

Ohio School Facilities Commission
June 28, 2012
William McKinley Room, Statehouse
1:30 PM

MINUTES

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

Roll Call

Members present: Chairman Keen, Vice Chair Blair, Mr. Eric Bode, Steven Alexander for Representative Johnson, Representative Ramos, Elizabeth Coulter for Senator Manning and Cindy Peters for Senator Sawyer.

Adoption of the May 24, 2012 Meeting Minutes

Mr. Bode moved to approve the May 24, 2012 meeting minutes.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Bill Bibbey, Maintenance Administrator, presented a resolution for participation in the School Energy Conservation Financing Program for Clinton-Massie Local School District (Clinton), Graham Local School District (Champaign), Shaker Heights City School District (Cuyahoga), Tipp City Exempted Village School District (Miami) and Upper Arlington City School District (Franklin).

Clinton-Massie Local School District (Clinton)	
Total Project Cost	\$1,079,700
Interest Rate (Included in Total Project Cost)	3.65 %
Averaged Annual Savings	\$95,740
O&M Savings (Maximum Limit of 30%)	\$1,237
O&M Savings as Percentage of Averaged Savings	1.3 %
Payback Period (Maximum 15 Years)	11.3 years
Number of Buildings	4
Vendor	Energy Optimizers, USA
Scope of Work	Lighting Retrofit, Building Automation Systems, CO ² Demand Ventilation, Boiler Isolation and Kitchen Exhaust Hoods

Graham Local School District (Champaign)	
Total Project Cost	\$858,632
Interest Rate (Included in Total Project Cost)	3.65 %
Averaged Annual Savings	\$85,655
O&M Savings (Maximum Limit of 30%)	\$3,780
O&M Savings as Percentage of Averaged Savings	4.4 %
Payback Period (Maximum 15 Years)	10 years
Number of Buildings	4

Vendor	Energy Optimizers, USA
Scope of Work	Lighting Retrofit, Building Automation Systems, Vending Miser, Dynamic Air Filtration, Variable Frequency Drives and Kitchen Exhaust Hood

Shaker Heights City School District (Cuyahoga)	
Total Project Cost	\$2,760,420
Interest Rate (Included in Total Project Cost)	2.16 %
Averaged Annual Savings	\$283,823
O&M Savings (Maximum Limit of 30%)	\$12,793
O&M Savings as Percentage of Averaged Savings	4.5 %
Payback Period (Maximum 15 Years)	9.7 years
Number of Buildings	8
Vendor	Palmer Conservation
Scope of Work	Lighting Retrofit, Steam Trap Replacement, Chiller Replacement and Building Automation Systems

Tipp City Exempted Village School District (Miami)	
Total Project Cost	\$1,399,760
Interest Rate (Included in Total Project Cost)	3.65 %
Averaged Annual Savings	\$106,178
O&M Savings (Maximum Limit of 30%)	\$6,597
O&M Savings as Percentage of Averaged Savings	6.2 %
Payback Period (Maximum 15 Years)	13.2 years
Number of Buildings	3
Vendor	Energy Optimizers, USA
Scope of Work	Lighting Retrofit, Boiler O2 Optimization, Ice Storage, Building Automation Systems, Dynamic Air Filtration and Kitchen Exhaust Hood

Upper Arlington City School District (Franklin)	
Total Project Cost	\$2,662,036
Interest Rate (Included in Total Project Cost)	4.0 %
Averaged Annual Savings	\$287,786
O&M Savings (Maximum Limit of 30%)	\$742
O&M Savings as Percentage of Averaged Savings	0.3 %
Payback Period (Maximum 15 Years)	9.3 years
Number of Buildings	9
Vendor	Sabo/Limbach
Scope of Work	Pneumatic Controllers Replacement, DX Cooling with Chilled Water Replacement, Steam Boilers Replacement with Hot Water Boilers and Lighting Retrofit

Director Blair asked for more information on dynamic air filtration. Mr. Bibbey responded that it was an electrostatic filter that has a longer life span.

Mr. Bode moved to approve Resolution 12-51.
Vice Chair Blair seconded the motion.
Approval: Vote 3-0.

Ohio School Design Manual Update Approval – Franklin Brown *Resolution 12-52*

Franklin Brown, Planning Director, presented the changes to the Ohio School Design Manual for Commission approval. Mr. Brown described the OSDM approval and review process. He then outlined the proposed updates:

- Unit Ventilators
- Distance to bottom chord of gymnasium truss
- Air barrier installer to be Air Barrier Association of America certified
- Add wood windows back into the Ohio School Design Manual
- Limit high bay lighting to fluorescent T-5 HO
- Add polypropylene pipe as allowable for fire and domestic water piping
- Add concrete to allowable light pole materials
- Keep polished concrete as approved flooring
- Recommend use of condensing boilers in combination with fire-tube boilers
- Replace the wired data network with a wireless data network capable of supporting 1:1 or Bring Your Own Device computing
- Update to Chapter 1 to include Ohio Construction Reform
- Provision for reduction to square footage
- Update Program of Requirements to include Career Tech changes
- Clarify use of vertical circulation factor
- Develop summary check sheets
- Include alternative spatial relationships
- Update Student Center Learning Environment planning process
- Add Student Center Learning Environment planning process templates

Mr. Bode asked for further information on the provision for reduction in square footage. Mr. Brown responded that is part of the Student Center Learning environment process. We only allowed a half of one percent under what the square footage allowance was in the manual. We've lifted that restriction. As time goes on the planning group will have more stringent boundaries around that decision.

Mr. Bode asked for more information on the technology changes. Mr. Brown stated that technology was the second greatest number of suggestions that we had. The wireless technology has come of age for a number of reasons. One is it is being adopted by school districts on their own. There are a number of school districts that are providing wireless devices either in the form of a smart phone, iPad or Android device for all of their students. There is an industry standard and it started out with very slow and has moved through about four stages and now one access point in a classroom can handle 25 students working all at the same time. Knowing that what we put in the design manual will be in our schools in two to three years we felt it was just time to pull the trigger on the wireless-only network. When we analyzed the cost and took out the classroom furniture for those four wired computers it equals the cost of converting from the four

drops to the one wireless access point and just became a very good decision. Interactive white boards had about a three year lifespan and they are twilighting at the moment. What we are now seeing are interactive projectors, which do the same thing as an interactive white board only it does not have a device mounted on the wall. It can sense where a specialized marker is in the hand of a teacher or student and so you can actually draw on the screen and it is captured by the projector and those images can be brought up at a later time on the teacher's computer or the student's wireless device. Mr. Brown noted that there are really exciting changes happening in technology.

Director Blair thanked Mr. Brown for using State Printing for the printing of the Ohio School Design Manual Update.

Vice Chair Blair moved to approve Resolution 12-52.
 Mr. Bode seconded the motion.
 Approval: Vote 3-0.

Specialty Services Contract Agreement Approvals – David Chovan
Resolution 12-53

David Chovan presented a Specialty Services Contract Agreement for auditing for Commission approval for the below listed firm.

Contractor	Scope of Work	Amount
Kennedy Cottrell Richards LLC	Auditing Program	\$35,000

Chairman Keen asked if the Auditor was aware of this contract. Mr. Chovan responded that they were.

Mr. Bode moved to approve Resolution 12-53.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Resolution 12-54

David Chovan presented a Specialty Services Contract Agreement for Prequalified Commissioning and Maintenance Planning Advisors for Commission approval for the below listed firms.

Commission Services Consultants	
Four Seasons Environmental, Inc.	Stan and Associates, Inc.
Heapy Engineering	The Brewer-Garrett Company
Scheeser Buckley Mayfield, LLC	The Osborn Engineering Company

Mr. Bode asked for a cost comparison in consolidating the two services. Mr. Chovan deferred to Jon Walden. Mr. Walden responded that previously that the contracts had separate square footage amounts for each service. The maintenance was up to \$0.10 per square foot and the commissioning was not to exceed \$0.59 per square foot depending on the size of the building.

Bringing the maintenance services in house brought a reduction of the maintenance down about \$0.05 per square foot, but we added scope to commissioning services and there had not been any cost increase for a number of years, so overall there is a little bit higher end of not to exceed \$0.75 per square foot. This consolidates both some of the savings on the ended scope, but we think that the way it is done it will give us more flexibility in the way we are going to evaluate and negotiate actual costs per square foot. With the smaller buildings might have a larger square foot cost. A larger program would be lower costs.

Director Blair asked of the six firms that we selected, how many submitted proposals. Mr. Walden responded that the total that submitted was approximately 15.

Mr. Bode moved to approve Resolution 12-54.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Master Facilities Plan Amendment Approval – Steve Lutz

Resolution 12-55

Steve Lutz presented Amendments to the Master Facility Plan for three school districts for Commission approval.

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Lawrence County JVSD (Lawrence)	Collins Career Center: Due primarily to market conditions, the project budget must be increased for the design and construction work required to renovate/add to this facility (except Greenhouse) to adequate design and building code standards.	\$2,437,233 State Share \$812,412 Local Share \$3,249,645 TOTAL

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Miami Trace LSD (Fayette)	New Middle School: Due primarily to market conditions, the project budget must be increased for the design and construction work required to meet minimum Design Manual standards for an increase in the amount of \$66,613; the project budget is insufficient for the design and construction work required to build this facility to adequate design and building code standards due to hazardous materials (\$33,000) and a claim settlement to Converse Electric, Inc (\$380,000).	\$139,536 State Share \$163,804 Local Share \$303,340 TOTAL

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Southern LSD (Meigs)	Due primarily to market conditions, the project budget must be increased for the design and construction work required to add to Southern Elementary School to create a PK thru 12 & Career Tech facility to meet minimum Design Manual standards.	\$877,110 State Share \$292,370 Local Share \$1,169,480 TOTAL

Chairman Keen moved to approve Resolution 12-55.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

ELPP Master Facility Plan and Project Agreement Approval - Steve Lutz
Resolution 12-56

Steve Lutz presented the MFP for the Bath Local SD for Commission approval.

School District (County)	Project Scope	Project Budget	
Bath LSD (Allen)	<ul style="list-style-type: none"> • Build one (1) new elementary school to house grades K thru 5. • Build one (1) new middle/high school to house grades 6 thru 12. • Allowance to abate and demolish Bath elementary, middle and high school. 	\$16,159,331	State Share
		\$39,562,500	Local Share
		\$55,721,831	TOTAL

Steve Lutz then presented the Project Agreement for the discrete portion of the MFP for Commission approval.

School District	Discrete Portion Project Scope	Discrete Portion Project Budget
Bath LSD (Allen)	<ul style="list-style-type: none"> • Build a new 90,142 sf elementary school to house 798 students in grades K thru 5 including the \$300,000 allowance for site safety access improvements. • Abatement and demolition of existing Bath Elementary School, 74,764 sf. 	\$21,413,083 TOTAL

Mr. Bode moved to approve Resolution 12-56.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Architectural Agreements and Amendment Approval – Rob Slagle
Resolution 12-57

Rob Slagle presented Design Services Agreements for Commission approval.

School District	Project	Architect	Agreement Amount
Cleveland MSD – Seg. 5 (Cuyahoga)	Demolition of Forest Hills school building	Cleveland Educational Design Alliance	\$6,700
Cleveland MSD – Seg. 6 (Cuyahoga)	Demolition of Empire school building	Irie, Kynyk, Goss Architects, Inc.	\$8,000
Cleveland MSD – Seg. 6 (Cuyahoga)	Demolition of Jesse Owens school building	Irie, Kynyk, Goss Architects, Inc.	\$7,200
Cleveland MSD – Seg. 6 (Cuyahoga)	Demolition of John Raper school building	Irie, Kynyk, Goss Architects, Inc.	\$8,500
Cleveland MSD – Seg. 6 (Cuyahoga)	Demolition of Gracemount school building	Irie, Kynyk, Goss Architects, Inc.	\$7,650
Cleveland MSD – Seg. 6 (Cuyahoga)	Demolition of Stephen Howe school building	Irie, Kynyk, Goss Architects, Inc.	\$6,900

Rob Slagle presented a Design Services Amendment for Commission approval.

School District	Project	Architect	Fees to Date	Amendment Amount	Total
North College Hill CSD (Hamilton)	Contract administration services	SFA Architects, Inc.	\$2,246,404.16	\$72,248.00	\$2,318,652.16

Mr. Bode asked if there was an additional amount for the contract after the services for the North College Hill City School District. Mr. Slagle responded that this was for an additional six months on site for SFA Architects for some late additional site work. They put in some additional parking to better handle the traffic flow and to make sure the site was as safe as possible.

Mr. Bode moved to approve Resolution 12-57.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Construction Manager Agreements Approval –Rob Slagle
Resolution 12-58

Rob Slagle presented Construction Manager Agreements for Commission approval.

School District	County	CM Firm	Total CM Compensation
Kenton CSD	Hardin	Smoot Elford McDaniel's Joint Venture	\$1,364,729
Piqua CSD	Miami	Gilbane Building Company	\$2,829,505

Vice Chair Blair moved to approve Resolution 12-58.
 Mr. Bode seconded the motion.
 Approval: Vote 3-0.

Construction Manager Amendments Approval – Rob Slagle
Resolution 12-59

Rob Slagle presented Construction Manager Amendments for Commission approval.

School District	County	Construction Manager	Amount
Cincinnati PSD - Seg. 3a	Hamilton	Turner Construction Company	\$566,000
Pickerington LSD	Fairfield	Gilbane Building Company	\$125,985
Ross LSD	Butler	The Skillman Corporation	\$19,063

Mr. Bode moved to approve Resolution 12-59.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Construction Manager LFI Amendments Approval –Rob Slagle
Resolution 12-60

Rob Slagle presented Amendments to Construction Manager Agreements for Locally Funded Initiatives for Commission approval.

School District	County	Construction Manager	Amount
Cincinnati PSD - Seg. 3a	Hamilton	Turner Construction Company	\$240,000
Kenton CSD	Hardin	Smoot Elford McDaniel's Joint Venture	\$225,525
Pickerington LSD	Fairfield	Gilbane Building Company	\$3,523
Pike-Delta-York LSD	Fulton	URS Corporation	\$49,086

Mr. Bode moved to approve Resolution 12-60.
 Vice Chair Blair seconded the motion.
 Approval: Vote 3-0.

Trade Construction Contracts Approval – Jon Walden
Resolution 12-61

Jon Walden presented the Construction Trade Contracts for Commission approval. There were 77 contracts in 20 school districts with a total combined value of \$85,153,517.61.

School District	Contracting Entity	Building Type	Scope Of Work	\$ Amount	
1	Akron PSD	J. Eslich Construction	Jackson ES	Demolition & Sitework	\$214,000.00
2	Akron PSD	Bob Bennett Construction Co.	Mason ES	Demolition & Site Prep	\$402,200.00
3	Akron PSD	Cardinal Environmental Services, Inc.	Mason ES	Asbestos Abatement	\$111,200.00
4	Akron PSD	Precision Environmental Company ¹	Buchtel HS	Asbestos Abatement	\$811,600.00
5	Akron PSD	Environmental Protection Systems, LLC	Jackson ES	Asbestos Abatement	\$66,043.00
6	Akron PSD	B & B Wrecking & Excavating, Inc. ¹	Buchtel HS	Demolition and Sitework	\$1,088,800.00
7	Barberton CSD	Zimmerman School Equipment, Inc.	West Side & UL Light ES	Media Center Furnishings	\$51,683.96
8	Barberton CSD	Martin Public Seating, Inc.	West Side & UL Light ES	Student Furniture	\$450,450.58
9	Barberton CSD	Tom Sexton & Associates	West Side & UL Light ES	Building Services Furnishings	\$47,420.08
10	Barberton CSD	Continental Office Furniture Corporation	West Side & UL Light ES	Office Furniture	\$263,572.82
11	Barberton CSD	Southeast Security Corporation	West Side & UL Light ES	Technology	\$857,760.00
12	Cleveland MSD	Commerce Plumbing Company ²	Alcott Renovation	Plumbing	\$315,600.00
13	Cleveland MSD	NuSurge Electrical Inc. ²	Alcott Renovation	Electrical & Technology	\$1,191,480.00

14	Cleveland MSD	Tom Sexton & Associates ²	Alcott Renovation	Furniture, Fixtures & Equipment - Library	\$32,506.73
15	Cleveland MSD	EnviroCom Construction Inc. ²	Alcott Renovation	Site Concrete, Site Work, Landscaping & General Trades	\$2,350,800.00
16	Cleveland MSD	Tom Sexton & Associates ²	Alcott Renovation	Furniture, Fixtures & Equipment - Administration	\$83,386.95
17	Cleveland MSD	S.A. Comunale Company, Inc. ²	Alcott Renovation	Fire Protection	\$160,720.00
18	Cleveland MSD	B & B Wrecking, Inc.	Alexander Hamilton	Demolition & Abatement	\$986,000.00
19	Cleveland MSD	Miles Mechanical, Inc. ²	Alcott Renovation	HVAC Work	\$811,800.00
20	Cleveland MSD	Katanas Corporation	Anton Gardina	Demolition and Abatement	\$577,500.00
21	Columbus CSD	B & C Blacktop	Olde Orchard ES	Road Widening and Improvements of Drive	\$181,500.00
22	Greeneview LSD	Space Asset Management dba Elements IV Interiors	Greeneview MS	Media Center Furniture	\$30,741.00
23	Greeneview LSD	Tom Sexton and Associates	Greeneview MS	Miscellaneous Furnishings	\$25,856.57
24	Greeneview LSD	Zimmerman School Equipment	Greeneview MS	Classroom Furniture	\$131,219.30
25	Greeneview LSD	Continental Office Furniture Corp.	Greeneview MS	Student Dining	\$37,594.07
26	Greeneview LSD	Tom Sexton and Associates	Greeneview MS	Administrative Furnishings	\$118,400.67
27	Indian Creek LSD	Continental Office Furniture Corp	Indian Creek MS	Academic & Administrative Furnishings	\$300,292.32
28	Lawrence County JVS	Mechanical Construction Company	Renovations & Additions to Collins Career Center	Plumbing	\$1,558,900.00
29	Lawrence County JVS	Stockmeister Enterprises, Inc.	Renovations & Additions to Collins Career Center	General Trades	\$8,376,519.00
30	Madison LSD	Mosser Construction, Inc.	New 5-8 School	General Trades	\$13,109,600.00
31	Madison LSD	Best Restaurant Equipment & Design, Inc. ²	New K-5 & New 6-8	Food Service Equipment	\$665,750.00
32	Madison LSD	Farnham Equipment Co.	New 5-8 School	Casework	\$485,000.00
33	Madison LSD	Vaughn Industries, LLC	New 5-8 School	Electrical	\$3,719,500.00
34	Madison LSD	ABC Piping Co.*	New 5-8 School	Fire Protection & HVAC	\$4,980,000.00
35	Madison LSD	Standard Plumbing and Heating Co.	New 5-8 School	Plumbing	\$1,228,900.00
36	Maple Heights CSD	Tom Sexton	Maple Heights HS	Loose Furnishings	\$464,826.24
37	Maple Heights CSD	Safe Air Contractors, Inc.	Rockside Renovation	Asbestos Abatement	\$263,363.00
38	Maple Heights CSD	Continental Office Environments	Maple Heights HS	Loose Furnishings	\$381,839.23

39	Mid-East Career and Technology Center	Peach State Roofing, Inc.	Additions & Renovations	Roofing	\$2,116,027.00
40	New Boston LSD	Nor-Com, Inc.	New K-12	Technology	\$847,495.00
41	Northwest LSD	Martin Public Seating, Inc.	Intermediate, MS & HS	Classroom Furnishings & Equipment	\$308,974.69
42	Orrville CSD	Cardinal Environmental Services, Inc.	Orrville HS	Hazardous Materials Abatement	\$147,490.00
43	Ravenna CSD	Enironmental Assurance Company, Inc.	Old Ravenna HS	Asbestos Abatement	\$602,700.00
44	Ross LSD	Garland/DBS, Inc.	Elda ES	Roof/Sheet metal	\$229,000.00
45	Switzerland of Ohio LSD	Accent Electronic Systems Integrators	River K-12	Structured Cabling/Sound & Video	\$889,000.00
46	Switzerland of Ohio LSD	Communications Consulting, Inc.	River K-12	Network Electronics	\$123,300.00
47	Switzerland of Ohio LSD	N.F. Mansuetto & Sons, Inc. ¹	River K-12	Roofing	\$621,157.00
48	Switzerland of Ohio LSD	W.G. Tomko, Inc. ¹	River K-12	Plumbing/HVAC	\$4,295,000.00
49	Switzerland of Ohio LSD	Grae-Con Construction, Inc. ¹	River K-12	General Trades	\$8,482,000.00
50	Switzerland of Ohio LSD	S.A. Comunale Company, Inc. ¹	River K-12	Fire Protection	\$267,600.00
51	Switzerland of Ohio LSD	B Armstrong Electrical Services	River K-12	Security Systems	\$182,867.27
52	Switzerland of Ohio LSD	KAL Electric, Inc. ¹	River K-12	Electrical	\$2,762,000.00
53	Switzerland of Ohio LSD	Netech Corporation	River K-12	Telephone Handsets	\$15,800.00
54	Switzerland of Ohio LSD	CAC, Inc. dba Commercial Appliance Contracts, Inc.	River K-12	Food Service Equipment	\$208,975.00
55	Toronto CSD	Genesis Security Inc., DBA Tri-State Security	New MS/HS	Security	\$115,223.65
56	Toronto CSD	VendRick Construction Inc.	New MS/HS	General Trades	\$6,343,600.00
57	Toronto CSD	RNL Fire Systems LLC	New MS/HS	Fire Protection	\$134,900.00
58	Toronto CSD	The Conti Corporation	New MS/HS	Plumbing	\$982,900.00
59	Toronto CSD	York Mahoning Mechanical Contractors, Inc.	New MS/HS	HVAC	\$1,956,000.00
60	Toronto CSD	Wood Electric, Inc.	New MS/HS	Electrical Work	\$1,345,659.00
61	Van Wert CSD	Alexander & Bebout, Inc.	Jefferson PK-K	General Trades	\$1,578,450.00
62	Van Wert CSD	Vaughn Industries, LLC	Jefferson PK-K	HVAC	\$934,600.00
63	Van Wert CSD	Zimmerman School Equipment, Inc.	New 1-5 ES/Jefferson PK-K	Student Desks	\$93,040.53
64	Van Wert CSD	Martin Public Seating, Inc.	New 1-5 ES/Jefferson PK-K	Classroom Furniture	\$124,798.19

65	Van Wert CSD	Quality Environmental Services, Inc.	Jefferson PK-K	Asbestos Abatement	\$32,244.00
66	Van Wert CSD	Koester Electric, Inc.	Jefferson PK-K	Electrical/Technology Cabling	\$730,000.00
67	Van Wert CSD	Shambaugh & Son, L.P.	Jefferson PK-K	Fire Suppression	\$73,865.00
68	Van Wert CSD	Zimmerman School Equipment, Inc.	New 1-5 ES/Jefferson PK-K	Student Chairs	\$101,453.77
69	Van Wert CSD	Farnham Equipment Company	New 1-5 ES/Jefferson PK-K	Library Furnishings	\$40,500.00
70	Van Wert CSD	Tom Sexton & Associates, Inc.	New 1-5 ES/Jefferson PK-K	Loose Furnishings	\$266,314.19
71	Van Wert CSD	All Temp Refrigeration, Inc.	Jefferson PK-K	Plumbing	\$219,949.00
72	Wadsworth CSD	Precision Environmental Company ²	Isham ES	Administration Abatement	\$259,195.00
73	Wadsworth CSD	Cleveland Environmental Services, Ltd. ^{2,*}	Valley View ES	Abatement	\$58,981.00
74	Wadsworth CSD	Cleveland Environmental Services, Ltd.	Wadsworth HS	Abatement	\$248,913.00
75	Wadsworth CSD	Continental Office Furniture Corporation*	Wadsworth HS	Administration Furnishings	\$188,519.80
76	Whitehall CSD	S.G. Loewendick & Sons Inc.	Etna ES	Demolition	\$158,000.00
77	Whitehall CSD	Best Demolition LLC	Beechwood ES	Demolition	\$132,700.00
				TOTAL	\$85,153,517.61

1 Project Labor Agreements

2 QSCBs

Lowest Responsible, Second Low Bidder *

Vice Chair Blair moved to approve Resolution 12-61.

Mr. Bode seconded the motion.

Approval: Vote 3-0.

Settlement Agreements Approval – Jerry Kasai

Resolution 12-62

Jerry Kasai presented a Settlement Agreement with Montecalvo Electric Company on the Barberton City School District Project for Commission approval.

Mr. Bode moved to approve Resolution 12-62.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Resolution 12-63

Jerry Kasai presented a Settlement Agreement with BBL Ohio and other parties on the Wellston City School District Project for Commission approval.

Mr. Bode asked to compare the \$3 million for all the settlements and the cost for the additional work. Mr. Kasai responded this settlement is approximately \$1.44 million. We also settled with C&R Masonry for just under \$1 million. We settled with Triad Architects for a little over \$600,000, so that comes to about \$3 million. There were some other issues with respect to the gymnasium floor. We had a settlement with that contractor that included replacement of an entire gym floor for \$30,000. The remediate of work was approximately \$4 million. There was also some asphalt work that was done on this project on the parking lot and access roads where we did not recover any money. It was in excess of \$4 million that we spent. Mr. Kasai recognized the Attorney General's Office, Jim Rook and David Beals, Jon Walden and special counsel, Portman, Foley & Flint for their work on this settlement.

Elizabeth Coulter representing Senator Manning asked will the design issues that led to this what assurance is there that this does not happen again. Mr. Kasai outlined some of the problems on the project and stated that we have what we call constructability reviews that are supposed to be done by the construction manager and that is one of the reasons the construction manager was a defendant in this lawsuit. We have implemented more commissioning that is going to be done in terms of the exterior of the buildings. There were things in this design of this building that just did not meet any standard let alone a professional design standard of care. It was inexcusable and for whatever reason it did happen. Hopefully this won't happen again.

Director Blair asked what steps have been taken with respect to the architect's participation in the OSFC program. Mr. Kasai added that the architect on this project, Triad Architects, has not worked in our program in a number of years. We do have front end and back end measures that we try to implement that hopefully guard against these types of things happening.

Mr. Bode moved to approve Resolution 12-63.
Vice Chair Blair seconded the motion.
Approval: Vote 3-0.

Resolution 12-64

Jerry Kasai presented a Settlement Agreement with Tanner Stone on the Wheelersburg City School District Project for Commission approval.

Steven Alexander representing Representative Johnson asked the school district expended approximately \$350,000 was all that local dollars or did some of that come from the School Facilities Commission. Mr. Kasai responded that it was a shared cost. Mr. Alexander also asked if any of the settlement finds its way back to the school district. Mr. Kasai responded if there is positive amount coming back through a judgment it would come back based on the local share to the school district. In this particular lawsuit, there was an offset. In that particular lawsuit even though we did prevail on our counter claim, they prevailed on their claim also. That case will be appealed so it probably has a couple more years at least before it is finalized.

Mr. Bode moved to approve Resolution 12-64.
Vice Chair Blair seconded the motion.
Approval: Vote 3-0.

Executive Director's Report

Director Hickman presented the groundbreaking and dedication report, a report on a personal service agreement for HOV/Meridian Consulting for \$19,707 to review and evaluate unresolved disputes that occur on our projects.

Director Hickman asked Mr. Chovan to update the Commission on the Auditor of State's Annual Audit. Mr. Chovan said the audit was about three months long. There were several follow-ups and discussions that entailed between the Auditor's Office and the Commission. They reviewed many internal processes including project agreements, amendments to contracts, change order processes, commission and controlling board authorizations, phase submission approvals, core meeting attendance and financial processes. It was pretty comprehensive. There were no major findings against the Commission in what they reviewed. There were four internal control comments that were made. One is the delay of reconciliation in monthly expenditure reports that was due to an absence on our staff for several months and those were caught up in a couple months. Second was an improper approval of a chart field request form that was due to a vacancy on staff and not having an additional person to approve that form. The third item was a missing signature on a change order. The Commission had over 1,700 change orders processed in FY11 for \$21.7 million and the Auditor sampled 22 of those and found one with a missing signature by a Commission staff member. There was some concern that it might have been more widespread. We have reviewed that process and have put things into place to rectify that for the future. The fourth item was an inadequate verification of past and future payments to school districts. This was more a timing issue in determining when payments are going to school districts in conjunction with the close of the year and also with processing project amendments through our database system. We had a close out meeting with the Auditor of the State staff, submitted our response letter and expect that all issues are fully addressed.

Director Hickman asked Lisa Laney to talk about Taft Information Technology High School. We were pleased to get notification that this high school in the Cincinnati City School District has received the LEED Platinum certification, which is the highest certification that can be received for a LEED structure. Ms. Laney displayed photos of the building and highlighted some of the features that garnered the Platinum certification. This is the first high school in our program to achieve LEED Platinum. The school is 104,000 square feet, houses Grades 9-12 and was completed in March, 2011 by the design team of Voorhis, Welsh, Sloan & Crossland and the construction manager was Turner/DAG Construction. This location encourages walking, biking and access to public transportation. They also share parking facilities with the adjacent stadium, reducing the need for additional land and the overall heat island effect. The project used computer based energy modeling to show a 33.7 % improvement over the baseline standards in ASHRAE 90:1 2004. The building boasts an Active Chilled Beam HVAC system, thermal envelope improvements, high efficiency windows and occupancy sensors. The building uses 45% less water with their water-saving appliances and fixtures. The project is also treating storm water runoff on site, thereby helping the already over burdened sewer system. One of the big reasons this is successful is the region's largest live vegetated green roofs, stretching over 43,000 square feet of the 67,000 square foot roof. Over 34% of the building materials were of recycled content and the team was able to obtain in excess of 70% of the building materials regionally (within 500 miles). In addition to these exemplary achievements, the construction team was able to divert 96% of construction waste from the landfills which equals 711 tons of material. The

team was able to take advantage of low emitting products and materials during construction. In addition, the project team was able to complete the building in time to do a building flush out to assist with the removal of any remaining VOC's or harmful contaminants prior to the students coming into the building. The majority of occupied spaces (93.9%) have a view to the outside. Cincinnati has made a major commitment to using their green schools as a Teaching Tool and has developed in depth curriculum for all of their green schools. All of these things help improve the learning experience and educational environment for the children while saving this large urban district substantial operating and maintenance costs.

Director Blair asked what maintenance was involved with the vegetated green roof. Ms. Laney responded that it helps the roof maintenance over the lifetime because it is protecting the roof from the elements. The plants are actually very low maintenance. There is no irrigation. They are in a tray system, so if there are problems with the plants they can just remove the tray, fix the plants and put it back.

Director Hickman added that we are very proud of the work that Ms. Laney has done in working with school districts and managing our LEED Program. This is the second LEED Platinum certification and we have a significant number of schools that are in the process for LEED certification.

Director Hickman concluded his report by reminding Commission members that on July 12th we will have our annual meeting for awarding funding for districts for the next fiscal year. That will be followed by our customary meeting with a regular agenda on July 2th.

There was no public testimony.

The meeting was adjourned at 2:34 PM.



Christopher Whistler, Acting Commission Chair



These meeting minutes were prepared by
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