

Ohio School Facilities Commission
May 25, 2010
Warren G. Harding Room
1:30 PM

MINUTES

Chair Sabety called the meeting to order at 1:30 PM.

Roll Call

Members present: Chair Sabety, Vice Chair Quill, Dr. Puckett and Representative Jordan.

Adoption of the April 22, 2010 Meeting Minutes

Vice Chair Quill moved to approve the April 22, 2010 meeting minutes.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Executive Director's Report

OSD/OSSB Update

Director Murray commented that work is proceeding on the site for the Ohio School for the Deaf (OSD) and the Ohio State School for the Blind (OSSB) and that the site development work is undergoing. The bid invitation went out last Sunday and it is due for bid submittal on June 18th. The director reported that he signed a Project Labor Agreement (PLA) with Pat Manzi and the Central Ohio Building Construction Trades Council and that the PLA is a part of the bid invitation. There are background checks being conducted for the two contractors on the site. Director Murray stated that the background checks will be accomplished via a field or a change order, where the costs of that will be charged against the contract, at no cost to the contractors. The background checks for the construction packages of the buildings will be assigned to the cost of the contractor when those are accomplished.

Dr. Puckett commented that at the beginning of the project, he and others were concerned about the background checks and he is glad that things are being taken care of properly.

Director Murray stated that there are on-going issues with the City of Columbus relative to right-of-way along Morse Road, High Street and Indianola but discussions are on-going regarding that issue.

New Boston

Director Murray stated that at the last Commission meeting, the OSFC was waiting for the flood plain study from Stantec. The study was on the floodplain/floodway in the New Boston area, specifically the existing site, ball field site and the stadium site. He asked that Steve Lutz was to provide an update.

Mr. Lutz reported that the Stantec engineering study is completed and referred to a map of the flood plain and floodway across the three sites on interest in New Boston. The map depicts the location of the floodway north of Oak Street as defined by the preliminary Federal Emergency Management Agency (FEMA) map, shown in light blue. The floodway does not impinge on the stadium site. The orange color on the map shows the limits of the flood plain for a one in a 100 year event. The magenta color shows the higher elevations flooded in a one in 500 year event. The flood plain defines the area inundated in standing water during the flood event. The floodway defines the pathway of moving water during the flood event. Mr. Lutz mentioned that on May 13th, OSFC held a meeting at the OSFC offices which included the school district, their legal counsel, the district's architect and civil engineer, OSFC staff and Christopher Thomas, project management at the Ohio Department of Natural Resources (ODNR). The architect presented a site drawing which depicted their proposed location of the building, showing the line of the floodway, as defined by the district's civil engineer, Howerton, as being just outside of the building footprint. The line of the floodway, as defined by the preliminary FEMA map, was shown with the floodway impinging on several hundred square feet of the building footprint. Mr. Thomas explained that the FEMA map is not yet the governing regulatory map, but it is expected to be in early 2011. Mr. Thomas pointed out that it is the practice of the regulatory authority to use the "best available information," such as the preliminary map, in the evaluation of development proposals. OSFC also discussed the study by Howerton, delineating the floodway north of Oak Street and the applicability of this study to the regulatory location of the floodway. The Howerton study was also considered new information that could be submitted to FEMA for consideration in finalizing their map. Howerton intends to submit their study to FEMA. Mr. Thomas reported that the Village of New Boston is the regulatory authority for the development within the floodplain. Questions were raised whether the building could be built at the proposed location if the FEMA line governed. Mr. Thomas responded that it may be possible but asked, "why would you want to?" OSFC staff had a follow-up meeting last Thursday with the architect, Legitt and Kingscott. They are in the process of exploring redesign options to do three things; increase the clearance between the building and the retaining wall; relocate the building or redesign the foundations to address the FEMA floodway line and; examine relocations that may reduce the height of the retaining wall. These are items that OSFC considers important to the long-term viability of the facility and to management of the project's first cost. A meeting occurred today between Mr. Thomas and village officials to provide the village assistance in defining the process for evaluating this development proposal. It is OSFC's understanding that the Village of New Boston has a flood plain management ordinance requiring a permit to develop in the flood plain. The school district must apply and obtain approval from the village before development begins on the proposed site.

Director Murray commented that Howerton, the civil engineer for the school district and the building, created a floodway study prior to design. Based upon their study, the building as currently situated on the site, is outside what they consider to be the floodway. However, the light blue shading is the FEMA proposed floodway, based upon their data. The footprint of the building does extend into the floodway based on FEMA's preliminary map. Director Murray stated that this issue will have to be resolved with the village, ODNR's floodplain management. After the May 13th meeting, it was understood that the school district and its parties were going to go about understanding how to resolve the differences between the two studies.

Chair Sabety commented that it seemed that there is an on-going process that includes the village, the school superintendent, the school district and OSFC to come with new information, including the technical capacity of ODNR to help with this process which may include some minor changes to the architectural design to help lower the financial risk of the retaining wall.

Mr. Lutz stated that the OSFC is hoping that the redesign addresses those concerns.

Chair Sabety commented that OSFC is not ready at this point to come back with a proposal.

Director Murray confirmed her statement.

Chair Sabety thanked Mr. Lutz for the update and stated that it seems like everyone is working hard to come to a good solution.

Director Murray stated that the core meeting process is going on in the Village of New Boston and that there are three main issues that are being looked at: first, is the risk and liability of the site location; second, is the overall budget; third, is the design of the structure. Director Murray mentioned that he believes that the village has a flood plain management ordinance and, as he has read that as long as everything is done according to their requirements, in some ways the risk and liability does not come back on any party.

Chair Sabety asked if Director Murray's discussion will be encompassing that subject.

Director Murray stated that it would and that any development on the floodplain requires an issued permit.

Furniture Procurement Update

Director Murray commented on a draft memo on furniture. There have been issues raised by a number of parties, such as vendors and legislators on OSFC's furniture procurement. There are number of bids that OSFC is looking at that have single bidders and there are also a number of bidding packages that are very large and are "winner-take-all" types of packages. He mentioned that there have been concerns about the specifications for school. Furniture specifications are created at the school district by the architect or interior design assigned to the architect. OSFC wants to make clear the design professionals for the furniture package must bring their specifications to the OSFC Core Meetings and discuss them. They must be able to state that these are open and competitive bids and that there are three manufacturers of similar or equal types of furniture. Director Murray commented that currently, the specifications may be created outside the Core Meetings. He went on to say that all furniture bids will be forwarded to Mr. Mendenhall's quality construction area. Loose furnishing contracts are usually about three percent of the typical cost of the project and it usually comes at the end of the project. OSFC is making sure that the specifications in the bids come to OSFC directly because sometimes they get "lost" due to being smaller dollar packages. The Commission is also asking that all the bids come back to the Commission, especially single bids. Director Murray mentioned that OSFC will review its policy on State-Term Pricing for loose furnishings, and the Commission encourages Design Professionals or Construction Managers to direct comments or questions to OSFC about why State-Term or competitive bids may be preferential in different circumstances. OSFC also

proposes to take some of the bid specifications and submit them to review by somebody who is knowledgeable with furniture bids specs. OSFC is going to subject these to design professionals and architects, on a random or selective basis, if they are open and competitive specs. While OSFC cannot do that with every bid spec, it should act as a reminder to design professionals that they are going to be watched. Director Murray stated that the OSFC does not want to dictate to the school districts the level of quality of furniture they choose because it is their choice. If the school districts want to spend 30 to 40 percent more to get a better price of furniture they think is going to last longer, that is their choice to make. Director Murray mentioned that some school districts begin the process for specifications of loose furnishings by picking a desired product, but competitive selection is not served by "spec-ing backward." Also, vendors who in good faith offer substitutes of similar or equal product quality should be given written reasons for denial, if that is the outcome of the offer. When "spec-ing backwards" should not be acceptable and it would not be a competitive circumstance. Director Murray commented that in "winner-take-all" loose furnishings, his suggestion is that the packages that are above the \$600,000 and \$700,000 price range should be considered for subdividing by design professionals to foster competition and to spread business. He commented that Representative Jordon feels strongly about that issue and we had a discussion this morning with a firm there.

Representative Jordon stated that as a commissioner, he knows that it is always good to have four, five, six bids come in and he always looked at things in more depth if they come back with just one bid. He mentioned that competition is good in most every aspect.

Director Murray commented that Mr. Mendenhall put out a memo to all the architects last week that in every aspect of specifications, equipment or design services, or constructions services, that OSFC wants three manufacturers. Everything should be done with the competitive process in mind so there is a fair outcome. The Commission is going to continue to talk and is going to ask the architects to come in sometime later in the summer to discuss these types of issues.

Cincinnati Lawsuit

Director Murray asked that Mr. Eufinger and Ms. Peggy Corn to inform the Commission of a lawsuit, of which OSFC is a party, relative to the Cincinnati Public Schools.

Mr. Eufinger explained that the lawsuit evolved out of the purchase of the Roosevelt Elementary School in the city of Cincinnati that was sold by the school board on June 9, 2010 for \$30,000. There are two buildings; one was built 1925 and the other was built in 1964, which total 29,566 square feet on a two acre site. The City of Cincinnati filed suit against Roger and Deborah Connors, the buyers, based on the fact CPS included in the deed a restriction stating that the buildings would not be used for educational purposes. The response was a second lawsuit by the Ohio Coalition for Quality Schools and the Connors' against CPS and also against the OSFC. The specific relief in question from the OSFC would be an injunction against OSFC releasing funds to CPS until it complies with section 3318.08 and 3313.41 ORC. The present status of the case is that there is an order to hear all motions in both cases this Thursday before Judge Ruhlman.

Ms. Corn commented that they are still in the early stages of legal proceedings. The consolidation order bringing the two cases together was entered by Judge Ruhlman, Cincinnati Common Pleas Court, two weeks ago. What is pending is a motion for judgment on the pleadings in both cases

which. It is on procedural grounds. In the CPS vs. Connors' case, the Defendants believe that the facts are not in dispute and that the legal issues should be resolved in their favor. In the second case, the Defendants, CPS, joined by OSFC, assert that the plaintiffs do not have standing to proceed with the case.

Director Murray commented that Representative Jordan did address this issue and asked OSFC to take state action against the school district. He believes that the Commission needs to see the outcome of the court case before anything is done and it is in the appropriate forum to decide whether the school district proceeded correctly.

Representative Jordon asked if the Commission has a timeline on the decision coming down.

Ms. Corn stated we will have a better idea of how long the case will last after Thursday's hearing.

Representative Jordan stated that the he knows he made is feelings known in the letter that he sent and he believes that the conditions of the law were fairly clear that the first option they had was to offer surplus buildings to community schools. He stated that he is not an attorney or a judge, but the law is fairly clear to him and Cincinnati schools did not do what they were supposed to do. Representative Jordan mentioned that he is just trying to watch out for all the tax payers.

July Preview- Notice of Offers

Mr. Bode commented that with the \$525 million in capital appropriations from the capital appropriations bill, OSFC was able to put together the cash flow projections and determine that staff could recommend going ahead with ten school district projects. The projects will be officially brought to the Commission in July. OSFC is now working with the ten districts to finalize their plans and make sure that they really do want to go ahead. They have all communicated to OSFC that they do, but sometimes full board approval is needed and occasionally the timing is off with those. Three districts had been previously offered funds that have been able to come up with their local share of the money. Seven additional projects are next on the list to be up for the Commission in July. Staff notified the next two districts on the list with the plans to go forward, just in case something happens with the other districts. OSFC would then be able to go to the next districts and move forward with other projects

Prime Contractors Self-Performance

Director Murray stated that this is an issue that OSFC has had several times. One was in Barberton last year, where the general trades contractor was actually performing no work on the site and acted as a pure broker of subcontracting services. OSFC is currently looking into a policy to require some self-performance, or some percentages of self-performance, by a prime contractor, especially general trades contractors, so there are no pure brokers or brokers that only perform the minimal percentage of work. When the prime contractor is a broker, it then becomes in their self-interest, and not in OSFC's interests, to attempt to bid-shop every other subcontractor down to the lowest possible price. After consultation with the Ohio AGC, which is a compilation of union and non-union contractors, and consistent with their judgment and recommendations, the Director made the following recommendations: if the prime contract includes masonry, then 15% shall be self-performance. If the prime contract does not include masonry, then 25% shall be self-performance. Director Murray commented that without objection to that, they will proceed from here and get an element of self-

performance on the job site. OSFC is always open to areas for good cause shown and not having to lock in those percentages. OSFC firmly believes that the prime contractors on the site performing work and managing their subcontractors is the best circumstance. They must be there and it serves OSFC's and the schools interests in quality.

ELPP Update

Mr. Lutz reported that the OSFC has reached a milestone in the Expedited Local Partnership Program (ELPP). The total credit established by all closed-out ELPP projects now exceeds \$1 billion. This program total results from 148 closed projects which were initiated by 63 districts. There are another 101 ELPP projects which have completed construction and are in the process of close-out and another 14 projects in design or construction at this time. OSFC would like to acknowledge the good work of the Commission's six planners, who work with the districts on expedited projects, as well as Joy Endrulas who has provided administrative support for the program since its inception in 2001.

Personal Service Contract Approvals

The Director deferred until later in the meeting.

Director Activities

Visits

1. OSFC Macedonia Office – 4/27/10
2. Building Trades Seminar/Luncheon – 4/28/10
3. Ironton LSD – 4/29/10
4. Ohio AGC Board Meeting – 4/30/10

Meetings

1. Bruce Hawkins, ITCs – 4/26/10
2. Superintendent Dean Nance – 4/29/10
3. Rep. Pryor and Ross County Superintendents – 5/3/10
4. Chris Colwell and Tony Meredith – 5/10/10
5. Pat Manzi – 5/10/10
6. Stantec – 5/10/10
7. Barton Malow- 5/11/10
8. ECS – 5/12/10
9. US Department of Labor – 5/12/10
10. Todd Bergdoll – 5/13/10
11. Jean Stephenson – 5/13/10

School Energy Conservation Financing Program Approval

Resolution 10-68

Mark Wantage presented the Alliance City SD (Ashtabula), Canton City SD (Stark), EHOVE Career Center (Erie), Goshen Local SD (Clermont), Green Local SD (Scioto), Harrison Hills City SD (Harrison), Monroeville Local SD (Huron) and Parkway Local SD (Mercer) requests to participate in the Energy Conservation Financing Program.

Alliance City School District (Ashtabula County)

Revision to Resolution 10-57 (Revision of April 2010 Resolution to include operational Savings)

Total Project Cost: \$2,390,608 (Rev - \$3,242,109)

Interest Rate (Included in the Total Project Cost): 4.5 %

Totaled Annual Savings: \$270,145 (Rev - \$317,803)

O&M Savings (Maximum Limit of 30%): \$0 (Rev - \$47,648)

O&M Savings is Percentage of Total Savings: 0% (Rev - 15%)

Payback Period (Maximum 15 Years): 8.8 years (Rev - 10.2 years)

Number of Buildings: 6

Vendor: Gardiner Trane

Scope of Work:

- Classroom Lighting Retrofit (6)
- Gym Lighting Retrofit (6)
- Lighting Controls (6)
- Building Controls Upgrades (6)
- Dynamic Filtration (6)

Canton City School District (Stark County)

Total Project Cost: \$13,585,125

Interest Rate (Included in the Total Project Cost): 4.907 %

Totaled Annual Savings: \$937,352

O&M Savings (Maximum Limit of 30%): \$185,300

O&M Savings is Percentage of Total Savings: 19.8 %

Payback Period (Maximum 15 Years): 14.5 years

Number of Buildings: 21

Vendor: Tremco, Inc

Scope of Work:

- Lighting Retrofit
- Gym lighting Retrofit
- Building Controls Calibration
- Vending Machine Controls
- Rooftop Air handler Replacement
- Boiler Replacement
- Heat Wheel Repair
- Cooling Tower Retrofit
- Roof Replacement
- 200KW Solar Array

EHOVE Career Center (Erie County)

Requested Revision to Resolution 10-30

Total Project Cost: \$1,872,427 (Rev - \$324,120)

Interest Rate (Included in the Total Project Cost): 4.0% (Rev - 0%, QSCB)

Totaled Annual Savings: \$125,816 (Rev - \$13,408)

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

O&M Savings is Percentage of Total Savings: 0%

Payback Period (Maximum 15 Years): 14.9 years

Number of Buildings: 6 (*Rev - Affect 1 Building*)
Vendor: CCG Energy Solutions
Scope of Work:
- Building Automation Upgrades (6)
- Parameter Wall Foam Insulation and Caulking (6)
- Main Gas and Electric Meter Upgrade
- New Sub Meters (6)
- New Upgraded 2000KVA Main Transformer
- Exterior Lighting Upgrade
(*Rev - Classroom Lighting Retrofit, Mechanical Upgrades*)

Goshen Local School District (Clermont County)

Total Project Cost: \$53,891
Interest Rate (Included in the Total Project Cost): 0% (*Financed through agreement with Orion Electric*)
Totaled Annual Savings: \$18,771
O&M Savings (Maximum Limit of 30%): \$1,700
O&M Savings is Percentage of Total Savings: 9 %
Payback Period (Maximum 15 Years): 4.9 years
Number of Buildings: 4
Vendor: Goshen Local School District
Scope of Work:
- Lighting Retrofit
- Gym Lighting Retrofit

Green Local School District (Scioto County)

Total Project Cost: \$199,702
Interest Rate (Included in the Total Project Cost): 3.5 %
Totaled Annual Savings: \$40,861
O&M Savings (Maximum Limit of 30%): \$2,000
O&M Savings is Percentage of Total Savings: 4.9 %
Payback Period (Maximum 15 Years): 4.9 years
Number of Buildings: 1
Vendor: Aleron, Inc
Scope of Work:
- Lighting Retrofit
- Lighting Controls
- Gym Lighting Retrofit

Harrison Hills City School District (Harrison County)

Total Project Cost: \$1,512,510
Interest Rate (Included in the Total Project Cost): 4.0 %
Totaled Annual Savings: \$119,331
O&M Savings (Maximum Limit of 30%): \$35,799
O&M Savings is Percentage of Total Savings: 30.0 %
Payback Period (Maximum 15 Years): 12.7 years

Number of Buildings: 5
Vendor: Johnson Controls, Inc
Scope of Work:
- Lighting Retrofit
- Gym Lighting Retrofit
- Building Controls Optimization
- Building Envelope Weatherization
- Steam Trap Replacement

Monroeville Local School District (Huron County)

Total Project Cost: \$685,155
Interest Rate (Included in the Total Project Cost): 0% (QSCB)
Totalled Annual Savings: \$45,678
O&M Savings (Maximum Limit of 30%): \$13,704
O&M Savings is Percentage of Total Savings: 30.0%
Payback Period (Maximum 15 Years): 15 years
Number of Buildings: 1
Vendor: Tremco, Inc
Scope of Work:
- Occupancy Sensors
- Lighting Retrofit
- Gym Lighting Retrofit
- Building Controls Upgrades
- Replace Steam Boilers with HW Boilers
- Window Replacement
- Dishwasher Electric to gas conversion

Parkway Local School District (Mercer County)

Total Project Cost: \$955,728
Interest Rate (Included in the Total Project Cost): 3.85%
Totalled Annual Savings: \$85,092
O&M Savings (Maximum Limit of 30%): \$18,440
O&M Savings is Percentage of Total Savings: 21.7 %
Payback Period (Maximum 15 Years): 11.2 years
Number of Buildings: 1
Vendor: Waibel Energy Systems
Scope of Work:
- Building Controls Upgrade
- Dynamic Air Filtration
- Computer Monitor Control
- Vending Machine Controls
- 6 KBTU Solar Domestic Hot Water
- 1.2 KBTU Solar HVAC Hot Water
- Lighting Upgrade

Chair Sabety asked if the schools that are coming back with revisions and then going to the Commission for approval is due to the QSCBs.

Mr. Wantage stated that the main reason for the revisions is because of the QSCBs. In the case of the Alliance City SD, the revision allowed them to go back and ask for the things that they needed that were originally turned down as part of the first proposal. The school district was then able to get what they needed because of the QSCB.

Dr. Puckett asked what “solar array” was.

Mr. Wantage commented that “solar array” is for solar generation.

Dr. Puckett moved to approve Resolution 10-68.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

ELPP Project Agreement Approval

Resolution 10-69

This agreement identifies the portion of the Master Facilities Plan the district will design and construct. In July 2008, the district closed its middle school due to structural deterioration. The discrete portion selected by the district replaces the closed facility with a new school serving 584 students of grades five through eight. This project was budgeted at \$16.7 million. In November 2009, the district passed a \$5.8 million levy by a margin of two votes. The district made six prior attempts to fund an expedited project, dating back to 2001.

Steve Lutz presented Resolution 10-69 of a school district’s Master Facility Plan for Commission approval:

School District (County)	Discrete Portion	Project Budget
Bloom-Carroll Local SD (Fairfield)	New Elementary/Middle	\$16,719,726

Vice Chair Quill moved to approve Resolution 10-69.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Master Facilities Plan Amendments Approval

Resolution 10-70

This is the first amendment to the Master Facilities Plan (MFP) for Northeastern Local School District of Clark County for their 2009 participation the Classroom Facilities Assistance Program (CFAP). The district failed their November 2009 ballot attempt and now seeks to amend the MFP to better align the scope and budget with the priorities of their community.

Mr. Lutz also presented Resolution 10-70, Master Facilities Plan Amendment, with the school district listed below to construct a discrete portion of their Master Plan, in the amount listed below, for Commission approval:

School District (County)	Previously Approved Scope	Modified Scope	Modified Budget	
Northeastern Local SD (Clark)	Build two new elementary schools to house grades PK thru 5, two new middle schools to house grades 6 thru 8 and two new high schools (one to house grades 9 thru 12 and one to house grades 9 thru 12 plus Career Tech); allowance to abate and demolish Rolling Hills elementary, Northridge elementary, South Vienna elementary, Kenton Ridge high and Northeastern high schools.	Build two new elementary schools to house grades PK through 4, 1 new elementary/ middle/ high school to house grades 5 through 12 & career tech; renovations and additions to Kenton Ridge High to house grades 5 through 12; allowance to abate and demolish Northridge, Rolling Hills and South Vienna elementary schools and Northeastern High School.	\$40,395,031	State Share
			\$58,129,436	Local Share
			\$98,524,467	Total Project Budget

Dr. Puckett moved to approve Resolution 10-70.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

Master Facilities Plan Amendments Approval
Resolution 10-71

This is the second amendment for the Clay Local School District in Scioto County for their 2008 participation in CFAP. This amendment does not change the project scope. Rather, it is a budget adjustment to address market conditions at the time of bid. Clay Local opened bids on April 6th 2010 for the major trades contracts for their school. Bids were \$1.4 million over the construction budget for this work. Mr. Lutz noted that the next item on the agenda is a Hardship Loan for Clay Local for their share of this budget adjustment.

Mr. Lutz also presented Resolution 10-71, Master Facilities Plan Amendment, with the school district listed below to construct a discrete portion of their Master Plan, in the amount listed below, for Commission approval:

School District (County)	Recommended Modifications to the Master Facilities Plan	Increase to the Project Budget	
Clay Local SD (Scioto)	Increase for market conditions	\$1,137,014	State Share
		\$266,707	Local Share
		\$1,403,721	TOTAL

Vice Chair Quill moved to approve Resolution 10-71.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

Hardship Loan Approval
Resolution 10-88

Lois Snyder commented that Clay Local has applied for the Hardship Loan through the Commission in order to pay for their local share of this amendment. The Hardship Loan is available to districts that have exhausted all other sources of revenue to provide their local share and if they pay this additional amount out of their federal funding for hardship, they then qualify for the Hardship Loan through OSFC. Clay Local did not meet the criteria for the loan under Section 3318.042, however, they do meet the criteria in order to qualify for the Hardship Loan through the Commission if, for this application only, the Commission changes the minimum funding balance threshold specified in Section 82 of the Guidance, from 5% of the 13%, of the estimated General Fund Revenue.

Lois Snyder presented Resolution 10-88, Hardship Loan for Clay Local School District, for Commission approval.

Director Sabety asked if OSFC has looked at that service added to Clay Local's forecast.

Ms. Snyder said that yes, the Commission has.

Dr. Puckett moved to approve Resolution 10-88.
Vice Chair Quill seconded the motion.
Approval: Vote 3-0.

Specialty Services Agreements and Amendments Approval
Resolution 10-72

Mr. Bode explained that OSFC is on a three year cycle of contract approval. This year there are 18 contracts and 10 amendments in 11 different resolutions for a total of \$3.5 million. Typically, there is a three year cycle for approvals and OSFC does a request for the proposals. OSFC has an initial two-year contract and capital contracts often do a 1-year extension for the third year of the contract. This is a highly competitive selection process, which involves a request for proposal, distribution of the request, responses, scoring, short list, interviews, ranking, negotiation, Commission approval and the Controlling Board. OSFC is moving toward an annual cycle, with July 1 as the starting date. However, some are contracts are off-cycle, such as the engineering consultant contracts that will be up in a couple months. Mr. Bode stated that EDGE is very important and that all selection processes include a 5% goal, with the exception of neutral facilitators, which has a 15% goal.

Eric Bode presented Resolution 10-72, Specialty Services Agreement for General Auditing Services, for Commission approval:

Contractor	Scope of Work	Amount
Kennedy Cottrell Richards LLC	Auditing	\$45,000

Director Sabety commented asked if this is for the financial statement audit or if this is something different.

Mr. Bode commented that this is not for the financial statement audit. For instance, OSFC currently has audits for the Classroom Facilities Program and OSFC is developing a similar program with

ELPP. This consultant would help OSFC develop the program and help decide what is appropriate for auditing the ELPP program.

Chair Sabety stated that she is concerned about the word “auditing.” Her understanding is that the Auditor of State has to sign off on all selections of audit tours for financial statement purposes. She asked if OSFC has cleared this with the Auditor of State so they are clear that this not an official audit.

Mr. Bode commented that OSFC has worked very close by with the Auditor of State in setting up the program and that in some ways it actually complements their program. They do general audits for school districts, but they do not go into the detail that OSFC requires in the program in making sure they are fully compliant. For instance, when OSFC has a finding in the program, OSFC shares that information with the Auditor of State.

Chair Sabety asked about the procedure of choosing the firm if OSFC has been cleared with the Auditor of State and that it is okay for OSFC to be hiring people to do audits and that they are part of the selection process.

Mr. Bode agreed to work with the Auditor of State.

Dr. Puckett moved to approve Resolution 10-72.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Resolution 10-73

Mr. Bode commented that this is for field audits for compliance of school districts with the term of the project agreement, for example, to make sure that school districts are doing the correct approvals for the disbursements of project construction funds and correct tracking of Locally Funded Initiatives.

Mr. Bode presented Resolution 10-73, Specialty Services Agreements for Auditing Services, for Commission approval:

Contractor	Scope of Work	Amount
Crowe Horwath, LLP	Auditing	\$150,000
Julian & Grube, Inc	Auditing	\$300,000
Kennedy Cottrell Richards LLC	Auditing	\$450,000

Dr. Puckett moved to approve Resolution 10-73.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Resolution 10-74

Mr. Bode also presented Resolution 10-74, Specialty Services Agreement for Design Manual Updates, for Commission approval:

Contractor	Scope of Work	Amount
Fanning/Howey	Design Manual Update	\$70,000

Vice Chair Quill moved to approve Resolution 10-74.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Resolution 10-75

Mr. Bode presented Resolution 10-75, Specialty Services Agreements for Educational Planning Services, for Commission approval:

Contractor	Scope of Work	Amount
DeJong Healy	Educational Planning	\$200,000
Harrison Planning Group, LLC	Educational Planning	\$150,000
Warner Concepts, LLC	Educational Planning	\$150,000

Dr. Puckett moved to approve Resolution 10-75.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Resolution 10-76

Mr. Bode also presented Resolution 10-76, Specialty Services Agreement for Enrollment Projection Services, for Commission approval:

Contractor	Scope of Work	Amount
DeJong Healy, LLC	Enrollment Projection	\$500,000

Dr. Puckett asked if the Commission keeps track of their enrollment.

Mr. Bode stated that yes they do. Steve Roka is mostly responsible for this analysis. He commented that he and Mr. Roka worked together on the analysis and recently finished it and had an internal presentation on it. He went on to say that the further along in time they attempt to project, the less accurate they become. For example, a particular enrollment might be accurate within a half percent the first the first year, one percent the second year, etcetera. this firm is the firm that had the projections done and it is a top-rated firm.

Director Quill asked about the dollar amounts.

Mr. Bode stated that these are “not to exceed” contracts, so they are only based on individual assignments and for hourly rates and per assignment rates. So these are only based on assignments.

Director Quill mentioned that he would like to see how in the last fiscal year, these contracts lined up with the “not to exceed” amount. Mr. Bode stated that staff would provide the information.

Vice Chair Quill moved to approve Resolution 10-76.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Resolution 10-77

Mr. Bode also presented Resolution 10-77, Specialty Services Agreements for Hazardous Materials Assessment Services, for Commission approval:

Contractor	Scope of Work	Amount
Lawhon & Associates, Inc	Hazardous Materials Assessment	\$300,000
Gandee & Associates, Inc	Hazardous Materials Assessment	\$300,000
TTL Associates, Inc	Hazardous Materials Assessment	\$200,000

Dr. Puckett moved to approve Resolution 10-77.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Resolution 10-78

Mr. Bode also presented Resolution 10-78, Specialty Services Agreements for Neutral Facilitation Services, for Commission approval:

Contractor	Scope of Work	Amount
Alpha Corporation	Neutral Facilitation	\$20,000
Keidel & Co.	Neutral Facilitation	\$35,000
Project Management Consultants LLC	Neutral Facilitation	\$45,000

Vice Chair Quill moved to approve Resolution 10-78.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Resolution 10-79

Mr. Bode presented Resolution 10-79, Specialty Service Memoranda of Agreement for Neutral Facilitation and Dispute Resolution Services, for Commission approval:

Contractor	Scope of Work
Alpha Corporation	Neutral Facilitation and Dispute Resolution
Keidel & Co.	Neutral Facilitation and Dispute Resolution
Project Management Consultants LLC	Neutral Facilitation and Dispute Resolution

Dr. Puckett moved to approve Resolution 10-79.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Resolution 10-80

Mr. Bode also presented Resolution 10-80, Specialty Services Amendments for ENP Assessment Services, for Commission approval:

Firm	Scope of Work	Amendment Amount
Dynamix Engineering	ENP Assessment Services	\$12,500
Gandee & Associates	ENP Assessment Services	\$6,250
Shelley Metz Baumann Hawk	ENP Assessment Services	\$6,250
TGW Consulting, LLC	ENP Assessment Services	\$12,500

Vice Chair Quill moved to approve Resolution 10-80.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Resolution 10-81

Mr. Bode also presented Resolution 10-81, Specialty Services Amendments for Regional Program Coordination Services, for Commission approval:

Firm	Scope of Work	Amendment Amount
Bovis Lend Lease, Inc.	Regional Program Coordination	\$100,000
Hammond Construction	Regional Program Coordination	\$100,000
Resource International	Regional Program Coordination	\$125,000
The Quandel Group, Inc.	Regional Program Coordination	\$100,000

Dr. Puckett moved to approve Resolution 10-81.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Resolution 10-82

Mr. Bode presented Resolution 10-82, Specialty Services Amendments for Technology Specifications Review Services, for Commission approval:

Firm	Scope of Work	Amendment Amount
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Heapy Engineering	Technology Specifications Review	\$110,000
Technology Dynamics	Technology Specifications Review	\$90,000

Vice Chair Quill moved to approve Resolution 10-82.

Dr. Puckett seconded the motion.

Approval: Vote 3-0.

Architectural Agreements and Amendments Approval

Resolution 10-83

Steve Berezansky presented Resolution 10-83, Architectural Agreements and Amendments, for Commission approval:

Agreements:

School District	Project	Architect	Agreement Amount
Xenia Community SD	Segment 1 - Build five new elementary schools	Fanning/Howey Associates, Inc.	\$3,155,020.35
Brookville Local SD	Build one new elementary school	SHP Leading Design	\$651,324.00
Vantage Career Center	Renovations/addition to Vantage Career Center	Garmann/Miller & Associates, Inc.	\$1,343,612.00
Cedar Cliff Local SD	Build one new PK-12 facility	Garmann/Miller & Associates, Inc.	\$1,210,430.55
Upper Valley Joint Vocational SD	Renovations to Upper Valley Joint Vocational SD	Levin Porter Associates Inc.	\$1,585,043.00

Amendments:

School District	Project	Architect	Fees to Date	Amendment Amount	Total
Union Local SD	Site work and life safety requirements	Matyskiela & Grant, Inc.	\$157,452.00	\$9,788.00	\$167,240.00
Hardin Northern Local SD	Design changes	McDonald, Cassell & Bassett, Inc.	\$773,353.00	\$49,807.00	\$823,160.00
Eastern Brown Local SD	Master Plan changes	SHP Leading Design	\$2,083,615.00	\$857,754.00	\$2,941,369.00
Newark City SD	Master Plan changes	Legat & Kingscott LLC	\$4,633,930.00	\$116,645.00	\$4,750,575.00

Locally Funded Initiative:

School District	Project	Architect	LFI Amount
Xenia Community SD	Two additional classrooms per elementary school	Fanning/Howey Associates, Inc.	\$222,215.08
Hardin Northern Local SD	Design enhancements	McDonald, Cassell & Bassett, Inc.	\$5,204.00
Newark City SD	LFI integral square feet above the Master Plan	Legat & Kingscott LLC	\$229,592.00
Vantage Career Center	Additional 24,227 sq. feet above the Master Plan	Garmann/Miller & Associates, Inc.	\$717,244.00
Cedar Cliff Local SD	Additional square feet and design enhancements	Garmann/Miller & Associates, Inc.	\$179,403.51
Upper Valley Joint Vocational SD	Additional scope outside of the Master Plan	Levin Porter Associates Inc.	\$135,927.00

Mr. Berezansky commented that the Eastern Brown Local LSD contract was quite large due to significant Master Facility Plan change.

Dr. Puckett moved to approve Resolution 10-83.

Vice Chair Quill seconded the motion.

Approval: Vote 3-0.

Resolution 10-84

Mr. Berezansky also presented Resolution 10-84 for the following Construction Manager agreement for Commission approval:

School District	County	CM Firm	Total CM Compensation
Valley Local SD	Scioto	Smoot Construction Company of Ohio	\$117,165
Crestline Exempted Village SD	Crawford	Heery International, Inc.	\$1,215,090
Xenia City SD - Segment 1	Greene	Scaparotti Construction Group	\$2,963,873

Vice Chair Quill moved to approve Resolution 10-84.
 Dr. Puckett seconded the motion.
 Approval: Vote 3-0.

Resolution 10-85

Mr. Berezansky also presented Resolution 10-85 for the following Construction Manager amendments to an agreement for Commission approval:

School District	County	Construction Manager	Amount
Nelsonville York City SD	Athens	Smoot Construction	\$0
Switzerland of Ohio Local SD	Monroe	Project Construction Services	- \$124,143

Dr. Puckett moved to approve Resolution 10-85.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

Resolution 10-86

Mr. Berezansky also presented Resolution 10-86 for the following Construction Manager amendments for a Locally Funded Initiative for Commission approval:

School District	County	Construction Manager	Amount
Edgerton Local SD	Williams	dck North America	\$149,711
Switzerland of Ohio	Monroe	Project Construction Services, Inc.	\$124,143

Dr. Puckett moved to approve Resolution 10-86.
 Vice Chair Quill seconded the motion.
 Approval: Vote 3-0.

Trade Construction Contracts Approval

Resolution 10-87

	Contracting Entity	School District	Building Type	Scope of Work	\$ Amount
1	Mr. Excavator, Inc.	Akron CSD	Buchtel/Perkins CLC	Sitework	\$1,173,900.00
2	Enertech Electrical, Inc.	Ashtabula Area CSD	ES Campus	Supply and Delivery of an Electrical Transformer	\$118,135.00
3	CCG Automation, Inc.	Barberton CSD	Barberton HS and Barberton MS	Instrumentation & Controls	\$1,334,606.00
4	Bob Bennett Construction Co.	Barberton CSD	U. L. Light Elementary	Site Work	\$1,172,900.00
5	Mecon, Inc. *	Barberton CSD	Barberton HS	HVAC	\$661,000.00
6	Dies Electric, Inc. *	Barberton CSD	Barberton HS	Electrical	\$99,950.00
7	Cardinal Maintenance & Service Co., Inc.	Barberton CSD	Barberton HS	Roofing	\$1,379,452.00
8	REI Construction(AKA Rapier Electric, Inc.)	Butler Technology and Career Center	Butler Technology and Career Center Development Schools	Site Improvements and Road Improvements	\$599,679.57
9	The Nelson Stark Company	Cincinnati CSD	Clark Montessori HS	Early Sitework	\$1,316,000.00
10	Beacon Electric Company	Cincinnati CSD	Woodford Paideia	Electrical/Technology	\$1,157,000.00
11	Perkins/Carmack Construction, LLC	Cincinnati CSD	Woodford Paideia	General Trades	\$6,997,000.00
12	Feldkamp Enterprises, Inc.	Cincinnati CSD	Woodford Paideia	HVAC	\$1,317,000.00
13	PAC-VAN, Inc.	Cincinnati CSD	Walnut Hill HS - Music Swing Space	Modular Trailers	\$1,463,141.00
14	Amerilect, Inc.	Cincinnati CSD	Montessori HS	Early Site Electric	\$74,425.00
15	Central Fire Protection Co., Inc.	Clay LSD	PK -12	Fire Protection	\$194,047.00
16	B B & E, Inc.	Clay LSD	PK-12	Plumbing & Mechanical	\$3,199,800.00
17	West End Electric Company, Inc.	Clay LSD	PK - 12	Electrical/Technology	\$3,184,980.00
18	J & H Reinforcing and Structural Erectors, Inc.	Clay LSD	PK - 12	General Trades	\$12,048,500.00
19	Baumann Enterprises, Inc.	Cleveland MSD	Daniel Morgan	Abatement	\$137,888.00
20	B & B Wrecking, Inc	Cleveland MSD	Daniel Morgan ES	Demolition Furniture, Fixture and Equipment Loose Furnishings	\$263,700.00
21	Waller-Duman, Inc.	Cleveland MSD	4 K - 8's		\$130,113.00
22	Castle Heating & Air, Inc.	Cleveland MSD	Mound K -8	HVAC	\$1,468,000.00
23	Petty Group, LLC	Cleveland MSD	Mount Auburn and Alexander Hamilton	Temporary Fencing	\$24,479.00
24	Great Lakes Crushing, LTD	Cleveland MSD	Mound PK - 8	Landscaping	\$28,460.00
25	Mid American Construction	Cleveland MSD	Mound K - 8	General Trades	\$5,844,800.00
26	Continental Office Environments	Cleveland MSD	4 K - 8's	Cafeteria Furniture	\$67,252.94

27	Total Environmental Services, LLC	Clyde Green Springs EVSD	Green Springs ES	Asbestos Materials Removal	\$112,265.00
28	McNerney & Sons, Inc. * *	Clyde-Green Springs EV SD	All Buildings	Office Furniture	\$114,210.00
29	Martin Public Seating, Inc * *	Clyde-Green Springs EVSD	All Buildings	Loose Furnishings and School Specialties	\$1,129,099.20
30	Southeast Security Corporation	Clyde-Green Springs Ex Vill SD	Clyde HS and MS, Clyde South Main ES and Green Springs ES	Technology	\$381,500.00
31	Zenith Systems, LLC	Clyde-Green Springs Ex Vill SD	Clyde HS and MS, Clyde South Main ES and Green Springs ES	Technology	\$442,131.00
32	Teemok Construction, Inc.	Columbus CSD	Linden McKinley STEM Academy	General Services	\$265,500.00
33	Evans Landscaping, Inc.	Edgewood CSD	HS	Landscaping	\$243,560.00
34	TriCon, Inc.	Edgewood CSD	HS	General Trades	\$11,770,000.00
35	M W Metals, Inc.	Edgewood CSD	HS	Roofing	\$1,424,600.00
36	Farnham Equipment Company	Edgewood CSD	HS	Casework	\$819,000.00
37	Ken Neyer Plumbing, Inc.	Edgewood CSD	HS	Plumbing	\$1,110,000.00
38	Reddy Electric Company	Edgewood CSD	HS	Electrical	\$3,295,800.00
39	Arctic Heating & Air Conditioning, Inc. * *	Edgewood CSD	HS	HVAC	\$3,269,900.00
40	Jackson & Sons Drilling & Pump, Inc.	Edgewood CSD	HS	Geothermal	\$1,240,000.00
41	Innovative Energy Solutions, LLC	Fairfield Union LSD	MS	Temperature Controls	\$269,480.00
42	DeBra Kuempel	Franklin Monroe LSD	K - 12	Plumbing and HVAC	\$2,570,000.00
43	Koester Electrical, Inc.	Franklin Monroe LSD	K - 12	Electrical	\$1,781,500.00
44	Central Fire Protection Co., Inc.	Franklin Monroe LSD	K - 12	Fire Protection	\$371,970.00
45	Humble Construction Co.	Franklin Monroe LSD	K - 12	General Trades	\$12,800,000.00
46	Waller-Duman Incorporated * *	Girard CSD	JR/SR HS	Student Desk, Chairs and Loose Furnishings	\$169,752.43
47	SPX Cooling Technologies c/o Stoermer-Anderson	Hamilton CSD	Hamilton City HS	Cooling Tower	\$46,100.00
48	John A. Becker Co. dba Becker Electric Supply * *	Hamilton CSD	HS	Switchgear and Panel board	\$208,375.00
49	Cummins Bridgeway, LLC	Hamilton CSD	Hamilton City HS	Generators and ATS Contract	\$207,900.00
50	A I Sprinkler Company, Inc. * *	Hardin Houston LSD	Hardin Houston K-12	Fire Protection	\$452,700.00
51	JMC Mechanical, Inc. * *	Hardin Houston LSD	Hardin Houston K-12	Plumbing & HVAC	\$2,793,600.00
52	Ferguson Construction Company * *	Hardin-Houston LSD	Hardin-Houston K-12	General Trades & Masonry	\$10,164,600.00
53	Continental Office Furniture	Hardin Northern LSD	K - 12	Office Furniture	\$92,370.05
54	Zimmerman School Equipment * *	Hardin Northern LSD	K - 12	Miscellaneous Furniture	\$34,813.25

55	Charles Construction Services, Inc.	Hardin Northern LSD	K - 12	General Trades, Flooring, Casework, Site Utility	\$525,000.00
56	Louis R. Polster Company * * *	Highland LSD	HS, MS, ES	Food Service Upgrade	\$97,900.00
57	Spectra Contract Flooring	Highland LSD	HS, MS, ES	Terrazzo Tile Flooring	\$187,060.00
58	LoopMaster International, LLC	Highland LSD	ES	Geo-Thermal	\$496,300.00
59	Microman, Inc.	Highland LSD	HS, MS, ES	Phone System	\$106,549.00
60	Beacon Electric Company dba Beacon Technologies	Highland LSD	HS, MS, ES	Audio-Video	\$994,250.00
61	Converse Electric	Highland LSD	HS, MS, ES	Electrical Switchgear Upgrade	\$167,790.00
62	Reddy Electric Company	Huber Heights CSD	Rushmore ES	Electrical	\$1,317,000.00
63	Saturn Electric Company	Huber Heights CSD	Monticello ES	Electrical	\$1,306,000.00
64	Humble Construction Company	Huber Heights CSD	Monticello ES	General Trades	\$6,791,000.00
65	Gutridge Plumbing, Inc.	Huber Heights CSD	Monticello ES	HVAC & Plumbing	\$1,610,730.00
66	Gutridge Plumbing, Inc.	Huber Heights CSD	Rushmore ES	HVAC, Plumbing and Fire Protection	\$1,715,000.00
67	Claggett & Sons, Inc.	Huber Heights CSD	Rushmore ES	General Trades	\$6,488,000.00
68	ProQuality Land Development *	Jefferson Area LSD	Former Jefferson JR/SR HS	Demolition	\$268,400.00
69	Seals Construction, Inc.	Jonathan Alder LSD	Canaan MS	Early Site	\$802,120.00
70	Seals Construction, Inc.	Jonathan Alder LSD	Plain City ES	Early Site	\$929,195.00
71	Russ James Contracting, Inc.	Logan Hocking LSD	East and West ES	Demolition	\$175,664.00
72	Quality Asbestos & Demolition Services, LLC *	Logan Hocking LSD	East and West ES	Hazardous Material Abatement	\$88,825.00
73	Mecon, Inc.	Lorain CSD	Whittier MS	HVAC	\$1,888,000.00
74	Simplex Grinnell	Lorain CSD	Irving ES and Whittier MS	Fire Protection	\$241,587.00
75	Suburban Process Piping	Lorain CSD	Irving ES	HVAC	\$1,258,000.00
76	Continental Office Furniture Corporation	Lorain CSD	Hawthorne ES	Loose Furnishings	\$101,437.17
77	Lucas Plumbing & Heating	Lorain CSD	Irving ES	Plumbing	\$397,400.00
78	Electrical Corporation of America	Lorain CSD	Irving ES and Whitter MS	Electrical/Technology	\$3,072,489.00
79	Netech Corporation * *	Lorain CSD	Lincoln ES	Technology Wiring	\$100,419.57
80	Netech Corporation * *	Lorain CSD	Harthorne ES	Technology Wiring and Equipment	\$116,018.76
81	Suburban Process Piping	Lorain CSD	Whittier MS	Plumbing	\$695,900.00
82	Continental Office Furniture Corporation	Lorain CSD	Lincoln ES	Loose Furnishings	\$104,753.82

83	Telamon Construction	Lorain CSD	Irving ES and Whitter MS	General Trades	\$11,522,000.00
84	Rock Homes Inc. dba Fox Enterprise Servcies	Louisville CSD	PK - 5	Roofing & Associated Sheet Metal Work	\$770,700.00
85	Fire Protection, Inc. *	Louisville CSD	Louisville HS.	Fire Protection	\$228,100.00
86	D & A Plumbing & Heating, Inc.	Louisville CSD	Louisville HS	Plumbing	\$921,367.00
87	Advanced Industrial Roofing, Inc.	Louisville CSD	Louisville HS	Sheet Metal	\$802,818.00
88	C. T. Taylor	Louisville CSD	Louisville HS	General Trades	\$6,284,111.00
89	The Apostolos Group, Inc. dba Thomarios	Louisville CSD	PK - 5 ES	General Trades	\$11,391,967.00
90	Abbott Electric, Inc	Louisville CSD	Louisville HS	Electrical	\$1,728,400.00
91	Soehnlén Piping Company	Louisville CSD	Louisville HS	Mechanical (HVAC)	\$2,695,515.00
92	Wood Electric, Inc.	Louisville CSD	Louisville HS	Electrical	\$1,518,454.00
93	The Kauffman Plumbing and Heating Company	Louisville CSD	PK - 5 ES	Mechanical	\$3,003,075.00
94	The Standard Plumbing and Heating Company	Louisville CSD	PK - 5 ES	Plumbing	\$839,000.00
95	Breckenridge Kitchen Equipment & Design, Inc. * *	Miami East LSD	HS	Kitchen Equipment	\$206,595.00
96	G M Mechanical, Inc.	Miami East LSD	Miami East HS	HVAC and Plumbing	\$1,925,000.00
97	Staffco Construction, Inc.	Miami East LSD	Miami East HS	General Trades	\$7,388,500.00
98	Craynon Fire Protection	Miami East LSD	HS	Fire Protection	\$125,527.00
99	Sollmann Electric, Inc.	Miami East LSD	HS	Electrical	\$1,689,829.00
100	Midwest Environmental Control, Inc.	Millcreek-West Unity LSD	Former Hilltop HS and ES	Asbestos Materials Removal	\$19,200.00
101	D & R Demolition, LLC	Millcreek-West Unity LSD	Hilltop ES	Demolition	\$180,000.00
102	Allied Builders dba Allied Fence Builders	Mt Healthy CSD	JR/SR HS	Site Improvement	\$129,420.00
103	Nor-Com, Inc.	Mt. Healthy CSD	JR/SR HS , North and South ES	Technology	\$1,992,592.00
104	Gutridge Plumbing, Inc.	Newark CSD	John Clem ES	Plumbing	\$371,700.00
105	M. G. Abbott, Inc.	Newark CSD	John Clem ES	Electrical	\$747,643.00
106	Farnham Equipment Company	Newark CSD	John Clem ES	Casework	\$182,500.00
107	Claggett & Sons *	Newark CSD	John Clem ES	General Trades	\$3,253,000.00
108	Converse Electric	Newark CSD	John Clem ES	Technology	\$558,000.00
109	Lepi Enterprises Incorporated	Newark CSD	McGuffey ES	Asbestos Abatement & Related Work	\$61,684.00
110	Simplex Grinnell	Newark CSD	John Clem ES	Fire Protection	\$88,740.00

111	H & A Mechanical, Inc.	Newark CSD	John Clem ES	HVAC	\$1,117,000.00
112	Tom Sexton and Associates	Newton LSD	Newton K -12	Student Furniture/ General Items	\$192,663.63
113	Tom Sexton and Associates	Newton LSD	Newton K -12	Teacher Furniture	\$231,328.57
114	Tom Sexton & Associates, Inc.	Olmstead Falls CSD	MS	Loose Furnishings	\$188,259.68
115	Zenith Systems, LLC	Olmstead Falls CSD	MS	Technology	\$474,950.00
116	Landscape by Design	Osnaburg LSD	K - 12	Landscape Sitework	\$248,122.00
117	Continental Office Furniture, Inc.	Osnaburg LSD	K - 12	Classroom Furniture	\$522,186.72
118	Stark's, Inc	Pike Delta York LSD	MS	HVAC Construction	\$64,700.00
119	Woolace Electric Corporation	Pike Delta York LSD	HS	Electrical	\$1,010,200.00
120	Louis R. Polster Company * *	Pioneer Career and Technology Center	Pioneer Career and Technology Center	Kitchen Equipment	\$669,000.00
121	S A Comunale Company, Inc.	Pioneer Career and Technology Center	Pioneer Career and Technology Center	Fire Protection	\$406,800.00
122	Lepi Enterprises, Inc.	Pioneer Career and Technology Center	Pioneer Career and Technology Center	Asbestos Hazard Abatement and Related Work	\$119,790.00
123	Vaughn Industries, Inc.	Pioneer Career and Technology Center	Pioneer Career and Technology Center	HVAC	\$3,854,000.00
124	Crawford Mechanical Services, Inc.	Pioneer Career and Technology Center	Pioneer Career and Technology Center	Plumbing	\$1,224,500.00
125	Adena Corporation	Pioneer Career and Technology Center	Pioneer Career and Technology Center	Masonry Repairs	\$1,541,000.00
126	J & F Construction, Inc.	Pioneer Career and Technology Center	Pioneer Career and Technology Center	General Trades	\$9,095,450.00
127	Vaughn Industries, Inc.	Pioneer Career and Technology Center	Pioneer Career and Technology Center	Electrical Technology Cabling, Equipment and Communications	\$2,999,000.00
128	Southeast Security Corporation	Pioneer Career and Technology Center	Pioneer Career and Technology Center		\$1,477,881.00
129	Game time c/o David Williams & Associates, Inc. * *	Reynoldsburg CSD	Summit ES	Playground Equipment	\$126,500.00
130	Triton Services, Inc.	Ross Local SD	Ross MS & Elda ES	HVAC	\$3,979,000.00
131	ESI, Inc *	Ross LSD	Ross MS and Elda ES	Electrical	\$2,311,000.00
132	Endeavor Construction	Ross LSD	Ross MS and Elda ES	General Trades and Masonry	\$6,193,000.00
133	Feldkamp Enterprises, Inc.	Ross LSD	Ross MS and Elda ES	Plumbing	\$931,000.00
134	School Specialty, Inc.	South Range LSD	K - 12	Media Equipment	\$119,747.24
135	Continental Office Furniture Corp.	South Range LSD	K - 12	Loose Furnishings	\$463,583.02
136	Martin Public Seating, Inc * *	South Range LSD	K -12	School Specialties	\$450,129.17

137	Space & Asset Management, Inc. dba Elements IV Interiors * *	St. Mary's CSD	Memorial 6 -12, East, West and Dennings	Office Furniture	\$443,629.00
138	Continental Office Environments	St. Mary's CSD	District Wide	Loose Furnishings	\$463,848.00
139	Martin Public Seating, Inc. * * *	St. Mary's CSD	District Wide	School Specialties	\$591,004.00
140	School Specialty	Strasburg-Franklin LSD	HS	Loose Furnishings	\$154,986.46
141	Lepi Enterprises, Inc.	Strasburg-Franklin LSD	HS	Asbestos Abatement & Related Work	\$53,065.00
142	Continental Education Environments	Teays Valley LSD	South Bloomfield ES and Teays Valley Freshman Building	Office Building Furniture	\$177,559.52
143	Continental Education Environments	Teays Valley LSD	South Bloomfield ES and Teays Valley Freshman Building	Classroom/Computer Furniture	\$221,789.25
144	Library Design Associates, Inc. * *	Teays Valley LSD	South Bloomfield ES	Media Center Furniture	\$27,000.00
145	Wenger Corporation * *	Teays Valley LSD	South Bloomfield ES	Music Furniture	\$15,581.62
146	Oakland Plumbing Company	Toledo CSD	Beverly K-8 School	Plumbing	\$544,231.00
147	Premier Fire Protection, Inc.	Toledo CSD	Beverly K -8	Fire Protection	\$118,631.00
148	Quality Environmental Services, Inc.	Toledo CSD	Former YMCA on Tremainsville	Abatement	\$73,556.00
149	Salenbien Trucking & Excavating Inc.	Toledo CSD	Beverly K -8	Asphalt	\$226,000.00
150	Lakeside Interior Contractors, Inc.	Toledo CSD	Beverly K - 8	Metal Studs and Drywall	\$205,000.00
151	Quality Environmental Services, Inc.	Toledo CSD	Larchmont ES	Abatement	\$67,620.00
152	Homrich, Inc.	Toledo CSD	Larchmont ES	Demolition	\$73,400.00
153	Midwest Contracting, Inc.	Toledo CSD	Beverly K - 8	Concrete Paving & Curbs	\$143,229.00
154	Continental Office Environments	Toledo CSD	Woodward HS	Office FFE	\$171,848.81
155	Total Environmental Services, I.L.C	Toledo CSD	Larchmont ES	Demolition	\$4,965.00
156	Lakeside Interior Contractors, Inc.	Toledo CSD	Beverly K - 8	Flooring	\$339,670.00

* Lowest Responsible, Second Low Bidder

** EDGE Waiver

*** Second Low, EDGE Waiver

Director Quill commented that he would like to talk a little bit about the EDGE Waiver Committee.

Cheryl Lyman commented that this is the second month that the Commission has seen the EDGE Waivers designated and it is part of the effort to make this process more transparent. This is a good process and it is a good opportunity to hear back from the Commission and to move forward. The Committee has changed the internal and the EDGE Waiver Committee has been reviewing the process prior to award as of two months ago. Previously, the Committee has been

reviewing awards and EDGE waivers as they came from construction managers, but the Committee wanted to provide more staff oversight of that process. As part of that staff oversight, the Committee had been looking at them as it prepared contracts for Commission approval. Now, the Committee is able to address some of the issues during the bid award process at the school district level. The Committee is able to address a number of items much more quickly now. The EDGE Waiver Committee basically looks at processes as it goes through and as contractors request waivers. The Committee had been reviewing those on a weekly basis, but due to the high volume of contracts for this month's Commission meeting, it has been meeting biweekly to review the requests. The Committee goes through the process for EDGE waivers and looks through the updated guidelines given by EOD and goes through them point by point.

Director Quill mentioned commented that Hardin Houston LSD looked like a dismal percentage and almost a non-effort by the Ferguson Construction Company to even attempt to capture the spirit of the program.

Ms. Lyman pointed out that there is a revision for contract number 51, JFC Mechanical had not met their EDGE requirement, but they are meeting that requirement now.

Director Quill commented that what jumps off the page is the General Trades contract for \$10 million (#52).

Ms. Lyman stated that one of the things that the Committee looked at was the contractor's prior record and the reference in Shelby County. The Committee looked and saw that the contractor had previous trade contracts with OSFC and that they have been able to meet that 5% EDGE requirement. On this particular contract, it was one that had been previously awarded by the school district and OSFC reviewed post award from the school district and it came to OSFC prior to Commission approval. As the Committee has been making changes in the process, both as a result in the changes in House Bill 1 for OSFC and the EOD finding, one of the things the Committee has tried to do is move the review earlier in the process, prior to actual award by the school district.

Chair Sabety asked if in this case, the school district moved before the Commission had a chance to review.

Ms. Lyman stated that is correct.

Chair Sabety asked if the school district was aware of the situation.

Ms. Lyman commented that the school district is aware of the situation. The Committee has worked with the contractor and the school district and had meetings with the CM on this because it was a quarter percentage of a trades contract.

Director Quill asked how that meeting went.

Ms. Lyman commented that the meeting was an opportunity for all the parties to learn more about the EDGE program and the requirements. It was frank, honest and open. Ferguson, for example,

has been put on notice that this not something that the OSFC can seek approval for. It was a learning opportunity for the school district also. It was something that the district had not been quite as aware of that the Commission would have hoped. The superintendent was interested in moving this project forward.

Director Quill asked if the Waiver Committee satisfied with the documentation.

Ms. Lyman stated that the Committee looked at the timeline of the project and at what the contractor had said they could award. It was something that the Committee would want to see, it was conditional, that we would expect to see over the life of the contract.

Director Quill commented that the history of this company have demonstrated that they know EDGE contractors and they can utilize EDGE contractors, but why is this school district unique then?

Ms. Lyman commented that the Committee did look at Shelby County and while it is not too far from Montgomery County, they did look at the availability in Shelby County and the company made a case that in Shelby County there is a little more difficulty in meeting the EDGE requirement.

Director Quill commented that he has some difficulty approving the resolution with the General Trades Contract with Ferguson Construction Company.

Vice Chair Quill moved to approve Resolution 10-87 with the exception of the Hardin Houston LSD Ferguson Construction Company General Trades and Masonry Contract for \$10,164,600.00 (#52). Dr. Puckett seconded the motion.
Approval: Vote 3-0.

Public Testimony

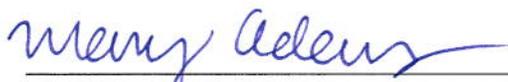
None

Chair Sabety and the members of the Commission recognized Dr. Puckett for his dedicated service to the Ohio School Facilities Commission.

The meeting was adjourned at 3:20 PM.



J. Pari Sabety, Chair



These meeting minutes were prepared by
Mary F. Adams, Secretary to the Commission