

**Ohio School Facilities Commission
November 17, 2011 Meeting
William McKinley Room, Statehouse
1:30 PM**

MINUTES

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

Roll Call

Members present: Chairman Keen, Vice Chair Blair, Mr. Eric Bode, Cindy Peters for Senator Sawyer and Aleah Page for Senator Manning.

Adoption of the October 27, 2011 Meeting Minutes

Mr. Bode moved to approve the October 27, 2011 Meeting Minutes.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

School Energy Conservation Financing Program Approval

Resolution 11-120

Mark Wantage presented a resolution for participation in the School Energy Conservation Financing Program for Ashland County-West Holmes CC JVS (Ashland), Eaton Community City SD (Preble), Groveport Madison Local SD (Franklin), Southeastern Local SD (Clark), and Williamsburg Local SD (Clermont) and to modify a project previously approved by Resolution 11-93 for Marion City School District (Marion).

Ashland County-West Holmes CC JVS (Ashland)	
Total Project Cost	\$ 144,510
Interest Rate (Included in Total Project Cost)	0
Averaged Annual Savings	\$ 13,191
O&M Savings (Maximum Limit of 30%)	\$ 1,157
O&M Savings as Percentage of Averaged Savings	8.8 %
Payback Period (Maximum 15 Years)	10.9 years
Number of Buildings	1
Vendor	EnergyOptimizers
Scope of Work	- Lighting Retrofit & Occupancy Sensors - New Exhaust Hood - Air Compressor Replacement - Motor Replacement

Eaton Community City SD (Preble)	
Total Project Cost	\$ 241,648
Interest Rate (Included in Total Project Cost)	3.5%
Averaged Annual Savings	\$ 24,157
O&M Savings (Maximum Limit of 30%)	\$ 1,587
O&M Savings as Percentage of Averaged Savings	10 %
Payback Period (Maximum 15 Years)	10 years
Number of Buildings	1
Vendor	EnergyOptimizers
Scope of Work	<ul style="list-style-type: none"> - New Exterior LED Lighting - HVAC Ice Storage System - Upgraded Air Filtration - Upgraded Building Automation - Energy Management System

Groveport-Madison Local SD (Franklin)	
Total Project Cost	\$ 6,964,454
Interest Rate (Included in Total Project Cost)	2.58%
Averaged Annual Savings	\$ 484,597
O&M Savings (Maximum Limit of 30%)	\$ 86,383
O&M Savings as Percentage of Averaged Savings	17.8 %
Payback Period (Maximum 15 Years)	14.37 years
Number of Buildings	10
Vendor	Dynamix Engineering
Scope of Work	<ul style="list-style-type: none"> - New Boiler (10) - New Chiller (3) - New BAS (10) - Replace Unit Vents with VRF (10) - Lighting Control (10) - Lighting Retrofit (5) - Automatic Flush Toilets (10)

Southeastern Local SD (Clark)	
Total Project Cost	\$ 181,678
Interest Rate (Included in Total Project Cost)	2.79%
Averaged Annual Savings	\$ 19,139
O&M Savings (Maximum Limit of 30%)	\$0
O&M Savings as Percentage of Averaged Savings	0 %
Payback Period (Maximum 15 Years)	9.5 years
Number of Buildings	2
Vendor	Linc Mechanical
Scope of Work	<ul style="list-style-type: none"> - Interior Lighting Retrofit (2) - New Exterior LED Lighting (1) - New AHUs (2)

Williamsburg Local SD (Clermont)	
Total Project Cost	\$ 697,139
Interest Rate (Included in Total Project Cost)	3.67%
Averaged Annual Savings	\$ 47,279
O&M Savings (Maximum Limit of 30%)	\$ 10,430
O&M Savings as Percentage of Averaged Savings	22.1 %
Payback Period (Maximum 15 Years)	14.7 years
Number of Buildings	1
Vendor	Linc Mechanical
Scope of Work	- Lighting Retrofit - Chiller Replacement - Building Controls Upgrades - Controls Commissioning - 3 year Service Contract

Marion City SD (Marion)	
Total Project Cost	\$ 2,438,230
Interest Rate (Included in Total Project Cost)	3.5 %
Averaged Annual Savings	\$ 162,566
O&M Savings (Maximum Limit of 30%)	\$ 43,213
O&M Savings as Percentage of Averaged Savings	26.6 %
Payback Period (Maximum 15 Years)	14.99 years
Number of Buildings	9
Vendor	Brewer-Garrett
Scope of Work	- Lighting Retrofit - Chiller Replacement - Thin Client (Local Cloud) Computing (9)

Chairman Keen asked for additional information on the Marion project because this amendment to a project that was previously approved brings the payback period of 14.99 years right to the cusp of the statutory payback period. Mr. Wantage responded that this project went from a lighting retrofit to include a chiller replacement and the addition of thin client computer applications. Vice Chair Blair asked how the installer gets the project costs within the payback period. Mr. Wantage replied that he does not see that level of detail and the fee structure and cost of the energy measures is negotiated at the district level. Mr. Bode wanted to know if there is information on the payback period for the various items of the project. Mr. Wantage confirmed that the lighting retrofit was the 8.9 years and the chiller replacement is a high dollar investment while the thin client payback period is not as long as the chiller replacement. Director Hickman added that the analysis is validated by the Department of Development's energy office. Vice Chair Blair stated his concern about projects with a 14.99 year payback period. Mr. Bode noted the policy concern about including items in the total package that have a fairly long payback period for energy savings and suggested looking at the payback period for each item. Chairman Keen asked the staff to look at the calculations to give the Commission some more comfort.

Mr. Bode moved to amend Resolution 120 to correct the name of Ashland County-West Holmes CC JVS. Chairman Keen seconded the motion which was approved by unanimous consent.

Vice Chair Blair moved to approve Resolution 11-120 as amended.
 Mr. Bode seconded the motion.
 Approval: Vote 3-0.

Renewal of Lapsed CFAP Districts Scope and Budget Approval
Resolution 11-121

Melanie Drerup presented a resolution for conditional approval of the renewal of the Master Facilities Plan for the school district listed below for the Classroom Facilities Assistance Program:

School District (County)	State Share	Local Share	Total Budget
Ridgemoat Local SD (Hardin)	\$15,234,020	\$4,810,743	\$20,044,763

Mr. Bode asked if this is the first renewal under the new law. Ms. Drerup replied that the Commission approved five projects in July. Mr. Bode asked for confirmation that the Commission was acting to conditionally approve the scope and budget and that once the district obtains its local share, the project would then have to come for funding approval. Ms. Drerup confirmed that was the case. Chairman Keen asked when the project lapsed and Ms. Drerup responded that the project lapsed in August 2008.

Vice Chair Blair moved to approve Resolution 11-121.
 Mr. Bode seconded the motion.
 Approval: Vote 3-0.

Priority Order of District Funding Update Approval
Resolution 11-122

David Chovan presented a resolution to revise the Priority Order of Assistance Guidelines and adopt the Priority Order of Assistance List November 2011 updates.

Chairman Keen moved to approve Resolution 11-122.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Architectural/Engineer LFI Amendment
Resolution 11-123

Steve Berezansky presented a Design Services Amendments for a Locally Funded Initiative for Commission approval.

School District	Project	Architect	LFI Amount
Circleville City SD (Pickaway)	Additional services to design an alternative HVAC Geothermal system	SHP Leading Design	\$130,000

Mr. Bode moved to approve Resolution 11-123.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Construction Manager Agreement Approval
Resolution 11-124

Mr. Berezansky presented a Construction Manager Agreement for Commission approval.

School District	County	CM Firm	Total CM Compensation
Willard City School District	Huron	Barton Malow Company	\$2,670,423

Mr. Bode moved to approve Resolution 11-124.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Construction Trade Contracts Approval
Resolution 11-125

Jon Walden presented the Construction Trade Contracts for Commission approval.

	School District	Contracting Entity	Building Type	Scope Of Work	\$ Amount
1	Ashtabula Area CSD	ACE Demo, Inc.	Washington, McKinsey, Plymouth	Demolition	\$140,890.00
2	Cincinnati PSD	LVI Environmental Services, Inc.	Rothenberg School	Asbestos Abatement	\$61,710.00
3	Clay LSD	Solid Rock Construction Services	Rosemont & Rubyville	Asbestos Abatement	\$90,175.00
4	Columbus CSD	H&A Mechanical, Inc.	Starling PK-8	HVAC	\$1,803,000.00
5	Columbus CSD	Feldkamp Enterprises Inc.	Starling PK-8	Plumbing	\$634,000.00
6	Columbus CSD	Integrated Protection Services	Security Upgrades Group No. 5	Electrical	\$446,299.00
7	Columbus CSD	GTS Piping, LLC	Alum Crest/ Clearbrook 6-12	Geothermal Site System	\$561,950.00
8	Columbus CSD	Summit Construction Company, Inc.	Starling PK-8	General Trades	\$7,332,100.00
9	Columbus CSD	Workspace Ohio, LLC dba Dupler Office, Inc.	Segment 3 Bulk Furniture, Fixtures & Equipment	Task Chairs	\$175,057.26
10	Columbus CSD	Gutridge Plumbing, Inc.	Starling PK-8	Fire Protection	\$164,900.00
11	Columbus CSD	Settle-Muter Electric, Ltd.	Starling PK-8	Electrical	\$1,994,300.00
12	Columbus Grove LSD	Martin Public Seating, Inc. ¹	Columbus Grove PK-12	Middle/HS Student Desks & Chairs	\$58,273.52
13	Columbus Grove LSD	Microman, Inc. ¹	Columbus Grove PK-12	Data Equipment	\$225,599.00
14	Columbus Grove LSD	Tom Sexton & Associates ¹	Columbus Grove PK-12	Elementary Student Desks & Chairs	\$73,907.38
15	Columbus Grove LSD	Tom Sexton & Associates ¹	Columbus Grove PK-12	Classroom & Misc. Furniture	\$237,923.69

16	Columbus Grove LSD	Tom Sexton & Associates ¹	Columbus Grove PK-12	Teacher, Office & Media Center Furniture	\$276,082.74
17	Columbus Grove LSD	Transtar Security & Technologies ¹	Columbus Grove PK-12	Phone Systems	\$69,000.00
18	Columbus Grove LSD	Valley Electrical Consolidated, Inc. ¹	Columbus Grove PK-12	Audio Visual Equipment	\$357,095.00
19	Cory-Rawson LSD	Sollman Electric Company	PK-8 Addition	Electrical/Technology Cabling	\$1,328,066.00
20	Cory-Rawson LSD	ACI Const. Co., Inc.	PK-8 Addition	General Trades	\$5,585,700.00
21	Cory-Rawson LSD	Slagle Mechanical Contractors, Inc.	PK-8 Addition	Plumbing/HVAC	\$1,852,000.00
22	Cory-Rawson LSD	Vulcan Enterprises, Inc.	PK-8 Addition	Fire Protection	\$366,775.00
23	Dayton PSD	LVI Environmental Services, Inc.	Cornell Heights ES	Asbestos Abatement	\$193,000.00
24	Dayton PSD	Environmental Demolition Group	Lincoln ES	Asbestos Abatement	\$673,000.00
25	Dayton PSD	LVI Environmental Services, Inc.	Meadowdale HS	Asbestos Abatement	\$274,490.00
26	Dayton PSD	Central Insulation Systems, Inc.	Eastmont ES	Asbestos Abatement	\$242,800.00
27	Dayton PSD	Environmental Demolition Group	Franklin Montessori ES	Asbestos Abatement	\$182,500.00
28	Dayton PSD	Environmental Demolition Group	Fairview MS	Asbestos Abatement	\$360,000.00
29	Dayton PSD	Environmental Demolition Group	McNary ES	Asbestos Abatement	\$174,500.00
30	Dayton PSD	Environmental Demolition Group	Charles Loos ES	Asbestos Abatement	\$188,000.00
31	Edgewood CSD	Continental Office Furniture Corporation	Edgewood HS	Administrative Furniture	\$305,094.00
32	Euclid CSD	Advanced Roofing Systems Inc.* ²	Thomas Jefferson ES	Roofing	\$848,800.00
33	Hopewell-Loudon LSD	Warner Mechanical Corporation ¹	New K-12 Building	Plumbing Systems	\$1,377,644.00
34	Hopewell-Loudon LSD	Vulcan Enterprises, Inc. ¹	New K-12 Building	Fire Suppression Systems	\$305,500.00
35	Hopewell-Loudon LSD	VM Systems, Inc. ¹	New K-12 Building	Mechanical Systems	\$3,411,800.00
36	Hopewell-Loudon LSD	Mosser Construction, Inc. ¹	New K-12 Building	General Trades	\$13,217,400.00
37	Hopewell-Loudon LSD	Bromack Electric Services, Inc. ¹	New K-12 Building	Electrical Systems	\$2,998,000.00
38	Madison LSD	Jamison Well Drilling, Inc.	New 5-8 Classroom Building	Geothermal Well Field, Vault and Piping	\$395,579.00
39	Madison LSD	Fechko Excavating	New 5-8 Classroom Building	Early Site Work	\$458,054.00
40	Newark CSD	Baumann Enterprises	Lincoln MS	Demolition Contract	\$152,300.00
41	Orrville CSD	Fire Foe Corporation	New Orrville HS	Fire Protection	\$168,800.00
42	Orrville CSD	C.T. Taylor Company, Inc.	New Orrville HS	General Trades	\$8,070,800.00
43	Orrville CSD	Guenther Mechanical, Inc.	New Orrville HS	Plumbing & Mechanical/HVAC	\$2,808,000.00

44	Orrville CSD	Wood Electric, Inc.*	New Orrville HS	Electrical/Technology/ Security	\$2,370,000.00	
45	Rittman EVSD	Cardinal Environmental	Existing MS	Abatement	\$53,250.00	
46	Rittman EVSD	Russ James Contracting Inc.	Existing MS	Demolition	\$294,950.00	
47	Springfield LSD	The Conti Corporation ²	New 7-12 Building	Plumbing	\$1,386,000.00	
48	Springfield LSD	S.A. Comunale Co., Inc. ²	New 7-12 Building	Fire Protection	\$366,828.00	
49	Springfield LSD	Thompson Electric, Inc. ²	New 7-12 Building	Electrical	\$5,303,900.00	
50	Springfield LSD	Mike Coates Construction Company, Inc. ²	New 7-12 Building	General Trades	\$14,573,000.00	
51	Springfield LSD	Breckenridge Kitchen Equipment & Design, Inc.	New 7-12 Building	Food Service	\$209,990.00	
52	Toledo PSD	Midwest Environmental Control, Inc.	Leverette MS	Abatement	\$217,000.00	
53	Toledo PSD	Midwest Environmental Control, Inc.	Lagrange ES	Abatement	\$25,300.00	
54	Toledo PSD	Midwest Environmental Control, Inc.	Newbury ES	Abatement	\$67,000.00	
55	Toledo PSD	D&R Demolition & Removal LLC	Jones Junior HS	Demolition	\$398,000.00	
56	Toledo PSD	Midwest Environmental Control, Inc.	DeVeaux Junior HS	Abatement	\$134,000.00	
57	Toledo PSD	Quality Environmental Services, Inc.	Beverly ES	Abatement	\$124,235.00	
58	Toledo PSD	Quality Environmental Services, Inc.	East Side Central	Abatement	\$87,339.00	
59	Toledo PSD	Total Environmental Services, LLC	Washington Kindergarten Academy	Abatement	\$71,165.00	
60	Toledo PSD	Total Environmental Services, LLC	East Toledo Junior HS	Abatement	\$55,265.00	
61	Toledo PSD	Paschal Bihn & Sons Excavating	Old Orchard ES	Demolition	\$169,200.00	
62	Toledo PSD	Paschal Bihn & Sons Excavating	Ryder Achievement Center	Demolition	\$79,580.00	
63	Tuslaw LSD	GCS Industrial Services, LTD	Beach Grove ES	Hazardous Materials Abatement	\$51,136.00	
1 Prevailing Wage Requirements 2 QSCBs 3 Project Labor Agreements * Second Low Responsible Bidder					TOTAL	\$86,678,002.59

Mr. Bode asked for additional information on the Euclid contract and the second low bidder. Mr. Walden stated that the contractor that was rejected had been terminated for cause and had some quality construction issue on another project. The school district was involved and agreed with the decision to reject the apparent low bidder. Chairman Keen noted that the Euclid project is proceeding under a previously approved project labor agreement which had been.

Vice Chair Blair moved to approve Resolution 11-125.

Mr. Bode seconded the motion.

Approval: Vote 3-0.

Settlement Agreement Approval

Resolution 11-126

Jerry Kasai presented the Settlement Agreement with Genflex, now known as Firestone Building Products, on the East Guernsey Local School District Project for Commission approval.

Mr. Bode moved to approve Resolution 11-126.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Settlement Agreement Approval

Resolution 11-127

Jerry Kasai presented the Settlement Agreement with Accurate Electric Construction, Inc. on the Reynoldsburg City School District Project, for Commission approval.

Chairman Keen sought confirmation that the settlement agreement is a separate document and the resolution lays out key elements that are in the settlement. Mr. Kasai concurred.

Vice Chair Blair moved to approve Resolution 11-127.

Chairman Keen seconded the motion.

Approval: Vote 3-0.

Settlement Agreement Approval

Resolution 11-128

Jerry Kasai presented the Settlement Agreement with The Final Floor on the Wellston City School District Project for Commission approval.

Mr. Bode requested clarification of The Final Floor's responsibility under the agreement. Mr. Kasai stated that The Final Floor is fixing the wood gym floor and the sleepers that sit on the slab. Mr. Bode asked if we are pursuing other parties for the concrete work. Mr. Kasai stated that is being looked at to see if it is cost effective.

Vice Chair Blair moved to approve Resolution 11-128.

Mr. Bode seconded the motion.

Approval: Vote 3-0.

Settlement Agreement Approval

Resolution 11-129

Jerry Kasai presented the Settlement Agreement with Triad Architects, Inc. on the Wellston City School District Project, for Commission approval.

Vice Chair Blair asked if it is noted when architects and construction companies perform questionable work and if that information is considered when looking at future projects. Mr. Kasai stated that this firm has not worked on one of our projects in the last seven or so years.

He informed the Commission that there may be additional action involving this firm on another project.

Chairman Keen moved to approve Resolution 11-129.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Executive Director's Report

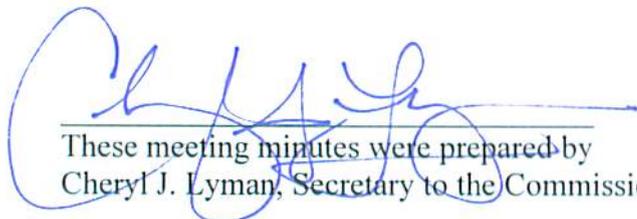
Director Hickman referred to a list of upcoming groundbreaking and dedication ceremonies and noted the dedications in Dayton of the Belmont High School on December 4, 2011 and Wright Brothers PK-8 on January 8, 2012 represent the completion of the school construction program for Dayton Public Schools. Dayton will be the first project completed under the Accelerated Urban Initiative.

In response to interest expressed regarding the Reynoldsburg City School District Project, Director Hickman asked Project Administrator Rhonda Hagemeyer to present an overview of the work there. Ms. Hagemeyer stated that Reynoldsburg is a longtime partner as an original 1990 district, a 2000 Expedited Local Partnership Program district and a 2007 CFAP district. She then highlighted the work completed in the district and observed that the district used its participation in the CFAP program as a catalyst to rethink its educational delivery.

The meeting was adjourned at 2:29 PM.



Timothy S. Keen, Commission Chair



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