

***Ohio School Facilities Commission
September 24, 2009
William McKinley Room 1:30 PM***

MINUTES

The meeting was called to order at 1:28 PM.

1. Roll Call

Members present: Chair Sabety, Mr. Rick Hickman, Dr. Steve Puckett, Senator Fedor, Carrie Caveda for Representative Evans, Representative Matt Patten and Senator Cates.

2. Adoption of the September 3, 2009 Meeting Minutes

Dr. Puckett moved to approve the September 3, 2009 meeting minutes.

Mr. Hickman seconded the motion.

Approval: Vote 3-0.

3. Executive Director's Report

Director Murray extended his appreciation to the Commission for his appointment as Executive Director and for their confidence. He thanked the staff for being cooperative and welcoming and for their work:

He noted that he began on Tuesday a week ago and will be spending the next week in the Construction Manager selection process by interviewing Construction Manager candidates and then meeting a day later next week to make decisions.

Director Murray discussed the report that the Commission assigned. Cheryl Lyman is the overall task manager for that assignment and we have had meetings attempting to flush out the intent of the resolution. He stated that he feels strongly about the quality construction piece and his desire to understand what we're doing and how we can do better because we're spending millions of dollars. He noted the importance of hiring contractors who are capable of following design and construction specifications and sometimes they do not always meet that. We need to do a better job of communicating the quality piece and that we expect quality and pay for it; and the taxpayers, local district, kids, teachers and the community expect that. Over the next several months we are going to be looking at how we carry forth this task. One of the suggestions that we have come up with, and may come back for approval later, is to use the focus groups among teachers and students and parents about the school facilities: from how they are being used and what they expect from the new facilities or how they view the existing facilities that they have.

Director Murray noted that he has attended a number of meetings not only with legislators on this panel but with the leaders of the General Assembly including Speaker Budish and President Harris. The goal is to make my rounds and understand their expectations and their issues with the School Facilities Commission.

Director Murray pointed out that he spent 10 ½ years – from 1972 to 1983 – in the Statehouse so it is a pleasure to be back here.

The Director then came to the portion of the report that is most bittersweet in that Charlie Brading will retire October 8, 2009. He remarked that it is clear as we have walked around to the offices of various legislative leaders that they hold him in high regard and believed he's helped this Commission to fulfill its mission. He will go home to his native birthplace of Wapakoneta where he shares citizenship with another great American Neil Armstrong who is a little more socially elusive than Charlie is, but Charlie is outgoing and engaging. Where Neil Armstrong landed on the moon, Charlie landed in public service. Whether as mayor of Wapakoneta, a legislator and now as a

member of the staff of the Ohio School Facilities Commission, Charlie has brought immeasurable value to public service and his representation of all those who have been able to work with him. We wish him the best. The Director thanked Charlie on his own behalf and more on the behalf of the Commission.

Charlie Brading thanked the Director for his kind words and said that he has enjoyed his time here – 18 years of being a Legislator and Lobbyist. He is now really looking forward to going back to Wapakoneta. Mr. Brading then thanked the Commission.

Ms. Sabety added her congratulations to Mr. Brading. She stated that from firsthand experience, and on the behalf of the Governor and Chief of Staff, that his help has been absolutely terrific in the past two years have as we begun a new direction for the Commission. She remarked to Mr. Brading that we want to thank you very much for your help and are deeply grateful and you will be missed very much.

Mr. Hickman extended his good wishes, having spent a couple of years learning from Mr. Brading. Having spent most of his time in the public sector and not be as familiar with the political side of the business, Charlie helped bridge that gap very nicely through his tenure at School Facilities. Mr. Hickman remarked that he was very much in Charlie's debt, he appreciated Charlie's work and most importantly he treasured their friendship over these past few years.

Representative Patten remarked to Mr. Brading that as a new legislator he appreciated his assistance. He has been an asset in helping navigate way through the Commission. Representative Patten stated that always looked forward to the meetings they had. Mr. Brading offered not only great insight and advice but also just some general good ideas and policy. Representative Patten expressed his appreciation and congratulations.

Senator Fedor thanked Mr. Brading and stated that she wanted to chime in to all these great comments. She noted it had been a pleasure working with him for nine years now. She added that she knows of all the wonderful activities that his wife has planned and many, many trips. Senator Fedor remarked that he has certainly been an asset and a great citizen for the State of Ohio. It was great to serve with him and see how he steered the Ohio School Facilities in trying to communicate back and forth and it's just been a great pleasure and she really appreciates all that he has done.

- 4. School Energy Conservation Financing Program Approval – Presented by Mark Wantage**
Mark Wantage presented one School District's 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. The project has been reviewed by the Ohio Department of Development/Office of Energy Efficiency and the staff of the OSFC. The Commission staff recommended approval of Resolution 09-115.

Eastwood Local School District (Wood)

Total Project Cost	\$738,127
Interest Rate (Included in the Total Project Cost)	0.0% (QSCB Applied)
Totaled Annual Savings	\$57,227
O&M Savings (Maximum Limit of 30)	\$9,327
O&M Savings is Percentage of Total Savings	16.3%
Payback Period (Maximum 15 Years)	12.90 years
Number of Buildings	4
Vendor	The Brewer- Garrett Company
Scope of Work:	
• Lighting Upgrades (4)	

- Gym Lighting Upgrades (2)
- New Boiler (1)
- New Building Controls (2)
- Vending Machine Controls (1)

Dr. Puckett moved to approve Resolution 09-115.

Mr. Hickman seconded the motion.

Approval: Vote 3-0.

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

Steve Lutz presented amendments for two Master Facilities Plans for segmented projects in the Classroom Facilities Assistance Programs – Norton City Schools (Summit) and Wellington Exempted Village Schools (Lorain).

The Norton City Schools project was approved at the July 23, 2009 meeting. Since the time of the original approval by the Commission, the district has requested a scope adjustment to their Classroom Facilities Assistance Program Master Facility Plan to reflect a segmented plan. The proposed Segment One is: Build one new elementary school to house grades PK thru 3 and one new middle/high school to house grades 7 thru 12 & Career Tech; allowance to abate and demolish Cornerstone and Grill elementary schools, Norton Primary School and Norton High School.

The proposed Segment meets statutory requirements and addresses the district's most pressing needs by providing new space for the lower and upper grade levels. A future Segment will address the middle school population by building a new Middle school to house grades 4 through 6. This will optimize local resources and is a practical solution for construction sequencing.

The Wellington Exempted Village School District, Lorain County, project was also approved at the July 23rd meeting. The proposed Segment One includes the following: Build one new elementary/middle/high school to house grades 3 thru 12; allowance to abate and demolish McCormick Middle, and Wellington High Schools.

The proposed Segment One meets statutory requirements and furthers the educational delivery of the school district as it provides the development of new school facilities for the 3 thru 12 student populations. The Segment One is practical in the overall construction sequence, as all of the new construction for 3 thru 12 student population, will be completed under Segment One leaving only the renovation to the existing Westwood Elementary School for grades K thru 2 to be completed. The new building for grades 3 thru 12 will allow students to be relocated from buildings that currently are inefficient operationally and will address the most pressing facility needs the district faces.

Commission staff worked with Norton City School District and the Wellington Exempted Village School District and recommended approval of Resolution 09-116.

Mr. Hickman moved to approve Resolution 09-116.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

6. FY 2010 Project Approvals – Presented by Eric Bode

Eric Bode presented two new projects. The Commission approved most of the FY 2010 projects at the July Commission Meeting. At that time, it was announced that there were two projects which would be presented at a later meeting. The two projects in this section complete the FY 2010 project approvals.

<u>School District Name</u>	<u>County</u>	<u>State Share</u>	<u>Local Share</u>	<u>Total</u>
Orrville City SD	Wayne	\$18,120,792	\$28,342,776	\$46,463,568

Orrville wanted to go but it looked like we would not get to them. Because a couple of other projects decided to defer in the last month, we are able to go with the reno/add to the high schools. The elementary and middle schools were completed previously under ELPP. The school district has enough credit for entire local share. The Commission staff recommended approval of Resolution 09-117.

Dr. Puckett moved to approve Resolution 09-117.
 Mr. Hickman seconded the motion.
 Approval: Vote 3-0.

<u>School District Name</u>	<u>County</u>	<u>State Share</u>	<u>Local Share</u>	<u>Total</u>
Greenville City SD	Darke	\$8,526,965	\$13,337,048	\$21,864,013

In April 2008, a couple of tons of sandstone cornice fell from the face of the building. The collapse occurred at or near one of the three building exits. The project calls for replacing the building with a new one. The Commission staff recommended approval of Resolution 09-118.

Mr. Hickman moved to approve Resolution 09-118.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

- 7. Architectural Agreements and Amendments Approval – Presented by Steve Berezansky**
 Steve Berezansky presented design profession agreements and amendments for Commission consideration. The Commission staff reviewed and recommended approval of Resolution 09-119.

Agreements

School District	Project	Architect	Agreement Amount
Crestline Exempted Village School District	Build one new PK thru 12 facility	MKC Associates, Inc.	\$1,322,226.00
Cleveland City School District - Segment 3	HVAC and security system integration services	Coleman Systems, Inc.	\$80,633.00

Amendments

School District	Project	Architect	Fees to Date	Amendment Amount	Total
Cincinnati City School District - Segment 2a	Additional scope	Champlin/Haupt Architects, Inc.	\$670,593.00	\$40,050.00	\$710,643.00
Toledo City School District - Segment 5	Master plan updates	Allied Toledo Architects	\$5,503,843.00	\$2,197,275.00	\$7,701,118.00

LFI

School District	Project	Architect	LFI Amount
Crestline Exempted Village School District	Additional square feet, sloped roof, geothermal HVAC, cafeteria/stage upgrade and track	MKC Associates, Inc.	\$239,543.00
Cincinnati City School District - Segment 2a	Additional scope	Champlin/Haupt Architects, Inc.	\$100,514.00
Toledo City School District - Segment 5	Athletic improvements	Allied Toledo Architects	\$365,807.00

Dr. Puckett moved to approve Resolution 09-119.
 Mr. Hickman seconded the motion.
 Approval: Vote 3-0.

8. Construction Manager Agreements Approval – Presented by Steve Berezansky

Steve Berezansky presented the following Construction Manager agreement for Commission approval.

DISTRICT	CONSTRUCTION MANAGER	AMOUNT
Ottawa-Glandorf Local School District	Richard L. Bowen + Associates, Inc.	\$1,495,250

Mr. Hickman moved to approve Resolution 09-120.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Steve Berezansky presented the following Construction Manager amendments for approval.

DISTRICT	CONSTRUCTION MANAGER	AMOUNT
North Fork Local School District	Turner Construction	\$31,463
Tri-Valley Local School District	Turner Construction	\$75,517

Director Sabety asked about the impact of commissioning on the close-out of these projects. Mr. Berezansky stated that the added scope would have been included in design if the budget were not so tight.

Dr. Puckett moved to approve Resolution 09-121.

Mr. Hickman seconded the motion.

Approval: Vote 3-0.

Steve Berezansky presented the following Construction Manager amendment for a “locally funded initiative” for Commission approval.

DISTRICT	CONSTRUCTION MANAGER	AMOUNT
Ottawa-Glandorf Local School District	Richard L. Bowen + Associates, Inc.	\$28,649

Mr. Hickman moved to approve Resolution 09-122.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

9. Trade Construction Contracts Approval – Presented by Steve Berezansky

Steve Berezansky presented trade contracts for Commission approval. All contracts represented the lowest responsible bidder. Mr. Berezansky provided one correction to the Resolution – the General Trades for Barberton CSD has been withdrawn for consideration at this time. The Commission staff reviewed and recommended approval of Resolution 09-123.

	<u>School District</u>	<u>Contracting Entity</u>	<u>Scope Of Work</u>	<u>\$ Amount</u>
1	Akron CSD	Cardinal Environmental Services, Inc.	Asbestos Abatement	\$384,920.00
2	Barberton CSD	Oakland Plumbing Company	Plumbing	\$1,069,313.00
3	Barberton CSD	Meccon, Inc.	HVAC	\$2,286,800.00
4	Barberton CSD	Montecalvo Electric, Inc.	Electrical	\$2,153,140.00
5	Bucyrus CSD	BCMC, Inc.	Parking Lot	\$315,000.00
6	Cincinnati CSD	C-2 Diversified Services, Inc.	Asbestos Abatement	\$188,900.00
7	Cleveland MSD	L.C.I. Construction, Inc.	Site Concrete Flat Work	\$123,499.00

8	Cleveland MSD	Terik Roofing, Inc.	General Trades	\$2,014,798.00
9	Fayetteville-Perry SD	Evans Landscaping, Inc.	Demolition	\$159,833.00
10	Gallipolis CSD	Oakland Plumbing Company	Plumbing	\$650,113.00
11	Graham LSD	Valley Electrical Consolidated, Inc.	Technology	\$381,184.00
12	Grand Valley LSD	Trumbull Contracting Corp	Parking Lots Repairs/Paving	\$126,300.00
13	Grand Valley LSD	Kirila Contractors, Inc.	Sub-Surface Drainage, Paving Repairs	\$535,200.00
14	Hamilton CSD	Weber-Huff, Inc.	Boilers & Pumps	\$139,900.00
15	Hamilton CSD	T P Mechancial Contractors	Plumbing - Fire Protection - HVAC	\$2,080,000.00
16	Hamilton CSD	ESI, Inc.	Electrical/Technology	\$2,115,000.00
17	Hamilton CSD	Tricon, Inc.	General Trades	\$8,195,000.00
18	Ironton CSD	Continental Office Furniture Corporation	Classroom & Miscellaneous Furniture	\$103,691.54
19	Jefferson Area LSD	OM Workspace	Administrative Furniture	\$46,947.19
20	Louisville CSD	J. Eslich Construction & Equipment Corp	Demolition	\$114,860.00
21	Millcreek-West LSD	Unity Tom Sexton & Associates	Loose Furnishings	\$259,857.71
22	Millcreek-West LSD	Unity McNeerney & Son, Inc.	Loose Furnishings	\$235,831.19
23	Minerva LSD	Todd's Envirosapes, Inc.	Landscaping	\$29,999.00
24	North College Hill CSD	Applied Mechanical Systems	Air Temperature Controls	\$505,000.00
25	Olmsted Falls CSD	Telamon Construction, Inc.	General Trades	\$3,212,000.00
26	Painesville City LSD	Mr. Excavator	Additional Parking and Mow Strip	\$43,000.00
27	St. Mary's CSD	Ferguson Construction Company	Site Amenities	\$1,714,000.00
28	Steubenville CSD	Gateway Environmental Service, Inc.	Demolition	\$141,750.00
29	Toledo Public SD	Bryant Asphalt Paving, Inc.	Temporary Parking Lot	\$23,300.00
30	Toledo Public SD	Willson Builders, Inc.	Bus Drop Off & Sidewalks	\$24,400.00
31	Wapakoneta CSD	Smith-Boughan, Inc.	Temperature Controls	\$942,800.00
32	Warren CSD	ProQuality Land Development, Inc.	Demolition	\$216,000.00
33	Wauseon EVSD	Play and Park Structures	Playground Equipment	\$141,220.00
34	Youngstown CSD	Environmental Protection Systems, LLC	Asbestos Hazard Abatement and Related Work	\$163,000.00
			TOTAL	\$30,836,556.63

Dr. Puckett moved to approve Resolution 09-123.

Mr. Hickman seconded the motion.

Director Sabety moved to amend the Resolution to reflect the removal of the General Trades contract for Barberton CSD.

Dr. Puckett seconded the amendment.

Approval for Amended Resolution 09-123: Vote 3-0 .

10. Public Testimony

No public testimony was provided.

11. Other Business

Senator Fedor remarked on her attendance at school opening ceremonies in Toledo. It's been a pleasure to be at these openings. Community members are just clearly amazed and feel like they have an open door to help with a lot of the issues that they work on and be able to partner with that. There is a lot of energy around that and the communities have very supportive. She commented on what the new schools look like and what the 21st century buildings are equipped to do. She also noted that students wrote essays and throughout the whole period and there was a common theme - they were very impressed with the restrooms. They thought that in addition to the smart boards and the computers. Great job and she is looking forward to the next phase for Toledo.

Senator Cates shared with the Commission that the Hamilton City School District in Butler County is in the process of re-building their entire K-8 infrastructure in schools. They had, prior to participating in this program, thirteen or fourteen elementary school buildings and they are now condensing down to eight. He had the opportunity last week to go to one of the new school dedications; they have four buildings opening up this year and four new buildings next year. He was so amazed at the way they have been able to incorporate esthetics and environmental concerns into the buildings. They took their time when they designed this thing here to understand that there are certain factors that affect the learning of young children that are color schemes of the rooms, how things are laid out. They have common areas amongst the great area pods with a skylight and they found out that the amount of light available during classroom day and color does affect the learning process. Senator Cates invited Director Murray to come down and see what they are doing in Hamilton. He also mentioned that they gave a lot of credit to the Ohio School Facilities Commission for partnering. Hamilton is one of the Urban 21 districts. It's a small urban district and they have fluctuated between effective and continued to prove it in their rankings. The city has obviously gone through several economic cycles. The school district, with their leadership and their superintendent and their board, has done a tremendous job in trying to reinvent the city school system to where it becomes an attractive option in destination for people to educate their children which in a small urban city like Hamilton, Springfield, Middletown and others is vitally important.

The meeting was adjourned at 2:10 PM.



J. Pari Sabety, Chair



These meeting minutes were prepared by:
Cheryl J. Lyman, Secretary to the Commission