Retrofit & Occupancy Sensors (5)
Gym lighting Retrofit (2)
Window replacement (1)
Boiler Replacement (1)
New Variable Speed Drive for four AHU's (1)

Wooster City School District (Wayne County):

Total Project Cost \$2,320,296
Interest Rate (Included in the Total Project Cost) 4.00%
Total Annual Savings \$188,111
O&M Savings (Maximum Limit of 30%) \$0
O&M Savings is Percentage of Total Savings 0%
Payback Period (Maximum 15 Years) 12.3 years
Number of Buildings 8
Vendor Gardiner Trane
Scope of Work:
Building Controls Upgrades (3)
Lighting Retrofit (7)
Gym Lighting Retrofit (9)
Pool Heater/ Ultra Violet Unit (1)

Dr. Puckett moved to approve Resolution 08-156.
Vice Chair Quill seconded the motion.
Approval: Vote 3-0.

4. Maintenance Plans Approval – Presented by Mark Wantage

Mark Wantage presented four maintenance plans for Commission approval for Indian Valley Local School District, Jefferson Local School District, Southern Hills Joint Vocational School District, Warren City 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. The School Districts having submitted their Maintenance Plans for approval. Staff reviewed the maintenance plans for the districts and they met all the requirements. Resolution 08-157 was recommended for approval.

School District	Buildings Included in the Maintenance Plan
Indian Valley LSD (Tuscarawas)	Midvale ES, Port Washington ES, and Tuscarawas MS (Interim Plan)
Jefferson LSD (Madison)	Norwood ES and Jefferson MS/HS
Southern Hills JVSD (Brown)	Southern Hills Career and Technical Center
Warren CSD (Trumbull)	Lincoln K-8

Vice Chair Quill moved to approve Resolution 08-157.
Dr. Puckett seconded the motion.
Approval: Vote 3-0.

5. FY09 Projects Approval – Presented by Eric Bode

Eric Bode presented new FY09 projects for approval. This year, as last year because of the Tobacco Securitization funds, a second round of funding was offered to 15 school districts. This group of projects totals \$628 million and the average state share was 48%. It is the first time that a group of districts were presented where the local share was greater than 50% and the state share was less than 50%. Approval of these 15 districts brings us up to over \$2.5 billion worth of projects this fiscal year. This is the last group of districts that can realistically get into construction and start spending significant dollars before the three-year window is up.

Chair Sabety noted the fact that there is 80% to 85% forgiveness. Eric Bode said the goal was to spend all \$4.1 billion within the 3 years. The latest projections were from this summer and we are looking at probably not meeting that target, but being somewhere in the range of \$3.9 billion. Most all of that spending will actually happen from districts that are already in the pipeline. Even with this group, we are only talking of perhaps \$200 million maximum that would be spent before that three-year period. We are aware of that 85% as a back up target, which is reachable. We were looking at this round to be able to approve more districts, but there are a lot of districts waiting until July 2009. We are looking forward to future funding after the tobacco dollars are spent.

a. CFAP

Resolution 08-158 requested approval of 10 school districts listed below for funding in the Classroom Facilities Assistance Program totaling \$406,335,842. These 10 district projects include 33 buildings of which 13 are new, 13 are renovations and 7 are completed buildings that were completed under the Expedited Local Partnership Program that are part of the credit for these. All 26 of the new buildings will be built to the LEED Silver Standard. There are four segmented projects on this list - Jonathan Alder Local School District, Ross Local School District, Switzerland of Ohio Local School District and Weathersfield Local School District. Cheryl Lyman recognized Bill Prenosil, OSFC Planning Director, for his work and many trips on the Switzerland Project.

<u>School District</u>	<u>County</u>	<u>State Share</u>	<u>Local Share</u>	<u>Total Budget</u>
Brookville LSD	Montgomery	\$14,966,893	\$19,839,836	\$34,806,729
Buckeye LSD	Jefferson	\$20,940,817	\$20,940,817	\$41,881,634
Cedar Cliff LSD	Greene	\$11,301,093	\$10,431,778	\$21,732,871
Jonathan Alder LSD	Madison	\$27,220,507	\$23,187,839	\$50,408,346
London CSD	Madison	\$23,131,905	\$27,154,846	\$50,286,751
Manchester LSD	Summit	\$19,691,021	\$26,102,050	\$45,793,071
Old Fort LSD	Seneca	\$7,150,046	\$2,383,348	\$9,533,394
Ross LSD	Butler	\$24,030,706	\$26,033,264	\$50,063,970
Switzerland of Ohio LSD	Monroe	\$53,010,672	\$31,133,252	\$84,143,924
Weathersfield LSD	Trumbull	\$10,611,091	\$7,074,061	\$17,685,152

1990 Look Back

Resolution 08-158 also requested approval of one 1990 Look Back school district listed below for funding.

<u>School District</u>	<u>County</u>	<u>State Share</u>	<u>Local Share</u>	<u>Total Budget</u>
Pickerington LSD	Fairfield	\$52,387,820	\$50,333,396	\$102,721,216

The Commission staff recommended approval of Resolution 08-158.

Dr. Puckett moved to approve Resolution 08-158.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

b. ENP

The Exceptional Needs Program approves projects with districts that their numbers have not yet come up on the equity list. They apply and go through a competitive process of seeing which are the worst districts, conditions, buildings and the highest level of health and safety needs. That process was completed and the four districts listed below had their buildings ranked high by an outside committee that was in charge of that this past year. The Commission staff recommended approval of Resolution 08-159.

School District	County	State Share	Local Share	Total Budget
Findlay CSD	Hancock	\$18,410,485	\$39,122,281	\$57,532,766
Lancaster CSD	Fairfield	\$6,855,262	\$15,258,485	\$22,113,747
Northridge LSD	Licking	\$5,700,200	\$11,573,132	\$17,273,332
Woodmore LSD	Sandusky	\$6,369,890	\$15,595,249	\$21,965,139

Vice Chair Quill moved to approve Resolution 08-159.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

6. Urban Project Agreement Approval – Presented by Eric Bode

Eric Bode presented a new project agreement for Segment 5 for Cleveland Municipal School District. There are 11 buildings, which include 10 new buildings and 1 renovation. There was a special provision on funding allowing the district the authority to sell bonds to add to what they already have available to equal their local share, but because of the turbulence in the market they have not yet sold those bonds. A way was found for Cleveland to move forward under the law that would allow them to spend some local money first under the project agreement and we would wait on spending state dollars until Cleveland was able, over the next six months or so to sell the bonds and deposit the full local share. It was really a win-win situation that we were able to move forward, but mitigating the risk. This was the first time this was done and it was a good solution for the school district and us. Eric thanked two members from Cleveland, Dan Burns, Chief Operating Officer and Gary Sauder, Deputy Chief of Capital Programs that were in attendance.

Mr. Burns addressed the Commission. The Segment 5 agreement is a rather large and important segment for Cleveland Schools. The original master plan in 2002 called for the renovating and building 111 buildings for 72,000 students. The revised plan is part of this agreement that was worked on since Mr. Burns' arrival in Cleveland in July 2006, which represents 74 buildings and about 41,000 students. It has not been easy and it has been a long struggle and a lot of community meetings, dialogue, listening, working with local public officials and meeting with the media. We have an oversight committee in Cleveland meeting with that team and of course working with your team. Cleveland faces a lot of challenges - property foreclosures and a poverty level that has increased over the last several years. Based on 2008 data Cleveland Municipal School District was in the 19 percentile. The revisions to the Master Plan Agreement in Segment 5 are the result of extensive work of many stakeholders. Cleveland Municipal School District also expects to launch Segment 6 in the spring as well as Segment 7 in 2010. Segments 8, 9 and 10 of our revised plan will call for additional dollars provided by the citizens of Cleveland. Our CEO, Dr. Saunders, has made it very clear that for us to move past Segment 7 would mean additional local dollars by the taxpayers and this was also discussed back in 2002 as a potential need. The Segment 5 agreement also has additional dollars committed for our program for small class sizes and other needs that are important to the Cleveland Schools. Mr. Burns complimented the OSFC staff. Mr. Burns has worked with many of them both in Toledo and now Cleveland. Mr. Burns shared that as a career person of over 32 years in public education, Mr. Bode, Mr. Berezansky, Mr. Kasai, Mr. Ahlborn and Mr. Prenosil have been wonderful to work with. We would not be here today if it was not for their hard work and many others at the Commission. Mr. Burns was last here in 2002 representing Toledo with their plan and it is interesting to see the changes that he sees today like the e-tech components. Mr. Burns thanked the Commission for the opportunity to speak to them and thanked them for everything they do for the kids of Cleveland and the kids of the State of Ohio.

Chair Sabety asked Mr. Burns if when Cleveland started the number of pupils was 72,000. Mr. Burns responded that Cleveland was a little unique compared to the rest of the Urbans back in 2001. A gym collapsed and they were in such need and they actually went out for a bond issue before they had a master plan adopted. At that time Cleveland had 77,000 students and the master plan that was developed in May of 2002 called for 72,000 students. Segment 5 reduces that number down to 41,000 students.

Chair Sabety asked if the 41,000 students were by the time the schools have been renovated in 2 or 3 years or was that as of 2010. Mr. Burns responded that the plan calls for 2014 or 2015 for a revised plan. The Segment 5 agreement meets the needs of where we are at and knowing that there most likely will be some additional loss in the district over the next several years as most of the Urbans have faced.

The Commission staff recommended approval of Resolution 08-160.

Dr. Puckett moved to approve Resolution 08-160.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

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

Eric Bode presented consultant contracts and amendment for Commission approval.

Design Manual Update:

Under this contract the contractor would assist us in the annual process of updating the School Design Manual including analysis, recommendations, suggestions from any of our partners and requests from vendors. Like last year the emphasis would be on incorporating LEED in the School Design Manual and the contractor would work with our planning department in particular under the direction of Franklin Brown. We did a Request For Proposals this year and had an evaluation by 4 staff members and interviewed the top 2 firms by 3 other staff members. Fanning & Howey was the highest ranked firm in the process. The contract is out of operating funds and will expire at the end of this fiscal year. The Commission staff recommended approval of Resolution 08-161.

Contractor	Scope of Work	Amount
Fanning/Howey	Design Manual Update Services	\$100,000

Vice Chair Quill moved to approve Resolution 08-161.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

IT Support Services:

A Request For Proposals process occurred this spring for IT services and through that process we short-listed, interviewed and 4 firms were selected to work with us and Resource International is one of those. We actually contracted with Resource through their state term schedule for the first 6 months of the fiscal year. They are a prime contractor for the OASIS project, which Bill Taylor presented last month. Resource did not renew their state term schedule through the federal program through GSA and their state term schedule expires in December. Due to that expiration in December, we are requesting a stand-alone contract now for the last 6 months of the fiscal year. Last year we contracted for \$667,000. This year between what we already did under state term and this new one, we are actually 12% below that amount. We are ramping down on our reliance to the contractors as we rely more on our staff. The hourly rates for this contract are identical to the 2009 state term schedule contract and identical to last year's contract. The contract is out of operating funds and will expire at the end of this fiscal year. The Commission staff recommended approval of Resolution 08-162.

Contractor	Scope of Work	Amount
Resource International, Inc.	IT Support	\$166,500

Dr. Puckett moved to approve Resolution 08-162.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Regional Program Consultants Services (RPC):

This is for five contracts. There is no dollar change to these contracts, however there is a provision in the contract that needs to be changed that does two things; it eliminates the travel reimbursement language and changes the billing rates. This change for these five contracts will bring our RPC contracts into line with OBM's travel rule, which was clarified in the OBM memo, Travel of Agency Contractors, from August this year. This eliminates any travel reimbursement but we have a multiplier based on the direct personal expenses. It previously had been 1.8 and we are compensating the loss of the travel reimbursement by increasing it to 1.67 so it is a more direct and efficient way of us working with RPC's for contracts we have already signed. The Commission staff recommended approval of Resolution 08-163.

<u>Firm</u>	<u>Contract</u>
Bovis Lend Lease, Inc.	332
The Quandel Group, Inc.	333
Hammond Construction	331
Regency Construction Services, Inc.	329
Resource International	330

Chair Sabety said there was a huge misunderstanding about this travel rule. OBM understands it cannot exert any control over a contractor and what travel rates they incur. That is up to the Executive Director of the agency. We only ask that contracts be put together in such a way that the travel is separate from the fees and hourly rates so that we can better control travel expenses across state government. It is absolutely clear that if you as the Director of the agency wish to approve travel reimbursement for contractors that are not inline with OBM policy that is entirely within your ability to do so however, it is clear that it is not OBM policy. You can only set travel reimbursement policy for state employees and that was very clearly set forth in the travel rules and in our state accounting policy. This is not what was meant by that travel rule. It was meant to standardize travel reimbursement for state employees across all state agencies. We can look askance if they allow all contractors on their contract to travel on a first class airline ticket, use first class hotel rooms and go to five-star restaurants and not allow that to be buried in a contract. Eric Bode responded that we have always had the policy with our contracts that have had travel reimbursement in them and not all of them have, it is only some of them. It is up to the contractor of what their policy is with their employees of what they will reimburse and what they will not reimburse. We have had policies of what our limits are so if someone wants to go out and spend \$200 on a hotel that is fine, but we would limit reimbursement of how they would bill that to us. It takes staff's time to review these to correct submitted wrong mileage fees per mile, not taking tax off bills, so we have actually started moving in the direction of eliminating the travel from the specific reimbursement. It was staff's understanding in the change of policy is that state accounting was going to reject invoices that had travel reimbursement for contracts that were done after February. Chair Sabety asked if there had been any discussion with Tom Holsinger the Director of State Accounting about this. They issued clarifying instructions on the travel rule to deal with just this issue. If OSFC wants to change the way travel is managed and move to this thoughtful rate, but to suggest that you are doing this because OBM is making you do it that is not true and a suggestion was made to talk to Tom Holsinger to get clarification on this issue. Eric Bode responded we would do that.

Dr. Puckett asked with the bundled rate for the contractors do they have standards they follow or can they spend any amount. Eric Bode responded that under our current contract there is not anything specific that we have a limit, it is just actual rates not to exceed. What we did in coming through this process is that we looked at two years worth of billings to see what the charges have been because we did not want to take away \$5 and give them \$10 or visa versa. We wanted it to be about a wash. Dr. Puckett asked if there was a disproportional amount for airline tickets. Chair Sabety added that as long as there are standards and you have come up with standards and you describe how you came up with the number on the rate, are there rules that a contractor signs around the types of travel arrangements they are allowed to book for business purposes. Eric Bode responded that with this amendment it would be irrelevant. Whatever they did it would be up to them and whether that would cut into their

profits or not. Vice Chair Quill added that basically responsibility is being shifted for the *accountability*, so if they want to affect their own margin by allowing first class travel, so be it. They are going to compete on the basis of their overall price with other people in the market place. Eric Bode responded that most of the travel reimbursements we have done on the RPC contracts have been a mileage reimbursement with some overnight stay. They are all Ohio firms within Ohio.

Vice Chair Quill moved to approve Resolution 08-163.
Dr. Puckett seconded the motion.
Approval: Vote 3-0.

8. Ohio School Design Manual Update Approval – Presented by Steve Lutz

Steve Lutz presented an addendum to the 2008 Ohio School Design Manual for Commission approval. The addendum provides school designers direction in order to make school buildings ready to accommodate a future installation of Solar Photovoltaic equipment on their roofs. This was developed in response to the provisions in Amended Substitute Senate Bill 221, which called on the Commission to prescribe standards in Administrative Rules to make schools ready for the eventual roof top installation of solar photovoltaic equipment. OSFC staff held two meetings with interested parties, including more than 30 attendees representing solar PV system designers, installers, manufacturers, and school designers to gather information on industry standards and obtain practical and technical input to develop a set of design considerations. In addition, we received a number of other comments, including comments from school district superintendents on the BASA Facilities Committee. We have crafted that input into a memorandum amending the 2008 OSDM so that we could roll the standards out for the School projects approved at this meeting. With Commission approval we will file JCARR rules which will reference the provisions of the OSDM for solar ready roofs. The memorandum includes additional language on structural design as a result of recent input from structural design engineers. The memorandum directs school designers to identify roof space suitable for future PV installation and gives the following guidance:

- Avoid shading roof areas which could serve for solar PV panel installation
- Designate on roof plans the areas suitable for solar PV installation
- Consider the weight of future PV equipment in the structural design of new facilities
- Provide ready access from roof areas to the main electrical panels
- Orient new buildings to facilitate use of PV on the roof.

Further, the memorandum indicates that the Commission may waive the standards where solar PV is not practical. We believe the standards as drafted will allow districts to have solar ready roofs with out increasing the cost of their projects. The Commission staff recommended approval of Resolution 08-164, adopting an addendum to the 2008 OSDM for Solar Ready Schools and directing the Executive Director Shoemaker to propose and file Administrative Rules as outlined in SB 221.

Dr. Puckett moved to approve Resolution 08-164.
Vice Chair Quill seconded the motion.
Approval: Vote 3-0.

9. Master Facilities Plans and Amendments Approval – Presented by Steve Lutz

Steve Lutz presented one new Master Facilities Plan and one amended Master Facilities Plan for districts participating in the Expedited Local Partnership Program.

The Tri-County Career Center of Athens County had a Master Facilities Plan for their 2008 participation in Vocational Facilities Expedited Program. The plan provides for the renovation of their existing facility to serve 426 students. The cofounded budget is \$17.4 million and there is a project agreement Locally Funded Initiative of \$2.8 million. This brings the total project budget to \$20.2 million.

The Midview Local School District of Lorain County had a first amendment for their 2001 participation in the Expedited Local Partnership Program This amendment: educes projected enrollment by 190

students, changes the middle school project from renovation to new construction, moves the 6th grade from the middle school into the 3 new elementary schools, adds abatement and demolition of the school planned for renovation at the middle school, deletes abatement and demolition of two schools which have been sold by the district, adds a Career Technical Program to the high school project. The project budget has been increased by \$58,744 making the total budget: \$72,708,306.

Staff recommended approval of Resolution 08-165.

Vice Chair Quill moved to approve Resolution 08-165.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Steve Lutz also presented a second amendment to the Master Facilities Plan for the Youngstown City School District for their participation in Classroom Facilities Assistance Program starting in the year 2000.

The Amendment modified Amendment #1 to: reduce the number of students by 1,014, removes 2 buildings from the plan: 1 elementary school, 1 middle school, reduces the enrollment in 4 buildings (2 middle schools, 2 elementary school) and moves the 5th grade from middle school to elementary school building, provides redesign services for 7 buildings to accommodate reduced enrollment, adds commissioning services for 7 buildings, adjusts for market conditions for 13 buildings (4 went down, 9 up), adjusts for market conditions for the abatement and demolition of 16 buildings (3 went down, 13 increased), provides an allowance to settle a potential claim at East High school, provides an increase to soft costs due to increased project duration. The budget is reduced by \$15,007,906 bringing the revised budget to \$178,424,842. Staff continues to work with the district to resolve pending changes to the scope of abatement and demolition. We anticipate coming back to the Commission with a 3rd amendment to formalize changes of abatement and demolition of 4 buildings. Staff recommended approval of Resolution 08-166.

Dr. Puckett moved to approve Resolution 08-166.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

10. **Expedited Local Partnership Program Agreements and Amendments Approval** - Presented by Steve Lutz presented one new VFAP ELPP agreement and a first amendment to an ELPP Part Two agreement.

The Tri-County Career Center in Athens County had a project agreement defining the discrete portion for their participation in Vocational Facilities Assistance Program. The district intends to undertake partial building renovations including: boiler replacement, roof and partial lighting and ventilation improvements. The budget for this work is \$3,144,454.

The Mid-view Local School District of Lorain County had a first amendment for their 2001 participation in the Expedited Local Partnership Program. This district has completed 3 new elementary schools under the Expedited Program and this amendment reconciles the scope of work and the credit amount. The district deleted the renovation of the high school to serve the 6th - 8th grade population and increased the size of each of the 3 elementary schools to accommodate adding the 6th grade population. The credit amount is reduced by \$7,712,980 making the reconciled Expedited Local Partnership Program credit \$31,919,736. Staff recommended approval of Resolution 08-167.

Vice Chair Quill moved to approve Resolution 08-167.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

11. Architectural Agreements and Amendments Approval – Presented by Steve Berezansky

Steve Berezansky presented design profession agreements for Commission consideration. Steve noted that Glaserworks amendment for Cincinnati City School District was removed from the resolution to be submitted for approval at a later date. The Commission staff reviewed and recommended approval of Resolution 08-168.

Agreements:

School District	Project	Architect	Amount
Ohio State for the Blind/ Ohio School for the Deaf	School and Residential Facilities for the Ohio State School for the Blind and Ohio School for the Deaf	SHP Leading Design	\$2,232,414.00
Hardin Houston LSD	Build one new K thru 12 facility	Freytag & Associates, Inc.	\$1,301,908.43
Hamilton CSD	Build eight new elementary schools; renovations/additions to Hamilton High School; renovations to Garfield and Wilson middle schools	SHP Leading Design	\$6,591,100.83

Amendments:

School District	Project	Architect	Fees to Date	Amendment	Total
Cincinnati CSD-Seg. 2	LEED and Energy modeling at New AMIS PK-8 School	GBBN Architects	\$2,097,332.00	\$71,574.00	\$2,168,906.00
Cincinnati CSD-Seg.2	LEED and Energy modeling at Roselawn Condon School	ATA Beilharz Architects	\$576,929.00	\$109,512.00	\$686,441.00
Licking Valley LSD	New Elementary water treatment plant, Middle School additional square feet	Wachtel & Mcanally Architect/Planners, Inc.	\$1,562,432.75	\$60,499.79	\$1,622,932.54
Dayton CSD-Seg. 3	LEED Silver Certification for the new PK-8 and High School buildings	Dayton School Design Association, LLC	\$6,022,885.00	\$455,000.00	\$6,477,885.00
Dayton CSD-Seg. 3	LEED Silver Certification for the new PK-8 and High School buildings and Community room	Robert P. Madison International, Inc.	\$627,631.20	\$74,180.00	\$701,811.20
Springfield CSD	Asphalt paving work at the new High school	Lesko Associates, Inc.	\$10,244,125.00	\$25,696.53	\$10,269,821.53
Zanesville CSD	LEED Silver Certification for the Project	Stubbs, Addis, Schappa, McDonald Architects ,Ltd.	\$3,417,985.37	\$92,907.00	\$3,510,892.37

Locally Funded Initiatives:

School District	Project	Architect	Amount
Cincinnati CSD-Seg. 2	Canopy and site work at Roselawn Condon School	ATA Beilharz Architects	\$28,883.00

Hamilton CSD	Additional square feet and material enhancements	SHP Leading Design	\$1,916,385.85
Licking Valley LSD	Additional square feet for mechanical room and design enhancements	Wachtel & Mcanally Architect/Planners, Inc.	\$34,518.82
North Union LSD	Music Storage room at North Union High, additional 3,175 integral square footage at metal roofing and science room at Middle School	MKC Associates, Inc.	\$67,821.19
Springfield CSD	Asphalt paving work at the new High school	Lesko Associates, Inc.	\$693.47

Dr. Puckett moved to approve Resolution 08-168.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

12. Construction Manager Agreements and Amendments Approval – Presented by Steve Berezansky
 Steve Berezansky presented the following Construction Manager agreements for Commission approval. The Commission Staff recommended approval of Resolution 08-169.

CM Firm	District	County	Compensation
Richard L. Bowen & Associates	Barberton CSD	Summit	\$3,745,616
Richard L. Bowen & Associates	Rittman EVSD	Wayne	\$998,979
Smoot Elford McDaniel's Joint Venture	Reynoldsburg CSD	Franklin	\$4,362,843

Vice Chair Quill moved to approve Resolution 08-169.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

Steve Berezansky presented the following Construction Manager amendments for “locally funded initiative” for Commission approval. The Commission staff recommended approval of Resolution 08-170.

<u>School District</u>	<u>Construction Manager</u>	<u>Amount</u>
Madison LSD	The Quandel Group, Inc.	\$103,623
Licking Valley LSD	Regency Construction Services, Inc.	\$58,158
Dayton CSD – Seg.	Ruscilli, Danis, Quandel & Miles McClellan LLC	\$422,000

Dr. Puckett moved to approve Resolution 08-170.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

13. Trade Construction Contracts Approval – Presented by Steve Berezansky
 Steve Berezansky presented trade contracts for Commission approval. All contracts represent the lowest responsible bidder. There is one contract that represents an award to the second low bidder and it is for East Liverpool City School District. The apparent low bidder withdrew their bid during the bidder review process and a mathematical error. All parties agreed with no issues. The Commission staff reviewed and recommended approval of Resolution 08-171.

	<u>School District</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
1	Akron CSD	F B & S Masonry	Masonry	\$1,190,253.00
2	Akron CSD	Ray Bertolini Trucking Company	Demolition	\$156,093.00
3	Akron CSD	Total Environmental Services	Asbestos Abatement	\$121,265.00
4	Akron CSD	Continental Office Furniture	Classroom Furniture	\$102,809.65
5	Akron CSD	Continental Office Furniture	Office Furniture	\$266,615.25
6	Cincinnati CSD	Loth, Inc.	Loose Furnishings	\$158,967.64
7	Cleveland CSD	Doan/Pyramid, LLC	Electrical	\$1,217,900.00
8	Cleveland CSD	Doan/Pyramid, LLC	Electrical	\$121,495.00
9	Cleveland CSD	Simplex Grinnell, LP	Fire Protection	\$117,930.00
10	Cleveland CSD	Down to Earth Landscaping, Inc.	Landscaping	\$29,265.09
11	Cleveland CSD	Lake Erie Electric, Inc.	Electrical	\$1,119,250.00
12	Columbus CSD	Continental Office Environments	Loose Furnishings	\$130,270.33
13	Columbus CSD	Continental Office Environments	Loose Furnishings	\$146,225.29
14	Columbus CSD	Continental Office Environments	Loose Furnishings	\$50,225.49
15	Columbus CSD	Continental Office Environments	Loose Furnishings	\$130,270.33
16	Dayton CSD	Continental Office Furniture	FF & E	\$40,788.01
17	Dayton CSD	Starco, Inc.	Mechanical	\$1,650,650.00
18	Dayton CSD	Koester Electric	Electrical	\$1,219,000.00
19	Dayton CSD	Loth, Inc.	FF & E	\$1,030,801.40
20	Dayton CSD	Tom Sexton and Associates	Appliances and FF & E	\$12,792.00
21	Dayton CSD	Starco, Inc.	Plumbing	\$595,749.00
22	Dayton CSD	Quality Fire Protection	Fire Protection	\$269,375.00
23	East Liverpool CSD	Prout Boiler, Heating & Welding, Inc.	HVAC	\$1,335,000.00
24	East Liverpool CSD	Fire Foe Corporation	Fire Protection	\$203,000.00
25	East Liverpool CSD	Martin Public Seating, Inc.	Loose Furnishings	\$1,425,477.85
26	East Liverpool CSD	Hudson Construction, Inc.	General Trades	\$5,124,000.00
27	East Liverpool CSD	Enertech Electrical, Inc. * * *	Electrical	\$922,900.00
28	East Liverpool CSD	Ellyson Plumbing & Heating, Inc.	Plumbing	\$470,269.00
29	Geneva Area CSD	Total Environmental Services, LLC	Asbestos Abatement	\$49,934.50
30	Graham LSD	Environmental Assurance Company	Asbestos Abatement	\$329,900.00
31	Ironton CSD	Great Lakes Hotel Supply Company	Food Service Equipment	\$304,465.00
32	Ironton CSD	J & H Reinforcing & Structural Erectors, Inc	Masonry, Structural Steel, General Trades	\$9,533,500.00
33	Ironton CSD	Mechanical Construction Co.	Plumbing and HVAC	\$3,508,300.00
34	Ironton CSD	Accurate Electric	Electric, Cabling / Infrastructure for Voice, Video & Data	\$2,762,501.00
35	Kalida LSD	Vulcan Enterprises, Inc.	Fire Suppression	\$114,442.00
36	Kalida LSD	Sollman Electric Company	Electrical	\$853,187.00
37	Kalida LSD	Fitzenrider, Inc.	Plumbing and HVAC	\$1,423,500.00
38	Lakota LSD	Unilliance, Inc.	Sitework	\$92,008.00
39	Lorain CSD	Moderalli Excavating	Demolition	\$146,081.00
40	Lorain CSD	Moderalli Excavating	Demolition	\$114,669.00
41	Lorain CSD	Moderalli Excavating	Demolition	\$112,900.00
42	Lorain CSD	Moderalli Excavating	Demolition	\$142,893.00
43	Lorain CSD	Ohio Technical Services, Inc.	Asbestos Abatement	\$108,792.00
44	Lorain CSD	Ohio Technical Services, Inc.	Asbestos Abatement	\$46,769.00
45	Lorain CSD	Dore & Associates Contracting	Asbestos Abatement	\$168,500.00
46	Lorain CSD	Dore & Associates Contracting	Asbestos Abatement	\$153,600.00
47	Miami Trace LSD	Custom Lawn Care & Landscaping, LLC	Landscaping Plantings	\$63,900.00

48	Minerva LSD	Advanced Industrial Roofing, Inc.	Demolition and Roofing	\$275,000.00
49	Morgan LSD	The Wasserstrom Company, Inc.	Kitchen Equipment	\$258,067.00
50	Newark CSD	Robertson Construction Services, Inc.	General Trades	\$193,000.00
51	North Central LSD	Duer Construction Company	Concrete/Masonry	\$1,407,097.63
52	North College Hill CSD	Delta Electrical Contractors, Ltd.	Early Sitework Electrical	\$258,400.00
53	North College Hill CSD	Selhorst Equipment Services Co., Inc.	Early Sitework	\$905,000.00
54	Painesville City LSD	Yardmaster, Inc.	Landscaping	\$303,082.00
55	Sandy Valley LSD	Eslich Wrecking Company	Demolition	\$279,000.00
56	Sandy Valley LSD	Total Environmental Services, LLC	Abatement	\$130,165.00
57	South Range LSD	Middleton Corporation	Geothermal Wellfield Installation	\$1,407,041.00
58	Teays Valley LSD	Crawford Mechancial, Inc.	Plumbing	\$557,189.00
59	Teays Valley LSD	T P Mechancial Contractor, Inc.	Fire Protection	\$271,861.00
60	Teays Valley LSD	Lepi Enterprises	Abatement PH II	\$222,747.00
61	Teays Valley LSD	Claypool Electric, Inc.	Electric and Technology	\$2,841,000.00
62	Teays Valley LSD	Mark Allard Excavation	Early Sitework	\$981,155.00
63	Teays Valley LSD	General Temperature Control, Inc.	HVAC	\$4,100,000.00
64	Teays Valley LSD	Summit Construction Company, Inc.	General Trades	\$7,360,000.00
65	Tri-Valley LSD	Kendrick Excavating, Inc.	Additional Asphalt Paving	\$141,975.00
66	Warren CSD	Ohio Technical Services, Inc.	Hazardous Materials Abatement	\$271,011.50
67	Wauseon Ex Vill SD	Chapel Romanoff Technologies, LLC	Educational Technology Equipment and Video Distribution	\$255,812.00
68	Wheelersburg LSD	Solid Rock Construction Services	Asbestos Abatement	\$70,800.00
69	Wheelersburg LSD	Tri-State Lawn Care	Landscaping	\$50,783.00
70	Wheelersburg LSD	Distel Construction	Demolition	\$420,000.00
71	Youngstown CSD	York Mahoning Mechanical Contractors, Inc.	HVAC	\$1,288,000.00
72	Youngstown CSD	S. A. Comunale Company, Inc.	Fire Protection	\$159,500.00
73	Youngstown CSD	Komar Plumbing Company	Plumbing	\$621,946.00
74	Youngstown CSD	Trimark S. S. Kemp	Kitchen Equipment	\$234,500.00
75	Youngstown CSD	DeSalvo Construction Company, Inc.	General Trades	\$6,524,000.00
			TOTAL	\$64,652,610.96

Lowest Responsible, Second Low Bidder * * *

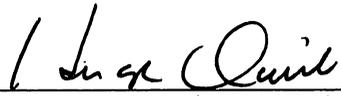
Vice Chair Quill moved to approve Resolution 08-171.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

Chair Sabety requested a briefing from Mike Mendenhall in January on implementation of the quality initiative from evaluations all the way through how that ripples down, and additional staff requirements that were requested for the 2010 and 2011 budget.

14. Public Testimony

No public testimony was provided.

The meeting was adjourned at 3:30 PM.



 J. Paul Sabety, Chair *Hugh Quill, Vice-Chair*

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