

**Ohio School Facilities Commission
June 23, 2011
William McKinley Room
1:30 PM**

MINUTES

Chairman Keen called the meeting to order at 1:31 PM.

Roll Call

Members present: Chairman Keen, Vice Chair Blair, Mr. Eric Bode (arrived at 1:33 PM), Representative Gentile, Kyla Smith for Representative Johnson, and Aleah Page for Senator Manning.

Adoption of the May 26, 2011 Meeting Minutes

Chairman Keen asked Director Hickman if the meeting minutes were an accurate representation of last month's Commission meeting. Director Hickman replied that they were.

Vice Chair Blair moved to approve the May 26, 2011 meeting minutes.

Chairman Keen seconded the motion.

Approval: Vote 2-0.

School Energy Conservation Financing Program Approval

Resolution 11-64

Mark Wantage provided an overview of the program and presented the Batavia Local SD (Clermont), Canal Winchester Local SD (Franklin), Chagrin Falls Exempted Village SD (Cuyahoga), Jackson City SD (Jackson), Mariemont City SD (Hamilton), Rock Hill Local SD (Lawrence) projects for Commission approval.

Batavia Local SD (Clermont)	
Total Project Cost	\$670,410
Interest Rate (Included in Total Project Cost)	3.85 %
Totaled Annual Savings	\$47,688
O&M Savings (Maximum Limit of 30%)	\$1,400
O&M Savings is Percentage of Total Savings	3%
Payback Period (Maximum 15 Years)	14.1 years
Number of Buildings	3
Vendor	Linc Mechanical, LLC

Scope of Work:	
<ul style="list-style-type: none"> • Lighting Retrofit (3) • New Condensing Boiler (2) • New Room Unit Ventilators (2) • New AHUs (2) 	<ul style="list-style-type: none"> • Window Replacement (1) • Partial Roof Replacement (1) • Steam trap Replacement (1) • Vending Machine Controls (3)

Canal Winchester Local SD (Franklin)	
Total Project Cost	\$3,236,311
Interest Rate (Included in Total Project Cost)	5 %
Totaled Annual Savings	\$250,044
O&M Savings (Maximum Limit of 30%)	\$23,571
O&M Savings is Percentage of Total Savings	9.4%
Payback Period (Maximum 15 Years)	12.9 years
Number of Buildings	4
Vendor	Sabo/LimBach
Scope of Work:	
<ul style="list-style-type: none"> • Lighting Retrofit (4) • Building Automation Upgrades (4) • Fan Motors VFDs (3) • Boiler Retrofit (1) 	

Chagrin Falls Exempted Village SD (Cuyahoga)			
	Resolution 10-107	Resolution 10-160	NEW (Phase II)
Total Project Cost	\$1,342,983	\$1,504,141	\$ 2,683,681
Interest Rate (Included in Total Project Cost)	0.0% (QSCB)	1.5% (QSCB)	4.0%
Totaled Annual Savings	\$101,353	\$116,738	\$220,843
O&M Savings (Maximum Limit of 30%)	\$14,705	\$0	\$0
O&M Savings is Percentage of Total Savings	13.9%	0%	n/a
Payback Period (Maximum 15 Years)	13.3 years	12.9 years	12.2 years
Number of Buildings	3	3	3
Vendor	Brewer-Garrett	Gardiner Trane	Gardiner Trane
Scope of Work	<ul style="list-style-type: none"> • Building Automation Upgrade (3) • Lighting Retrofit (3) • Outdoor Lighting Retrofit (2) • Steam Trap Repair (1) • Unit Ventilator Repairs (3) • Building Envelop Upgrades (2) (1) 	<ul style="list-style-type: none"> • Mechanical Systems RCx and Repair (3) • Building Controls RCx & Repair (3) <p><i>*The above scope of work is an addition to the original scope</i></p>	<ul style="list-style-type: none"> • New VRF HVAC System (2) • New AHUs (1) • Lighting Retrofit (3) • Building Controls (3) <p><i>* The above scope of work in an addition to the original scope</i></p>

Jackson City SD (Jackson)	
Total Project Cost	\$1,125,975
Interest Rate (Included in Total Project Cost)	3.65 %
Totaled Annual Savings	\$163,822
O&M Savings (Maximum Limit of 30%)	\$22,080
O&M Savings is Percentage of Total Savings	13%
Payback Period (Maximum 15 Years)	6.9 years
Number of Buildings	5
Vendor	EnergyOptimizers, USA
Scope of Work:	
<ul style="list-style-type: none"> • Lighting Retrofit (5) • Building Automation Upgrades (5) • Energy Metering & Demand Limiting Program (5) 	<ul style="list-style-type: none"> • Gym AHU Motors (5) • Energy Team Program (5)

Mariemont City SD (Hamilton)	
Total Project Cost	\$ 3,018,881
Interest Rate (Included in Total Project Cost)	3.8 %
Totaled Annual Savings	\$ 218,847
O&M Savings (Maximum Limit of 30%)	\$ 3,357
O&M Savings is Percentage of Total Savings	1.5%
Payback Period (Maximum 15 Years)	13.8 years
Number of Buildings	4
Vendor	Turner FMS
Scope of Work:	
<ul style="list-style-type: none"> • Lighting Retrofit (1) • Building Automation Upgrades (1) • Geothermal Heat Pump System (3) 	

Rock Hill Local SD (Lawrence)	
Total Project Cost	\$4,967,656
Interest Rate (Included in Total Project Cost)	5 %
Totaled Annual Savings	\$ 411,403
O&M Savings (Maximum Limit of 30%)	\$12,431
O&M Savings is Percentage of Total Savings	12.5%
Payback Period (Maximum 15 Years)	12.1 years
Number of Buildings	4
Vendor	Sabo/LimBach
Scope of Work:	
<ul style="list-style-type: none"> • Lighting Retrofit (4) • Building Automation Upgrades (3) • HVAC Air & Water Systems Balancing (3) 	<ul style="list-style-type: none"> • Chiller Heat Recovery (3) • Kitchen Hood Fan Controls (3)

Chairman Keen asked if the Chagrin Falls Exempted Village School District project was still a Qualified School Construction Bond project. Mr. Wantage replied that it is a QSCB project.

Vice Chair Blair moved to approve Resolution 11-64.

Chairman Keen seconded the motion.

Approval: Vote 3-0.

Ohio School Design Manual Update Approval

Resolution 11-65

Melanie Drerup presented the changes to the Ohio School Design Manual for Commission approval. Ms. Drerup described the OSDM approval and review process. She then outlined the proposed updates:

- Added a new section on student centered learning environments
- New space plates added
- Updated Career Tech programs
- Adjusted gymnasium sizes
- Re-evaluated parking requirements
- Changed gym lighting
- Aligned acoustic requirements with LEED requirements
- Removed use of wood windows
- Inflation factor of 3.06 percent

Mr. Blair asked about the process when there are questions about additional parking spaces. Ms. Drerup replied that OSFC looks at zoning requirements and the number of occupants of the building. If the district wants to go beyond that for whatever reason, then that would be the district's responsibility as a Locally Funded Initiative.

Mr. Blair asked if a school district can ask for less parking. Ms. Drerup replied that a school district can, but they have to comply with zoning regulations.

Director Hickman commented that there have been many instances where districts have large sporting events and after school activities that have a need for additional parking. The LFI process gives school districts the ability to leverage the construction trade contractors that are already on the job. This works well and is cost effective.

Mr. Blair commented that it appears that there are going to be changes in the way we do construction in the state and asked if those changes in construction delivery will be incorporated at some point.

Mr. Hickman replied that we will be incorporating these changes at some point. DAS and State Architect's Office has the lead on implementing the new construction delivery methods. Our office has worked closely with the State Architect's Office and stands ready to assist them in whatever fashion we can be helpful. Mr. Hickman stated that OSFC is anxious to be able to evaluate new projects and determine the appropriate delivery method in construction the project.

Vice Chair Blair moved to approve Resolution 11-65.
 Chairman Keen seconded the motion.
 Approval: Vote 2-0 with Mr. Bode abstaining from the vote.

Master Facility Plan Amendments

Resolution 11-66

Steve Lutz presented two Master Facility Plan amendments for Commission approval. He presented the first amendment to the Master Facility Plan for the Crestline Exempted Village School District in Crawford County for their 2008 participation in the Classroom Facilities Assistance Program. The amendment added \$2.2 million, an 8.8 percent increase, to address market conditions at the time of the bid. There was no change in the project’s scope.

He also presented the first amendment to the Master Facilities Plan for Xenia Community School District in Greene County for their 2009 participation in the Classroom Facilities Assistance Program, with their first segment consisting of five new elementary schools. This amendment added almost \$2 million, a 3.4 percent increase, to address market conditions. The amendment also deleted the abatement and demolition budget for three existing elementary schools.

School District (County)	Recommended Modifications to the Master Facilities Plan	Modifications to the Project Budget	
Crestline Exempted Village SD (Crawford)	<ul style="list-style-type: none"> Due primarily to market conditions, the project budget for this facility must be increased for the design and construction work required to build one new PK-12 facility to house grades PK-12 to meet minimum Design Manual standards 	\$1,333,081	State Share
		\$888,720	Local Share
		\$2,221,801	TOTAL
Xenia Community SD (Greene)	<ul style="list-style-type: none"> Due primarily to market conditions, the project budget for the construction of the five new elementary schools must be increased for the design and construction work required to build these new elementary schools to meet minimum Design Manual standards The allowance to abate and demolish, less site demolition, has been deleted from the budget for Arrowood, McKinley and Simon Kenton elementary schools 	\$916,420	State Share
		\$1,075,797	Local Share
		\$1,992,217	TOTAL

Vice Chair Blair moved to approve Resolution 11-66.
 Chairman Keen seconded the motion.
 Approval: Vote 2-0 with Mr. Bode abstaining from the vote.

A/E Agreements and Amendments Approval

Resolution 11-67

Steve Berezansky presented Design Services Agreement, Amendments and Locally Funded Initiatives for Commission approval.

Agreement:

School District (County)	Project	Architect	Agreement Amount
Southern Local SD (Meigs)	Addition to Southern Elementary	SHP Leading Design	\$582,203.77

Amendments:

School District (County)	Project	Architect	Fees to Date	Amendment Amount	Total
Logan-Hocking Local SD (Hocking)	Design fees for HVAC upgrades, kitchen equipment replacement and additional square feet	Voorhis Slone Welsh Crossland Architects	\$1,895,916.30	\$58,336.07	\$1,954,252.37
Ohio State School for the Blind and Ohio School for the Deaf (Franklin)	Additional design fees for schedule delays and redesign	SHP Leading Design	\$3,244,452.00	\$487,545.00	\$3,731,997.00

Locally Funded Initiatives:

School District (County)	Project	Architect	LFI Amount
Logan-Hocking Local SD (Hocking)	Design services for additional scope beyond the Master Plan and alternates that the District agreed to fund and design for Demolition of West Logan and Enterprise Elementary	Voorhis Slone Welsh Crossland Architects	\$203,952.00
Milton Union Exempted Village SD (Miami)	Design services for changes to the board office, irrigation system and material upgrades	Ruetschle Architects	\$39,370.00
Southern Local SD (Meigs)	Additional square footage area in the new gym and material upgrades	SHP Leading Design	\$156,540.02

Mr. Bode asked Mr. Berezansky to describe the amendment for the OSSB/OSD project. Mr. Berezansky responded that the amendment to the agreement for SHP Leading Design for OSSB/OSD encompassed some delays and redesign over the past year or so, but it also encompassed completion of the entire project.

Vice Chair Blair moved to approve Resolution 11-67.
 Chairman Keen seconded the motion.
 Approval: Vote 3-0.

Construction Manager Agreements and Amendments Approval

Resolution 11-68

Mr. Berezansky also presented the Construction Manager Agreements for Commission approval.

School District	County	CM Firm	Total CM Compensation
Southern Local SD	Meigs	Hill International, Inc.	\$541,288
Southern Local SD - Corrective Action	Meigs	Hill International, Inc.	\$58,174

Chairman Keen asked for clarification on whether there are two buildings they are doing work on; a new PK-8 and a corrective action on a K-8. Mr. Berezansky replied that there are two buildings: an existing facility and a newer PK-8 that was constructed 10 or 11 years ago under our program. We are adding on an addition to the newer PK-8 and doing some roofing work under the Corrective Action Grant Program for the other building.

Chairman Keen asked if they are essentially retiring their old high school building. Mr. Berezansky replied that was correct.

Vice Chair Blair asked for an explanation of the roof problem. Mr. Berezansky replied that a storm damaged the roof during the original construction. The contractor at the time thought the damage wasn't significant enough to cause problems. Over the years we realized the extent of the hidden damage and determined the best thing to do would be to replace the roof.

Vice Chair Blair moved to approve Resolution 11-68.

Chairman Keen seconded the motion.

Approval: Vote 3-0.

Resolution 11-69

Mr. Berezansky also presented the Amendments to Construction Manager Agreements for Commission approval.

School District	County	Construction Manager	Amount
North College Hill City SD	Hamilton	The Quandel Group, Inc.	\$0
Norwayne Local SD (fka North Central Local SD)	Wayne	The Ruhlin Company	\$0

Mr. Bode asked if the changes were within the original budget. Mr. Berezansky replied that he is not aware of any budget changes but that he will check and get back with Mr. Bode.

Vice Chair Blair moved to approve Resolution 11-69.
 Chairman Keen seconded the motion.
 Approval: Vote 3-0.

Resolution 11-70

Mr. Berezansky also presented an Amendment to a Construction Manager Agreement for a “Locally Funded Initiative” for Commission approval.

School District	County	Construction Manager	Amount
Logan-Hocking Local SD	Hocking	Smoot Elford Wesson	\$197,478

Vice Chair Blair moved to approve Resolution 11-70.
 Chairman Keen seconded the motion.
 Approval: Vote 3-0.

Trade Construction Contracts Approval

Resolution 11-71

Mike Mendenhall presented the Trade Construction Contracts for Commission approval. He noted that four of the contracts were awarded to the second low. The apparent low bidders submitted a request to withdraw their bids, due to mathematical errors and missing scope in their original bid. Also, there are contracts that advertised or had bid opening dates prior to the adoption of Resolution 11-16.

	School District	Contracting Entity	Building Type	Scope Of Work	\$ Amount
1	Akron PSD	Environmental Assurance Company, Inc.	King Elementary	Asbestos Abatement	\$334,360.00
2	Barberton CSD	Zimmerman School Equipment, Inc. ¹	New MS	Media Center Furnishings	\$79,179.11
3	Barberton CSD	YTT, Inc. ¹	New MS	Flooring	\$661,506.00
4	Bellefontaine CSD	R.D. Jones Excavating, Inc.	6-8 Middle & Elem Schools	Site Improvements	\$1,404,706.00
5	Clay LSD	Tom Sexton and Associates	New PK-12 School	Loose Furnishings	\$142,642.95
6	Clay LSD	Continental Office Equipment	New PK-12 School	Loose Furnishings	\$123,846.77
7	Clay LSD	Tom Sexton and Associates	New PK-12 School	Loose Furnishings	\$150,204.33
8	Clay LSD	Martin Public Seating, Inc.	New PK-12 School	Loose Furnishings	\$26,849.84
9	Clay LSD	Zimmerman School Equipment	New PK-12 School	Loose Furnishings	\$91,491.12

10	Cleveland MSD	Ace Demo, Inc. ¹	Adlai Stevenson	Demolition	\$336,325.00
11	Cleveland MSD	B & B Wrecking, Inc. ¹	Woodhill-Quincy	Demolition	\$283,000.00
12	Columbus CSD	Settle Muter Electric, LTD ^{2, 3}	Liberty ES	Electrical	\$1,624,000.00
13	Columbus CSD	Central Fire Protection Co, Inc. ^{2, 3}	Clinton ES	Fire Protection	\$114,279.00
14	Columbus CSD	Aggressive Mechanical ^{2, 3}	Clinton ES	HVAC	\$1,333,000.00
15	Columbus CSD	Robertson Construction Services, Inc.* ^{2, 3}	Clinton ES	General Trades	\$4,859,000.00
16	Columbus CSD	Comfort Systems USA ³	Security Upgrades Group No. 4	Electric	\$452,000.00
17	Columbus CSD	Settle Muter Electric ^{2, 3}	Clinton ES	HVAC	\$1,604,000.00
18	Columbus CSD	Gutridge Plumbing, Inc. ^{2, 3}	Liberty ES	Plumbing	\$433,450.00
19	Columbus CSD	H & A Mechanical, Inc. ^{2, 3}	Liberty ES	HVAC	\$2,107,000.00
20	Columbus CSD	Vulcan Enterprises, Inc. ^{2, 3}	Liberty ES	Fire Protection	\$107,510.00
21	Columbus CSD	Thomas & Marker Construction Co ^{2, 3}	Liberty ES	General Trades	\$5,671,712.00
22	Eastern LSD	Martin Public Seating, Inc.	New Eastern MS	Office Furniture	\$71,029.00
23	Edgerton LSD	Logos/Black Box	PK-8 Expansion	Data Network/Wireless	\$218,900.00
24	Edgerton LSD	Martin Public Seating, Inc.	PK-8 Expansion	Classroom Furniture	\$201,850.00
25	Edgerton LSD	McNerney and Sons	PK-8 Expansion	Office Furniture	\$44,969.00
26	Euclid CSD	Breckenridge Kitchen Equipment & Design, Inc. ⁴	Roosevelt ES	Kitchen Equipment	\$279,879.00
27	Euclid CSD	Breckenridge Kitchen Equipment & Design, Inc. ⁴	Glenbrook ES	Kitchen Equipment	\$279,879.00
28	Findlay CSD	Kelley Brothers Roofing, Inc.	New Donnell MS	Roofing	\$911,000.00
29	Findlay CSD	Vaughn Industries, LLC	New Donnell MS	HVAC	\$2,958,000.00
30	Findlay CSD	Vulcan Enterprises, Inc.	New Donnell MS	Fire Protection	\$171,490.00
31	Findlay CSD	Total Environmental Services, LLC	Old Donnell	Asbestos Abatement	\$28,158.00
32	Findlay CSD	C & T Design & Equipment Company	New Donnell MS	Food Service	\$242,990.00
33	Genoa Area LSD	D&R Enterprises of Genoa, LLC.	Allen Elementary	Demolition	\$109,000.00
34	Genoa Area LSD	Environmental Assurance Company,	Allen ES	Abatement	\$194,680.00

		Inc.			
35	Hardin-Houston LSD	School Specialty, Inc.	New Hardin-Houston K-12	Specialty Items	\$80,539.88
36	Hardin-Houston LSD	Martin Public Seating, Inc.	New Hardin Houston K-12	Classroom Furnishing	\$212,486.54
37	Hardin-Houston LSD	Martin Public Seating, Inc.	New Hardin Houston K-12	Tables	\$30,500.08
38	Hardin-Houston LSD	Tom Sexton & Associates	New Hardin-Houston K-12	Office Furnishings	\$112,047.11
39	London CSD	Martin Public Seating Inc.	London MS	Furniture	\$83,092.41
40	Maple Heights SD	Precision Environmental	Stafford Abatement	Asbestos Abatement	\$94,900.00
41	Maple Heights SD	Signal Service Company ¹	Kennedy/Obama ES	Signal Improvements	\$49,867.25
42	Northmor LSD	Tom Sexton & Associates, Inc.	New K-12 Facility	Athletic/Music LF&E	\$104,268.59
43	Northmor LSD	Continental Office Furniture Corp.	New K-12 Facility	Admin/Student Din. LF&E	\$527,407.91
44	Northmor LSD	Zimmerman School Equipment, Inc.	New K-12 Facility	Academic Loose Furnishings & Equipment	\$329,309.33
45	Northmor LSD	Service Supply Ltd., Inc.	New K-12 Facility	Site Furnishings	\$37,938.00
46	Pettisville LSD	Anything Grows Landscape LLC	New PK-12 Building	Landscaping	\$106,532.00
47	Pickerington LSD	TP Mechanical Contractors, Inc.	Fairfield, Pickerington & Violet ES	Plumbing	\$1,044,883.00
48	Pickerington LSD	Thomas & Marker Construction Co	Violet ES	General Trades	\$2,110,600.00
49	Pickerington LSD	Claggett & Sons, Inc.	Fairfield & Pickerington ES	General Trades	\$4,208,000.00
50	Pickerington LSD	Chemcote Roofing Co	Fairfield, Pickerington & Violet ES	Roofing	\$1,240,350.00
51	Pickerington LSD	H & A Mechanical Inc.	Pickerington ES	Mechanical HVAC	\$670,000.00
52	Pickerington LSD	Econco	Fairfield & Violet ES	Mechanical HVAC	\$1,294,000.00
53	Pickerington LSD	Claypool Electric, Inc.	Fairfield, Pickerington & Violet ES	Electrical/Technology	\$4,095,000.00
54	Reynoldsburg CSD	Cox Paving, Inc.	Summit HS	Paving	\$1,135,850.00
55	Reynoldsburg CSD	Continental Office Environments	Summit Campus & Renovations	Admin FF&E Packages	\$140,742.84
56	Reynoldsburg CSD	Tom Sexton & Associates	Summit HS	Multiple FF&E Packages	\$825,056.11
57	Reynoldsburg CSD	Stonecreek Interior Systems, LLC	Elementary Renovations	Casework	\$51,825.00
58	Reynoldsburg CSD	Darby Creek Excavating	Summit HS	Micro Pools	\$69,900.00
59	Reynoldsburg CSD	Tom Sexton & Associates	Summit Campus & Renovations	Admin FF&E Packages	\$589,310.33
60	Springfield	Lockhart Concrete	New 7-12 MS/HS	Early Site Contract	\$2,000,000.00

	LSD	Company ³			
61	Springfield LSD	Precision Environmental Company ³	Springfield HS	Abatement Phase 1	\$205,800.00
62	Springfield LSD	Baumann Enterprises, Inc.* ³	Springfield HS	Demolition Phase 1	\$213,880.00
63	Switzerland of Ohio LSD	Mack Industries, Inc.	River HS/Renovation	Waste Water Treatment Plant	\$249,500.00
64	Toledo PSD	Environmental Assurance Company, Inc.	Jones	Abatement	\$123,930.00
65	Toledo PSD	Ed Burdue & Co., LLC	Woodward HS	Building Demolition	\$549,000.00
66	Toledo PSD	Paschal Bihn & Sons, LLC ¹	Walbridge	Demolition	\$23,000.00
67	Toledo PSD	Total Environmental Services, LLC	Fall Meyer	Abatement	\$42,000.00
68	Toledo PSD	Environmental Assurance Company, Inc.	Lincoln	Abatement	\$123,930.00
69	Upper Valley JVS	Kelley Brothers Roofing*	Main Campus	Roofing	\$1,337,570.00
70	Vantage Career Center	Vulcan Fire Protection	Renovations & Additions	Fire Protection	\$327,301.00
71	Vantage Career Center	Slagle Mechanical	Renovations & Additions	HVAC	\$3,691,000.00
72	Vantage Career Center	Ohio Plumbing and Electrical	Renovations & Additions	Plumbing	\$1,529,000.00
73	Vantage Career Center	Woolace Electric	Renovations & Additions	Electric	\$3,608,640.00
74	Vantage Career Center	Burkett Restaurant Equipment	Renovations & Additions	Restaurant Equipment	\$537,500.00
75	Vantage Career Center	W.A. Sheets*	Renovations & Additions	General Trades	\$13,285,000.00
76	Vantage Career Center	Bruns Building & Development Corp dba: Ohio & Indiana Roofing Co.	Renovations & Additions	Roofing	\$1,369,272.00
77	Washington-Nile LSD	Tom Sexton & Associates	New Middle School	Loose Furnishings	\$173,183.49
78	Washington-Nile LSD	Martin Public Seating	New Middle School	Loose Furnishings	\$116,960.63
79	Washington-Nile LSD	Zimmerman School Equipment	New Middle School	Loose Furnishings	\$54,807.40
80	Wheelersburg LSD	Edifice Restoration Contractors, Inc.	Wheelersburg K-12	Through-Wall Flashing Corrective Work	\$229,850.00
81	Whitehall CSD	Cardinal Environmental Services, Inc.	High School	HS Tunnel/Asbestos Abatement	\$88,045.00
TOTAL					\$76,775,462.02

- 1 Prevailing Wage Requirements
- 2 Model Bidder Criteria
- 3 QSCBs
- 4 PLA
- * Second Low Responsible Bidder

Vice Chair Blair moved to approve Resolution 11-71.
 Chairman Keen seconded the motion.
 Approval: Vote 3-0.

Settlement Agreement Approval
Resolution 11-72

Jerry Kasai presented the Settlement Agreement with Fortney & Weygandt on the Geneva Area City School District project, for Commission approval.

District	Geneva Area City School District (Ashtabula County)
Project Scope	New Middle School
Architect	Rucciuti Balog Partners
CM	Scaparotti Construction
Contractor	Fortney & Weygandt
Summary	<p>Disputes between general trades contractor and co-owners on the new middle school project for Geneva Area City School District (Project). Contractor had submitted a delay claim of approximately \$1 million for delay and other disruptions allegedly caused by the CM and the District on an original contract of \$9.7 million. Co-owners claimed that Contractor delays caused damages of \$350,000 to Project in the form of MEP delay claims, mechanic liens, additional moving expenses, utility costs and other costs as a result of the school not opening on time.</p> <p>Mediation held May 12, 2011. Agreed outcome is that the District will retain \$300,000 (a deduction) of Contractor's contract. Co-owners will pay Contractor the balance of its contract after that deduction. The Commission and School District are releasing Contractor from any claims known as of this date.</p>

Vice Chair Blair moved to approve Resolution 11-72.
 Chairman Keen seconded the motion.
 Approval: Vote 3-0.

Executive Director's Report

Director Hickman referred to the list of upcoming groundbreaking and dedication events and invited the Commission members to attend as their schedules permit.

The Director reminded the Commission members that there would be two meetings in July. The first meeting will be on July 7, 2011 to award funding for new districts in the new fiscal year. This has to happen early in the month in order to give districts time to meet statutory requirements to go to ballot in November. The other meeting is July 28, 2011.

Director Hickman reported on the staff's response to the management report from the Auditor's Office for year ending June 30, 2010. There was an issue with regard to reconciliation procedures. We provided a letter to the Auditor of State indicating that we have taken appropriate action to strengthen reconciliation procedures and make sure that those are performed on a timely basis and are appropriately documented.

The Director reported on projects that have been closed out since the last meeting. Springfield City School District and Dayton City School District-Segment 1 have been closed out. He noted that Dayton is the first of the Urban districts to close out a segment of a project. We have had a wonderful relationship with Dayton and they are very close to completing the project in its entirety. We are double-checking the enrollment to make sure that when we do close out the project we have provided sufficient space for all of the students.

Director Hickman reported on contracts that were executed under \$25,000. There were two small contracts for speakers that participated in the 21st Century School Design Symposium. The other contract was for a little over \$11,000 for a consultant for the upcoming planning workshops. They are full-day workshops with districts that will be entering into our program. The workshop is to provide them with information on new concepts of school design for their consideration.

He informed the Commission that there have been some staffing changes at OSFC. David Chovan, who came from the Department of Administrative Services, is the new Chief Financial Officer. He noted that Mr. Chovan is following in the footsteps of Mr. Bode, who really set the standards for OSFC. Also, Jon Walden is in charge of our quality construction and contract review process oversight group. There were also two internal promotions: Rob Slagle was promoted to Deputy Chief of Projects and Keith VanDeusen has served his tenure as an Assistant Project Administrator and was promoted to Project Administrator.

Public Testimony

Dr. Larry Rentschler
Superintendent, New Lexington City School District (Perry County)

Dr. Renschler testified about on-going problems with the HVAC system at the high school in the New Lexington City School District. His comments addressed ten years of HVAC/chiller problems. Dr. Renschler stated five engineering firms have assessed the problem and engineering fees have cost the district more than \$47,630. He indicated that the district has spent over \$85,750 repairing and managing a dysfunctional system. The Superintendent expressed his frustration and requested resolution of the problems. He submitted written materials, which are attached.

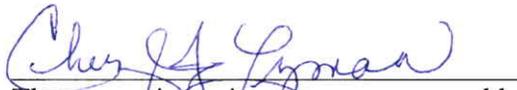
Director Hickman responded to Dr. Rentschler's concerns and stated OSFC projects should never leave a school district with defective work or with mechanical systems what do not function properly. He commented that they are going to figure out what it is that OSFC needs to

do to help get the system corrected. The Director asked Dr. Rentschler to meet with him, Tom Brannon and other OSFC staff directly after the Commission meeting, if the Superintendent's schedule permitted, to engage in a discussion to correct this situation.

Chairman Keen thanked Mr. Rentschler for his attendance and referred the matter to OSFC staff to see what they can do regarding the situation.

The meeting was adjourned at 2:21 PM.


Timothy S. Keen, Commission Chair


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