

MINUTES

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

1. Roll Call

Members present: Chair Sabety, Vice Chair Quill, Dr. Steve Puckett, Senator Fedor, Representative Evans and Representative Matt Patten.

The Chair recognized the newest member of the Patten family, Gabrielle. The Commission congratulated Representative Patten and his family.

2. Adoption of the September 24, 2009 Meeting Minutes

Vice Chair Quill moved to approve the September 24, 2009 meeting minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

3. Executive Director's Report

Director Murray stated that at the last Commission meeting Steve Berezansky asked to remove an item for trade contract approval. Two issues of quality construction came to our attention and we needed to research that matter out before we brought back that trade contract for your approval. Several things surfaced: the contractor was not a self performer and there were problems with all 3 sub-contractors. One masonry contractor was having some work issues on the school sites, the second contractor had a tendency to start jobs and not finish them and a third contractor, the steel erector, didn't have any extensive experience in Ohio, they came from North Carolina and in fact the only work that the CM could fine was drywall hanging. The construction manager on the Barberton project, Bowen, talked to us about that rejection of those three sub-contractors and we agreed. They recommended that to the school board. Following that the contractor asked the school district if they could be relieved of the contractual relationship and we and the school district are happy to accommodate that so on the agenda and general trades report we will ask that you approve that contract which we delayed last time but it will be for the purposes of approving them. The district will then terminate for convenience and then use the urgent necessity clause to get to some foundation work on the school that needs to be built while we still have good weather in the fall. The Director noted that we a good result and the construction manager did a good job and the right thing.

Director Murray then discussed the Windham Ex Village Schools. Early next month Windham is taking an elementary school building to public auction. The OSFC had partnered with the district to renovate East Elementary and they are proposing to take that building to auction because the school population they forecasted at that time has not panned out. The district is spending approximately \$50,000.00 a year to heat the building and provide insurance for it and deal with certain other issues of vandalism at times and it simply is not needed. The Director provided materials that outline the due diligence the school district went through to offer the building to other entities and we think that it is wise for them to do what they proposed to do and we hope they find a buyer. We have refined the enrollment forecasting process since then, leading us to better results. The Director stated that he thought it was important to bring this matter to the Commission's attention as a matter of transparency. Chair Sabety asked if there are potential buyers or will they continue to incur all of the costs until this is sold. Director Murray did not know if there were potential buyers.

Director Murray asked Cheryl Lyman to brief the Commission on our progress on Resolution 09-103 - building quality 21st century learning environments. Ms Lyman outlined the efforts since the last meeting including setting up three workshops to get stakeholder input. We will provide the Commission with the dates and details on the workshops.

Director Murray presented two issues to the Commission for their reaction and reaction of future stakeholders.

The issue of non self performance is significant in means that once that general contractor becomes a low bidder they have significant interest in trying to bid subcontractors and bid shop those subcontractors in coming down to the lowest possible price. I don't know if that is in the best interest of us and the School district and the Schools that ultimately will be built but they are built on the basis of once the last dollar you can squeeze out of your subcontractor. ODOT requires any general contractor that they hire perform at least be 51% of the full amount of contract work that is bid. We may want to look at that policy and come back with some policy relative to some percentage of self performance on the job site by general contractor or prime contractor on OSFC sites for the reasons I have mentioned. We will talk to our construction managers and our school districts and to see what their comments are as well before bringing it back to you. Senator Evans commented that one of the things that you may want to consider is the conditions at a district that is in a sparsely populated area. Contractors may not be big enough to do the majority of the work themselves. Director Murray said that one of the things we will ask the Construction Managers is what is the prevalence of non self-performing general contractors to see if we are simply looking at just several examples or whether this is a wider practice. Senator Fedor commented that this is something we have been looking for a long time and speaks to the quality assurance measures that we need as we continue our program. There are contractors that started out with the Ohio School Facilities projects and they have established their business so now we can concentrate on minority contracting and help build the capacity in that regard.

Director Murray stated the second issue is responsible contractor policy by bidders. He has been pleased that a number of school districts have taken up the policy of responsible contracting. Every school district that bids out work in partnership with us should have some form of responsible contracting policy. We are out there spending tens of millions of dollars and hundred million dollars in some cases. There should greater due diligence process. We should know as much as we can know about that contractor or that bidder before the school districts make a decision. We should know about their management personnel and their experience, we should know about their supervisory personnel on the jobsite, we should know about their cash-flow and their credit circumstances. We should know about whom they have sued and who has sued them. We should know a lot more about their work record to include sites or references that are apples to apples with the size and complexity with the kind of work that we are bidding out jointly with our school district. An item for consideration in the future is requiring every school district to have some form of responsible contracting policy. We are not at the point of proposing or dictating what that responsible contracting policy is or ought to be. We are not talking about certain hot button issues like apprenticeship and healthcare and pensions, but every school should opt to have some policy to better evaluate any bidder on their project. We are asking our construction managers to take on a greater role in evaluating the low bidder to those school districts and the more that construction manager knows about that contractor the better recommendation they can make. This would include things like their safety records and OSHA records and it can include whether prevailing wage complaints because if their prevailing wage complaints on other projects that have prevailing wage requirements. With the amount of dollars we are spending, both state and local dollars, quality contracting and getting the right contractor the first time is important. Representative Patten stated that is a sound idea that helps us watch out for our investment. Senator Fedor commented that this is a step in the right direction and ensures that bidders are on an equal playing field. It is also an evaluation tool for CMs because they are responsible for

quality. Chair Sabety indicated that we should be careful with our vocabulary and be clear that we are talking about the qualifications and capacity of bidders.

Director Murray stated that it is his intention to get a better understanding our policies surrounding drug-free work place, background checks especially where we're working adjacent to an existing school building that has a population of kids, independent contractor utilization, and legal workers on the jobsite. Dr. Puckett commented that it was his understanding that contractors had a role in this and the CMs had a role. Chair Sabety responded that the last time this issue came up, there was a discussion about the role of OSFC versus the role of the CM and the general contractor in each of our responsibilities in terms of adhering to these policies and there were some lessons learned from that discussion.

Director Murray concluded his report by highlighting several meetings:

Lorain City Schools - came to a final agreement on how they will proceed to build a new elementary school, middle school and high school. We are pleased that things are off the ground that will finish out their master plan. That will allow them to put to trades people up there to work. The Commission will see a resolution at a later time.

Cleveland Metropolitan Schools – met with administration there including spending an hour with the Superintendent spent an hour talking about issues relevant to the master plan and was impressed with everybody's understanding and commitment to make this work.

Building trades in Cleveland - talked about possibility of a PLA, the issues of local residents performing the work, and minority participation.

CM Selection - three weeks ago we went through construction manager interviews and was impressed with the staff of OSFC and what they knew about prior experience and roles of these CMs. If the CMs put their best teams out there as they promised us that they would do and we will get quality product out there.

BASA school facilities advisory committee. – quarterly meeting to create some dialog and understanding.

4. Qualified School Construction Bonds – presented by Eric Bode

Eric Bode presented additional guidelines for the Qualified School Construction Bond program authorized by the Federal Stimulus Bill. He noted that four bond sales have been completed since the Commission approved program guidelines in May 2009 and there have been more than \$1 billion worth of applications. One aspect of the program that was not addressed in the initial guidelines was the QSCB allocation to the five Urban districts in Ohio with special allocations under the federal formula for this program: Cleveland, Columbus, Cincinnati, Akron and Toledo. There was no provision to reallocate unused Urban allocations back to the State of Ohio to allow other districts or other entities to take advantage of the program. Unlike the state allocation, the Urban allocations do not have a carry-over provision and their allocations expire at the end of the year. The QSCB steering committee talked with the Urban districts and worked on additional guidelines to create a mechanism for reallocation to the State and create a separate Pool D specifically designated for the Urban districts. In the spirit of the Stimulus Act of getting this out and making the programs useful, the additional guidelines have a deadline of June 30, 2010. Commission staff recommended approval of Resolution 09-124.

Dr. Puckett moved to approve Resolution 09-124.

Vice Chair Quill seconded the motion.
Approval: Vote 3-0.

Chair Sabety noted that the purpose of the Recovery Act is stimulating the economy so it is absolutely appropriate to get the funding associated with this program out so that we can create jobs.

5. Auditor of State Management Letter Response Update – presented by Eric Bode

Eric Bode presented an update on the response to the Auditor of State's Management Letter for 2008. At the July 2009 Commission meeting, there was a presentation of our response to the state audit. There were no findings in the audit. The audit did contain four comments and Vice Chair Quill asked that staff provide an update at the October meeting. Mr. Bode outlined the actions taken to address each of the Auditor's comments.

Comment 1: Expenditure Controls – Core Meetings

Weakness: Lack of documentation of monthly project core meeting attendance by OSFC field staff

Response: Hired five Assistant Project Administrators since audit period. Team Leaders and other management have trained staff on the importance of the core meetings. Separate filing in central office of core meeting minutes.

Comment 2: Reconciliations – Lack of Control

Weakness: Lack of formalized reconciliation could result in invoices not getting paid, invoices paid twice, or payments without an invoice.

Response: Improved financial reporting through training and additional hire. Written procedures for weekly and monthly reporting and review. Use of "paid" stamp. Expanded invoice tracking log.

Comment 3: Revenue – Segregation of Duties

Weakness: Over-reliance on one employee for revenue transactions

Response: Revenue deposit processes divided between two employees. Third employee reconciles. Written procedures including numbered log book.

Comment 4: Inventory

Weakness: Inaccuracies in the reported inventory

Response: Improved training on OAKS system tracking and reporting, and additional hire. Thorough physical inventory conducted and records updated. Updated written procedures, including coordination with IT.

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

Mark Wantage presented projects from ten 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. The Commission staff recommended approval of Resolution 09-125.

Bethel Local School District (Miami)

Total Project Cost.....	\$146,402
Interest Rate (Included in the Total Project Cost)....	5.0%
Totaled Annual Savings.....	\$149,172
O&M Savings (Maximum Limit of 30%).....	\$42,600
O&M Savings is Percentage of Total Savings.....	28.6%
Payback Period (Maximum 15 Years).....	1 year
Number of Buildings	1
Vendor.....	Sabo/Limbach

Scope of Work:

- Two New 18,000 gal Propane Tanks
- Lighting Upgrades
- Gym & High Bay Lighting Retrofit
- Occupancy Sensors

Danbury Local School District (Ottawa)

Total Project Cost.....	\$1,005,930
Interest Rate (Included in the Total Project Cost)....	0.0% (QSCB Applied)
Totaled Annual Savings.....	\$68,155
O&M Savings (Maximum Limit of 30%).....	\$20,466
O&M Savings is Percentage of Total Savings.....	30.0%
Payback Period (Maximum 15 Years).....	14.76 years
Number of Buildings	1
Vendor.....	The Brewer-Garrett Company

Scope of Work:

- Lighting Upgrades
- Gym Lighting Retrofit
- Replace Room Unit Ventilators with Rooftop AHU
- New Building Automations System Installation
- New Hot Water Boiler
- Pool Area Lighting Retrofit

Eastern Local School District (Pike)

Total Project Cost.....	\$548,653
Interest Rate (Included in the Total Project Cost)....	4.45%
Totaled Annual Savings.....	\$57,185
O&M Savings (Maximum Limit of 30%).....	\$5,025
O&M Savings is Percentage of Total Savings.....	8.8%
Payback Period (Maximum 15 Years).....	9.6 years
Number of Buildings	1
Vendor.....	H.E.A.T. Total Facility Solution, Inc.

Scope of Work:

- Lighting Upgrades (4)
- Gym Lighting Retrofit
- New Occupancy Sensors
- Building Automation System Upgrades
- New High Efficiency Boiler

Grandview Heights City School District (Franklin)

Total Project Cost.....	\$1,119,360
Interest Rate (Included in the Total Project Cost)....	2.0% (QSCB Applied)
Totaled Annual Savings.....	\$74,898
O&M Savings (Maximum Limit of 30%).....	\$5,450
O&M Savings is Percentage of Total Savings.....	7.3%
Payback Period (Maximum 15 Years).....	14.9 years
Number of Buildings	5
Vendor.....	Bruner Performance Solutions Group

Scope of Work:

- Lighting Upgrades (3)
- Gym Lighting Retrofit
- Rooftop AHU Replacement (1)
- Upgrade Chiller (1)

Jefferson County Joint Vocational School District (Jefferson)

Total Project Cost.....	\$1,275,821
Interest Rate (Included in the Total Project Cost)....	0.85% (QSCB Applied)
Totaled Annual Savings.....	\$85,244
O&M Savings (Maximum Limit of 30%).....	\$25,404
O&M Savings is Percentage of Total Savings.....	29.8%
Payback Period (Maximum 15 Years).....	14.97 years
Number of Buildings	1
Vendor.....	Johnson Controls

Scope of Work:

- Lighting Upgrades (3)
- Building Envelope Energy Sealing
- Mechanical Systems Repairs
- Water Conservation Measures

Jefferson Local School District (Madison)

Total Project Cost.....	\$927,506
Interest Rate (Included in the Total Project Cost)....	4.86%
Totaled Annual Savings.....	\$124,843
O&M Savings (Maximum Limit of 30%).....	\$6,640
O&M Savings is Percentage of Total Savings.....	5.3%
Payback Period (Maximum 15 Years).....	7.4 years
Number of Buildings	2
Vendor.....	H.E.A.T Total Facility Solutions, Inc.

Scope of Work:

- Lighting Upgrades
- New High Efficiency Condensing Boiler (2)
- New Web Based Energy Management Controls

Riverside Local School District (Logan)

Total Project Cost.....	\$642,417
Interest Rate (Included in the Total Project Cost)....	4.45%
Totaled Annual Savings.....	\$67,020
O&M Savings (Maximum Limit of 30%).....	\$6,000
O&M Savings is Percentage of Total Savings.....	9.0%
Payback Period (Maximum 15 Years).....	9.6 years
Number of Buildings	1
Vendor.....	H.E.A.T. Total Facility Solutions, Inc.

Scope of Work:

- Lighting Upgrades (4)
- New Occupancy Sensors
- Mechanical Modifications/ Repairs
- New High Efficiency Condensing Boiler

Tuslaw Local School District (Stark)

Total Project Cost.....	\$1,027,217
Interest Rate (Included in the Total Project Cost)....	0.50% (QSCB Applied)
Totaled Annual Savings.....	\$69,294
O&M Savings (Maximum Limit of 30%).....	\$8,500
O&M Savings is Percentage of Total Savings.....	12.3%
Payback Period (Maximum 15 Years).....	14.8 years
Number of Buildings	2
Vendor.....	CCG Energy Solutions, Inc.

Scope of Work:

- Lighting Upgrades & Retrofit (2)
- Mechanical Systems Repairs (2)
- Building Controls Upgrades (2)
- Steam Boiler Replacement (1)
- New Pump VFDs (1)

Vermilion Local School District (Erie)

Total Project Cost.....	\$1,961,235
Interest Rate (Included in the Total Project Cost)....	0.0% (QSCB Applied)
Totaled Annual Savings.....	\$137,518
O&M Savings (Maximum Limit of 30%).....	\$17,936
O&M Savings is Percentage of Total Savings.....	13.0%
Payback Period (Maximum 15 Years).....	14.3 years
Number of Buildings	4
Vendor.....	The Brewer-Garrett Company

Scope of Work:

- Lighting Upgrades (3)
- Gym Lighting Retrofit (1)
- Steam Pipe Repairs/ Insulation
- Building Controls Upgrades
- Personal Computer Replacements
- Rooftop AHU Replacement (1)

Western Local School District (Pike)

Total Project Cost.....	\$535,394
Interest Rate (Included in the Total Project Cost)....	4.45%

Totaled Annual Savings.....	\$70,555
O&M Savings (Maximum Limit of 30%).....	\$5,100
O&M Savings is Percentage of Total Savings.....	7.2%
Payback Period (Maximum 15 Years).....	7.6 years
Number of Buildings	1
Vendor.....	H.E.A.T. Total Facility Solutions, Inc.

Scope of Work:

- Lighting Upgrades (4)
- New Occupancy Sensors
- Building Automation System Upgrades
- New AHU Motor VFD

Vice Chair Quill moved to approve Resolution 09-125.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

7. Master Facilities Plan Amendments Approval – Presented by Melanie Drerup

Melanie Drerup presented amendments for two Master Facilities Plans for Fairfield Union Local School District (Fairfield) and South Point Local School District (Lawrence).

The school administration in place at the time of the approval of the original master plan at Fairfield Union wanted to renovate the Jr/Sr High although commission staff had recommended replacement as the building was at 89% right ratio and was oversized for the projected student population. The district administration determined during the design of the project after discovering additional structural concerns that it would be better to build a new Junior High School in lieu of renovating the existing Jr/Sr High School. The district requested that a new Jr High school be constructed and the Commission concurred. This amendment included an allowance to abate and demolish the existing Jr/Sr High School. In addition it was determined that it would be more appropriate to provide space for 2 career tech programs within the high school in lieu of in an existing out-building, so 11,339 sq ft of career tech space was added along with 2 greenhouses.

During the course of the middle/high school construction at South Point, the project was impacted by a contractor's failure to perform which resulted in claims and a delay to the project. The project team engaged in mediation with the contractor and reached a compromise which has been accomplished through the change order process. In addition, additional storm drainage was required to protect a neighboring property. The schedule and budget for the two new elementary schools were impacted by poor soils and additional utility work.

School (County)	District	Recommended Modifications to the Master Facilities Plan	Increase to the Project Budget	
Fairfield Union Local School District (Fairfield) 2005 CFAP		<u>First Amendment</u>	\$3,477,329	State Share
		Fairfield Union Jr/Sr High: The scope to renovate this facility to house 676 5 thru 8 students has been changed to build one new facility to house 676 5 thru 8 students; an allowance to abate and demolish the existing facility has been added to the budget.	\$1,352,295	Local Share
		New High School: The new square	\$4,829,624	TOTAL

	footage has been increased from 116,844 sf by 11,339 sf for a total sf of 128,183 and the addition of two greenhouses.		
South Point Local School District (Lawrence) 2004 CFAP	<u>First Amendment</u> The project budget is insufficient for the design and construction work required to build two new elementary schools to house grades K thru 5 to adequate design and building code standards due to soft costs, unforeseen site conditions and rework of utility lines and one new middle/high school to house grades 6 thru 12 to adequate design and building code standards due to soft costs related to delays in construction, resulting claims and unforeseen site conditions.	\$880,001	State Share
		\$219,999	Local Share
		\$1,100,000	TOTAL

Commission staff worked with these two districts and recommended approval of Resolution 09-126.

Dr. Puckett noted that there is about an 8% increase for Fairfield Union and asked if it was the original advice of the Commission staff to build new. Melanie Drerup responded that the superintendent at the time wanted to renovate but the current administration and board decided to pursue this course of action and staff agrees with the decision.

Dr. Puckett moved to approve Resolution 09-126.
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 agreements and amendments for Commission consideration. The Commission staff reviewed and recommended approval of Resolution 09-127.

Agreements

School District	Project	Architect	Agreement Amount
Columbus City School District - Segment 3	Linden McKinley High School	Moody Nolan, Inc.	\$1,940,769.00
Switzerland of Ohio Local School District	Build four new elementary/middle schools; one new high school and one new elementary/middle/high school; renovations to River High School	Balog, Steines, Hendricks & Manchester Architects, Inc.	\$4,683,934.00

Locally Funded Initiatives

School District	Project	Architect	LFI Amount
Knox County Career Center	Design enhancements and additional technology equipment in the School Board Offices and preschool rooms	Architectural Vision Group	\$23,172.50
Columbus City School District - Segment 3	Additional scope at Linden McKinley High School	Moody Nolan, Inc.	\$138,946.00
Switzerland of Ohio Local School District	Additional scope	Balog, Steines, Hendricks & Manchester Architects, Inc.	\$146,469.46

Vice Chair Quill moved to approve Resolution 09-127.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

9. Construction Manager Agreements Approval – Presented by Steve Berezansky

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

Agreements

District	CM Firm	County	Total CM Compensation
Switzerland of Ohio Local School District	Project and Construction Services, Inc.	Monroe	\$4,650,921

Dr. Puckett moved to approve Resolution 09-128.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

10. Construction Manager Amendments Approval – Presented by Steve Berezansky

Steve Berezansky presented the following Construction Manager amendments for approval.

Amendments

School District	Construction Manager	Amount
Wayne County Joint Vocational School District (Wayne)	The Quandel Group, Inc.	\$80,338
Scioto County Joint Vocational School District (Scioto)	BBL Construction, Inc.	\$0
Fairfield Union Local School District (Fairfield)	Bovis Lend Lease, Inc.	\$362,832

Vice Chair Quill moved to approve Resolution 09-129.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

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

LFI Amendments

School District	Construction Manager	Amount
Newton Local School District	Bovis Lend Lease, Inc.	\$20,066
North College Hill City School District	The Quandel Group, Inc.	\$6,007
Wayne County Joint Vocational School District	The Quandel Group, Inc.	\$38,888

Dr. Puckett moved to approve Resolution 09-130.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

11. Trade Construction Contracts Approval – Presented by Steve Berezansky

Steve Berezansky presented trade contracts for Commission approval. All contracts represented the lowest responsible bidder. The Commission staff reviewed and recommended approval of Resolution 09-131.

	School District	Contracting Entity	Scope Of Work	\$ Amount
1	Akron CSD	Sitotech, Inc.	Demolition	\$219,000.00
2	Ashtabula CSD	Great Lakes Crushing, Ltd.	Early Site Work	\$3,123,800.00
3	Barberton CSD	Fortney & Weygandt, Inc.	General Trades	\$11,990,700.00
4	Buckeye Central LSD	Ed Burdue & Co., LLC	Demolition	\$312,333.00
		Excavating and Demolition		
5	Cleveland MSD	R. W. Clark Company, Inc.	General Trades	\$631,900.00
6	Cleveland MSD	Titan Wrecking & Environmental	Demolition	\$449,000.00
7	Clyde-Green Springs EVSD	Doan Pyramid Communications	Technology Equipment	\$325,404.00
8	Columbus CSD	Integrated Construction Services	General Trades	\$69,800.00
9	Dayton CSD	Environmental Demolition Group	Asbestos Abatement	\$45,000.00
10	Fairfield Union LSD	STAT Communications	Technology Cabling	\$181,880.00
11	Gallipolis CSD	Brewer & Company of WV, Inc.	Fire Suppression	\$95,800.00
12	Gallipolis CSD	Econco, Inc.	HVAC	\$1,140,000.00
13	Gallipolis CSD	Mechanical Construction Co., Inc	Plumbing	\$385,900.00
14	Gallipolis CSD	Brewer & Company of WV, Inc.	Fire Suppression	\$155,750.00
15	Gallipolis CSD	Best Restaurant Equipment	Food Service	\$258,000.00
16	Hillsboro CSD	DEM/EX Group, Inc.	Demolition	\$367,500.00
17	Ironton CSD	OM Workspace	Furniture	\$192,058.56
18	Jefferson Area LSD	Clemson Excavating, Inc.	Demolition	\$425,000.00
19	Jefferson Area LSD	Doan/Pyramid LLC	Network Electronics System	\$271,547.00
20	Jefferson Area LSD	Valley Electrical Consolidated, Inc.	Audio/Video System	\$356,395.00

21	Jefferson Area LSD	Warwick Communications, Inc.	Phone System	\$52,329.25
22	Liberty Union-Thurston LSD	Stover & Turner Excavation, Inc.	Site Development	\$300,681.00
23	Miami Trace LSD	Stonecreek Interior Systems, LLC	Casework	\$265,100.00
24	Miami Trace LSD	Louis R. Polster Company	Kitchen Equipment	\$357,705.00
25	Miami Trace LSD	Humble Construction Co.	General Trades	\$6,735,450.00
26	Miami Trace LSD	Executive Security Systems, Inc.	Safety & Security	\$104,285.00
27	Miami Trace LSD	T S Randall Company, LLC	Plumbing	\$595,800.00
28	Miami Trace LSD	Econco	HVAC	\$1,380,000.00
29	Miami Trace LSD	Kelchner, Inc.	Site Work	\$662,897.00
30	Miami Trace LSD	Gutridge Plumbing, Inc.	Fire Protection	\$188,800.00
31	Miami Trace LSD	Converse Electric, Inc.	Electrical and BP-T1 Cabling, Termination and Equipment	\$2,477,000.00
32	Pettisville LSD	Miller Bros., Construction, Inc.	Early Site	\$804,830.00
33	Pike Delta York SD	Woolace Electric Corporation	Electrical	\$1,034,515.00
34	Pike Delta York SD	Fitzenrider, Inc.	Plumbing & HVAC	\$1,306,202.00
35	Pike Delta York SD	The Spieker Company	General Trades	\$6,205,700.00
36	Reynoldsburg CSD	Crawford Mechanical Services	Plumbing & HVAC	\$1,367,000.00
37	Reynoldsburg CSD	Claggett & Sons, Inc.	General Trades	\$2,340,000.00
38	Reynoldsburg CSD	Claypool Electric, Inc.	Electrical	\$1,496,400.00
39	Reynoldsburg CSD	T P Mechanical Contractors	Fire Protection	\$67,896.00
40	South Range LSD	Doan Pyramid Communications	Technology & Security	\$1,803,033.00
41	Toledo CSD	Folding Equipment Company, LLC	School Furnishings and Equipment	\$195,890.00
42	Tuslaw Local	Jeffery Carr Construction, Inc.	Site Work	\$642,900.00
43	Versailles EVSD	Reese Electric, Inc.	Electrical	\$34,690.00
44	Versailles EVSD	R. D. Jones Excavating, Inc.	Site Work	\$296,100.00
45	Wapakoneta CSD	The Shelly Company	Asphalt Paving	\$319,000.00
46	Wauseon EVSD	Woolace Electric Corp	Parking Lots	\$17,600.00
47	Wauseon EVSD	Miller Brothers Construction, Inc.	Parking Lots	\$182,500.00
48	Wayne County JVSD	Baumann Enterprises, Inc.	Demolition	\$537,440.00
49	Youngstown CSD	Wolford's Rolloff, Inc.	Demolition	\$95,000.00
50	Youngstown CSD	Tom Sexton & Associates	Loose Furnishings	\$284,630.41
				\$53,148,141.22

Vice Chair Quill moved to approve Resolution 09-131.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

12. Settlement Agreement – Presented by Jerry Kasai

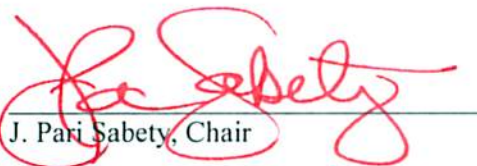
Jerry Kasai presented for Commission approval a settlement with Watson General Contracting on the Columbus City School District project. Watson Shonebarger General, LLC nka Watson General Contracting, LLC contracted for the demolition of the Columbus East Linden Elementary School. During the course of the plaster removal as part of its asbestos abatement work, Watson claims it encountered an unexpected type of brick which made its plaster removal more expensive and more time consuming. At one point there was a division among the consultants as to whether additional compensation was due for an unforeseen condition. Ultimately, however, the request for additional compensation was denied. Watson followed-up with a formal claim in the amount of \$59,220, with an indication that they also incurred damages of an additional \$90,000. A negotiated resolution was reached for the sum of \$25,000. Watson requests a complete release, which is not a significant factor in this instance as the building has now been completely demolished. Commission staff recommended approval of Resolution 09-132.

Dr. Puckett moved to approve Resolution 09-132.
Vice Chair Quill seconded the motion.
Approval: Vote 3-0.


13. Public Testimony

No public testimony was provided.

The meeting was adjourned at 2:43 PM.



J. Pari Sabety, Chair



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