

Ohio Facilities Construction Commission
April 26, 2018 Meeting
William McKinley Room, Statehouse
1:30 PM

MINUTES

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

Roll Call

Members present: Chairman Timothy Keen, Vice Chair Robert Blair, Representative Hambley, Representative Holmes, Tim Villari for Senator Manning and Gretta Froot for Senator O'Brien.

Adoption of the January 25, 2018 Minutes

Vice Chair Blair moved to approve the January 25, 2018 minutes. Chairman Keen seconded the motion.
Approval: Vote 2-0.

**Accelerated Urban School District Amendment Approval – Presented by
Melanie Drerup – Resolution 18-08**

Melanie Drerup recognized guest Executive Director Elise Hara Auvil with the Cleveland Metropolitan School District Bond Accountability Commission.

The Commission approved a Master Facilities Plan in 2002 for the Cleveland Metropolitan School District for \$1.51B divided into 9 segments for 111 buildings to house 72,500 students. The Commission has approved 7 segments to date. The Commission amended the Master Facilities Plan in 2016 for 36,300 students.

Cleveland Segment 7, Amendment 3 - Resolution 18-08

Melanie Drerup presented the Cleveland Metropolitan School District Segment 7, Amendment 3 for Commission approval. The previously amended Segment 7 agreement provided \$195.9M for construction of 9 building and abatement and demolition of 11 buildings. The proposed amendment increases the budget at Waverly ES due to market conditions and enrollment increase of 41 students. It also increases the budget due to project delay of 6 buildings: Charles Eliot ES, Fullerton ES, H Barbara Booker ES, Oliver Hazard Perry ES, Skyline/Sunbeam ES and William Rainey Harper ES. The Cleveland Segment 7 budget is increased by \$2.7M for an updated budget of \$198.6M.

There are additional segments being planned for Cleveland which will be brought to the Commission at a future date. The estimated budget for the remaining segments is \$260M.

Vice Chair Blair moved to approve Resolution 18-08.
Chairman Keen seconded the motion.

Approval: Vote 2-0.

**Fiscal Year 2018 Projects Approval – Presented by Melanie Drerup
CFAP Renewal Approval – Resolution 18-09**

Melanie Drerup presented the Master Facilities Plan for the following school districts for the Classroom Facilities Assistance Renewal Program for Commission approval. The project scope and estimated costs established will be valid for 13 months. Logan Elm LSD and Rolling Hills LSD will construct K-12 facilities. Tuscarawas Valley LSD - Segment 1 will build a middle/high facility. Two of these projects will have a future COPS issuance. Rolling Hills will be supported by Guernsey Power Station. Tuscarawas Valley will be supported by Rover Gas Pipeline. Logan Elm is planning to be on the November ballot.

School District	County	State Share	Local Share	Total Budget
Logan Elm LSD	Pickaway	\$13,799,976	\$39,276,856	\$53,076,832
Rolling Hills LSD	Guernsey	\$21,977,658	\$22,874,705	\$44,852,363
Tuscarawas Valley LSD – Seg. 1	Tuscarawas	\$9,594,968	\$15,007,514	\$24,062,482

Chairman Keen asked how long ago has it been since they last had approval to proceed. Melanie Drerup responded that it was in the last couple years.

Vice Chair Blair moved to approve Resolution 18-09.
Chairman Keen seconded the motion.
Approval: Vote 2-0.

Design Manual Update Approval – Presented by Melanie Drerup – Resolution 18-10

Melanie Drerup presented the 2018 updates to the Ohio School Design Manual (OSDM) for Commission approval. All references to OSFC were changed to OFCC. The regional cost factor and new school construction costs were updated to reflect changes in the current market. Input was solicited from construction professionals on the current market and their input was considered when determining the inflation factor. The 2018 inflation factor is 3.19%. This factor is recommended based on the interpretation of data supplied by IHS Markit. There were no changes made to the non-construction cost percentages. Regional cost factors and fire alarms were updated in the Assessment Cost Guidelines. Programmatic changes were made in Career Tech. The OFCC team worked with Ms. Linda O’Conner, Assistant Director Career-Technical Education with ODE to update the CTE program list. The list of 50 programs supports over 500 courses that are offered across the state.

Chairman Keen asked how the inflation factor was used in determining project budgets. Melanie Drerup responded that we have nine regions and we apply the regional cost factor changes to each of those 9 regions. Then we apply the inflation across those and the cost sheet is broken into levels of elementary, middle and high schools based on size. If it is a very large elementary, it is more affordable than a very small elementary. In 2008, we learned if you are building a size under 100,000 sf that it is more expensive to construct because of scale. Chairman Keen added that we are updating our cost factors that we generally use based on our experience that we have recently seen for the allowances when we put budgets together for projects. Melanie responded that was correct. Chairman Keen asked if there is another way that we

apply the inflation factor if we have a cost estimate from several years back that we need to consider for the passage of time. Melanie Drerup responded that we inflate the cost per square foot each year. We apply what the regional factor considers materials, labor and the changes to them. We also apply the cost for a storm shelter during the master planning phase.

Vice Chair Blair moved to approve Resolution 18-10.

Chairman Keen seconded the motion.

Approval: Vote 2-0.

Master Facilities Plan Amendments Approval – Presented by Steve Roka – Resolution 18-11

Steve Roka presented amendments to the Master Facilities Plan for the following school districts for Commission approval.

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Bryan CSD (Williams) Amendment 2	New Middle School: Reallocation of bid savings in the amount of \$729,460 from facilities with abate and demo allowances to co-fund portions of additional renovation.	\$0 State Share
		\$0 Local Share
		\$0 TOTAL

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Warren LSD (Washington) Amendment 1	Modified scope to build new PK-5, build new middle school for Grades 6 – 8 and add allowance for storm shelters for the elementary, middle and high school.	\$544,952 State Share
		\$211,926 Local Share
		\$756,878 TOTAL

Chairman Keen commented that we have heard a couple references to storm shelters adjustments, which are a result of the Board of Buildings Standards action at a ballot one year ago. We should expect to see some more plan amendments as we move forward as a result of that Board of Buildings action. Steve Roka responded that he thought the action taken by the Commission in October 2017 paved the way for that. The storm shelter is being added because there is also a scope change involved in the grade reconfiguration of the building so therefore the district at the same time is making this commitment. Chairman Keen asked if we might not always see it if there is not a scope change. Steve Roka responded that was correct. Chairman Keen notwithstanding the fact that whoever is now building, there is a window of people who did a lot of work in advance of this Board of Buildings Standards change that might not have had the cost then and adjustments are going to have to be made. We will not necessarily see that in every instance. Steve Roka responded that was accurate.

Vice Chair Blair asked what needs to be done to make these storm shelters work. Steve Roka responded based on the occupancy load of the building, a certain square footage is generated by the formula and the building code. That area is then to withstand wind loads and lateral loads up to 250 miles an hour. It is a complicated structure. They go in design as a peer review of consultants that are familiar with this and will check the designs as they are coming through. Chairman Keen asked Mr. Roka if his view was that the Building Standards change entails a cost increase for school district projects. Mr. Roka responded that it would.

Chairman Keen added for the record and the legislative members that it had come to his attention that when the rule that put this Board of Buildings Standards change into place was presented to the JCAR, the cost estimates said there was no cost increase associated with the rule, so that JCAR did not really have full and accurate information when they considered approving the rule that was put forward by the Department of Commerce and Board of Buildings Standards. Chairman Keen knew that OFCC had heard and he had heard from a number of school districts that were concerned about this sudden enactment of this provision a year ago and the cost that will be incurred associated with it. It is a rule of the Board of Buildings Standards and as such, it is not an issue nor does the OFCC have any discretion. We will proceed as we do and if there are cost increases and we see cost increases that are appropriate for budget increases, budgets will be increased and the state will pay its share of these additional costs. That has been our practice and will continue to be our practice as we move forward.

Vice Chair Blair moved to approve Resolution 18-11.

Chairman Keen seconded the motion.

Approval: Vote 2-0.

**ELPP Master Facilities Plan and Project Agreement Approval
Presented by Steve Roka – Resolution 18-12**

Steve Roka presented Master Facilities Plan and Project Agreement for Commission approval.

Maser Facilities Plan:

School District (County)	Project Scope	Project Budget
Ontario LSD (Richland)	Renovations to Ontario High School for Grades 6-12.	\$6,736,932
	Renovations to Stingel Elementary School for Grades K-5.	\$10,059,848
	Project Agreement LFI of \$2,348,041.	\$16,796,780

Project Agreement:

School District (County)	Discrete Portion Project Scope	Discrete Portion Project Budget
Ontario LSD (Richland)	Partial renovations to Ontario High School for Grades 6-12. Partial renovations to Stingel Elementary School for Grades K-5.	\$1,527,129

Chairman Keen moved to approve Resolution 18-12.

Vice Chair Blair seconded the motion.

Approval: Vote 2-0.

ELPP Guidelines Approval – Presented by David Chovan – Resolution 18-13

David Chovan presented ELPP Guidelines for Commission approval. The Expedited Local Partnership Program was established to allow school districts to use local funds to make facility improvements prior to receiving assistance from the State and to earn credit that can later be deducted from their local share when they enter in to CFAP. The Commission maintains guidelines for the program to document the process and to assist participating districts. There is one change to the guidelines. Districts have been permitted to withdraw from ELPP and to abandon their earned credit if it benefitted the district. There is no authority in law for a district to then subsequently re-enter into the program to re-establish a new credit at potentially a lower local share. This also has never been permitted. Language has been added to the guidelines to clarify this lack of authority.

Vice Chair Blair asked has anyone asked to do this before. David Chovan responded this has happened and thought there were only two to three districts that have abandoned their ELPP credit. We recently had a district ask us and this clarifies what our practice has always been.

Chairman Keen added the rationale for this change is consistent with the general policy positions of the Commission over time, that where we have the general operation of all our programs are such that at a given point in time when districts are going to enter into a program, they lock in a share based on where they were at that time. The Commission through its actions and through its policy advocacy have resisted policy changes or legislative changes where school districts would be able to, after the fact, make changes that would improve their local share. This clarification is consistent with that long-standing policy and position of the Commission that in order to run an orderly program and to make our dollars go as far as we can that we have to have a sense of where we are. We cannot have school districts attempting to come back later and amend the deal when it is to their advantage. Unsurprisingly, we do not have a lot of people come back and try to amend if their circumstances have moved against them, only in circumstances where additional resources might be available. I think this change is very much in order.

Vice Chair Blair moved to approve Resolution 18-13.

Chairman Keen seconded the motion.

Approval: Vote 2-0.

Corrective Action Program Application Approval – Presented by David Chovan
Resolution 18-14

David Chovan presented a Corrective Action Program application for Commission approval. The program was created by law in 2012. It addresses defective or omitted work. The approved guidelines are in place for eligibility, application process and funding approval. It must be for a defined scope of work. The state/local split is based on the original project agreement. It provides for recovery from project vendors. There is \$18M available in the Corrective Action fund.

School District (County)	Recommended Scope	Project Amount
Madison Local School District (Richland)	Funding to address defective workmanship on the new 5-8 Middle School Project	\$100,000.00

Chairman Keen moved to approve Resolution 18-14.
Vice Chair Blair seconded the motion.
Approval: Vote 2-0.

Corrective Action Program Guidelines Approval – Presented by David Chovan
Resolution 18-15

David Chovan presented Corrective Action Program Guidelines for Commission approval. The approved Corrective Action Program Guidelines are in place for eligibility, application process and funding approval. A few changes made to clarify existing processes. Quality upgrades or betterments of building materials or finishes are not eligible. OFCC may make funding approval conditional upon the reconciliation of the project's construction fund. The Commission will evaluate the remaining useful life of a building or part of a building or building system as part of a district's application and consideration of funding.

Vice Chair Blair moved to approve Resolution 18-15.
Chairman Keen seconded the motion.
Approval: Vote 2-0.

AFAP Project Agreement Template Approval – Presented by Shawn Smith
Resolution 18-16

Vice Chair Blair moved to approve Resolution 18-16.
Chairman Keen seconded the motion.
Approval: Vote 2-0.

Settlement Agreements Approval – Presented by Jon Walden - *Resolution 18-17,*
Resolution 18-18, Resolution 18-19, Resolution 18-20 through Resolution 18-21

Jon Walden provided background information on the settlement agreements brought to the Commission for approval. This is more than the typical number that we might see at a Commission meeting. It is somewhat a function of the timing of the court cases that were set. Cases often get set and then delayed and then courts reschedule them based on availability. We ended up getting a lot that were scheduled at the very end of the calendar year 2017 and first quarter of 2018. Recognition sets in as we get closer to the actual court day and we finally get to more serious settlement talks. A lot of these were done with the help of David Beals, from the Attorney General's Office, and we appreciate that very much and were administered by my colleague, Matt Westerman.

Resolution 18-17

Jon Walden presented a settlement agreement and limited release with Mid American Construction LLC (MAC) on the Akron City School District project for Commission approval. This resolution concerns the settlement with the general trades contractor, Mid American Construction resulting from its Article 8 claim submission. Mid American filed a delay claim requesting approximately \$806K. In resolving this claim, the owners took into consideration issues with MACs performance and the settlement is for \$75,000 and the release of MACs withheld contract balance upon MACs completion and responsibility to properly install remaining work. The Owners will provide a limited release to MAC.

Vice Chair Blair asked if we will take this company into consideration for future projects. Jon Walden responded that we will use any of these circumstances especially if it is a component where we believe that there is some portion of their work that has led to us bringing litigation, or in this case part of an affirmative claim and will look at past performance evaluations for future awards. Unless they are on the debarment list, it has to be done on a case by case basis. Sometimes it is hard to find 100% culpability on issues, but it is our desire to try and find a resolution for all involved. Once we go to litigation you are not left with a chance to do the work itself, and you really are talking about money and positions seem to get much more polarized.

Vice Chair Blair moved to approve Resolution 18-17.
Chairman Keen seconded the motion.
Approval: Vote 2-0.

Resolution 18-18

Jon Walden presented a settlement agreement and limited release with DNK Architects on the Dayton Public School District for Commission approval. DNK Architects served as the designer of record on Dayton Public School District's Louise Troy Elementary and the Wogaman Elementary projects. During construction, the Troy project experienced excessive errors and omissions which resulted in a significant increase in Troy Project costs. At the Wogaman Elementary project, allegations of defective design that resulted in the roof's replacement represent the heart of the dispute. Litigation was filed for these matters. After discovery and shortly before the advance of trial, DNK and its insurers agreed to settle this matter whereby total recovery will be for \$1.595M. The District and Commission will provide a limited release to DNK on both projects.

Chairman Keen moved to approve Resolution 18-18.
Vice Chair Blair seconded the motion.
Approval: Vote 2-0.

Resolution 18-19

Jon Walden presented a settlement agreement with Pezzo Construction on the Dayton Public School District project. Pezzo Construction is no longer in business and the settlement is with IFIC, Pezzo's surety. As part of this settlement, the owners will receive \$499,000. Included with this settlement is a broader release than the Commission staff typically would recommend, but under these circumstances where the contractor is out of business and the contractors remaining work is limited, staff recommends approval.

Chairman Keen moved to approve Resolution 18-19.
Vice Chair Blair seconded the motion.
Approval: Vote 2-0.

Resolution 18-20

Jon Walden presented a settlement agreement with Buehrer Group Architecture and Engineering, Inc. on the Grand Valley Local School District. This settlement concerns portion of claims against contractors on the Grand Valley Local School District in Ashtabula County. Buehrer Architect served as the architect and engineer for the school. After construction completed, the school began to experience issues with water infiltration and there were issues with the parking lot where it failed prematurely.

Following many years of attempting to work with the parties to resolve issues, litigation was filed against the Architect and relevant contractors. The Commission and District made many efforts to resolve this matter with Buehrer but Buehrer's insurer would not engage in meaningful conversations until just before trial. Indeed, Beazley attempted to walk back from earlier statements about the amount of insurance available. On the eve of trial, the insurer started to make some more significant discussions. The settlement includes a payment of \$1.5 M from or on behalf of Buehrer and some additional design work done by Buehrer for the district to complete the parking lot. The Commission and District provides Buehrer a limited release.

Commission staff worked with the AG's office on this matter and the AG's Office recently secured a jury verdict against the contractors for an additional \$1.6 million and costs. The contractor is likely appealing that matter, but the Commission appreciates the hard work and effort by the AG's Office.

Chairman Keen moved to approve Resolution 18-20.

Vice Chair Blair seconded the motion.

Approval: Vote 2-0.

Resolution 18-21

Jon Walden presented a settlement agreement and limited release with Hively on the Jefferson Area Local School District. Previously the Commission approved claims against other contractors and the architect (Buehrer) for issues related to the construction. This matter settled on the eve of trial. The settlement for this matter is consistent with the square footage recovery from the Gibson verdict on Grand Valley and an earlier contractor settlement in Jefferson. Hively will pay the Commission and district the sum of \$625,000. Commission staff again thanks the AG's office for its hard work.

Vice Chair Blair moved to approve Resolution 18-21.

Chairman Keen seconded the motion.

Approval: Vote 2-0.

Authority to File Suits Approval – Presented by Matt Westerman - Resolution 18-22 and Resolution 18-23

Resolution 18-22

Matt Westerman presented an Authority to File Suit against Vaughn Industries at the Pioneer Career & Technology Center Joint Vocational School District. Vaughn Industries served as the prime contractor for the HVAC work on the renovations and additions to the Pioneer Career and Technology Center project. Following completion of the project, the district had continuous problems getting the HVAC system to function properly. Ultimately, most of the additional costs for the operation and investigation of the issues with the HVAC system can be traced to defective materials manufactured by LG Electronics USA Inc. and defective installation by Vaughn Industries. The Commission has tried over the last two years to reach a settlement with the parties, but at this time it is important to get the system fixed at the district. The District and Commission are moving forward with construction this summer. To initiate recovery for the remediation efforts, Commission staff seeks authority to file suit against Vaughn Industries and other responsible or necessary parties.

Vice Chair Blair asked what were the defective materials. Mr. Westerman responded that this is a VRF system manufactured by LG. LG has outdoor air handling units called Generation 2 Units, which

historically have had some problems. Commission staff has determined that they were defective through our own investigation by Commission staff with support from consultants. There have also been numerous issues with LG's 149 interior units that are connected to the outdoor air handling units. There are also issues with the piping. The entire system is basically to the point now with all the testing and the work that the District and Commission have done on it, that it needs to be scrapped and there is really no way to save the work that is in place. Basically, everything with regard to the HVAC system is defective.

Chairman Keen moved to approve Resolution 18-22.

Vice Chair Blair seconded the motion.

Approval: Vote 2-0.

Resolution 18-23

Matt Westerman presented an Authority to File Suit against Ruetschle Architects at the Washington Court House CSD. Ruetschle Architects served as the project architect for the Washington Court House CSD project. That included the Cherry Hill Primary School, Bellaire Intermediate School, Washington Middle School and Washington Senior High School. After completion of the project, the district began experiencing problems with water intrusion, which were caused by roof and building envelope issues and had additional problems with door locks in the alarm system, as well as, HVAC issues that had been addressed previously. These issues were attributed in part to the result of design errors and omissions by the project architect, Ruetschle Architects. The remediation work has been completed, but the architect and insurer have not accepted responsibility for the design work. The Commission staff seeks recovery of approximately \$680,000.00 from the architect. To initiate recovery for the remediation costs, the Commission staff seeks authority to file suit against the architect and other necessary parties.

Chairman Keen moved to approve Resolution 18-23.

Vice Chair Blair seconded the motion.

Approval: Vote 2-0.

Executive Director Report

David Williamson reported since the last meeting there were 2 school district groundbreakings. 5 school districts were closed out. One project was initiated under the School Performance Contracting program (HB264) for Kenston LSD (Geauga). There was an Executive Director Delegation of Authority for a Master Facility Plan Amendment for Eastwood LSD (Wood) with a decrease to a budget scope, but there is no scope change.

Contracts executed since the January 2018 meeting for agency, higher education and cultural Grants projects totaling approximately \$40.4M and the K-12 program projects totaling approximately \$26.4M. To date 1,551 facilities have been constructed or renovated between the K-12 program, state agencies, colleges/universities and cultural facilities. There are 185 projects currently in construction for that same group with a total dollar value of \$1.83B.

The Director concluded his report by updating the Commission on:

OFCC Staffing: Retention, Recognition, Staff Personal & Professional Development

Management Actions/Activities: Day to Day Priorities, Management Task Actions Timeline, School Security Programs and Macedonia Office Closure – In July of this year, we will be implementing our teleworking program where we will be operating primarily from our fields in a mobile mode and as a result

we will be closing our Macedonia regional branch office. All the project managers will then be working from designated work sites that will be configured for proper communications and total working operations.

Process Improvement Initiatives: Process Management & Improvement (VSM & L6S), Metrics, & Performance Excellence Program/TPE

State Agency & Public Outreach: Agency Construction Officials Planning Group, Public Affairs/Workshops/Webinars & Conferences

Director Williamson introduced Joe Macneil, OFCC Planning Manager, who gave a presentation on the Twin Valley Behavioral Healthcare Hospital Planning Study. Joe Macneil introduced Jonathan Baker, Planning Manager from the Twin Valley Behavioral Healthcare Hospital.

The Department of Mental Health and Addiction Services has six psychiatric hospitals in Ohio. The busiest by far is Twin Valley which is the only hospital located in Central Ohio. It serves 15 counties as far north as Crawford county and as far South as Pike and Highland counties. Constructed in 1977 it was built specifically for the care of geriatric patients. Twin Valley has 178 beds and regular operates at 100% capacity. Effectively every third day Twin Valley has no ability to accept new patients. Routinely staff are forced to prioritize the waiting lists based on the perceived safety risk.

Over the last 40 years, the demographics of mental illness has changed. Now the average patient admitted by Twin Valley is just 34 years old. At any given time about half of the 178 patients at Twin Valley are admitted involuntarily, held against their will. Typically, patients fall into one of three categories. Approximately half of the admissions are Emergency Admissions. These are patients that have been certificated by a psychiatrist as being a "danger to themselves or others." They can be from the community or exiting the prison system. Restoration admissions – These are patients sent there by a court, they have not stood trial yet but have been found by the court to be incompetent to stand trial, and Twin Valley has been tasked with the role of restoring these patients to a level of competency so that they can stand trial. The third category is Transition patients. These are patients who are been prepared for return to the community. The average length of stay at Twin Valley of all patients is just under two weeks.

Under Melanie Drerup's leadership the OFCC Planning Division has strategic objectives to conduct a facility condition assessment throughout the entire portfolio of State Agency facilities and to have those Agencies adopt a Masterplan. A facility condition assessment is a process adopted from K-12 master planning that is by design consistent from agency to agency. Utilizing the OFCC Assessment cost guidelines an assessment is carried out by third party licensed architects and engineers, that produces a report in a prescribed format. This way to the greatest extent possible, each Agency is treated fairly and equally when determining their capital needs. In addition to calculating necessary capital repairs the assessors provide a suitability rating. Whereas the cost guidelines and assessment of repairs are prescriptive, the suitability rating is subjective and is entirely the opinion of the assessor.

Twin Valley has the least square footage per bed of any facility studied, significantly below the benchmark average though only slightly less than other DMH facilities in Ohio. However, of that square footage considerably less is devoted to patient units at Twin Valley. Patient units are only about 70% the size of the average. Drilling down on the numbers yet further, Twin Valley only has 442 square feet per patient whereas the benchmark average was 624 square feet. As part of the evaluation, we compared the expected renovation costs with new construction. The renovate or replace study concluded it would cost more money to renovate Twin Valley than it would to knock it all down and build new. Not only that, to renovate the existing facility unit by unit, would take nearly a full decade and result in a loss of beds which are currently already oversubscribed. By the time the last phase would be complete, the first phase could very well be

subject to capital repairs. Whereas in the replace option the new facility could be built to the immediate north and occupied before the existing facility is demolished resulting in no loss of operating capacity. Based on this information the Department of Mental Health, abandoned plans to renovate the K5 Unit of Twin Valley and began plans to seek the replacement of the facility.

The Department of Mental Health led by Jonathan Baker, Chief of Capital Planning and Management, expanded on our work and produced another study that showed how a new facility could be located on the site that would provide for improved expansion or consolidation options. This option was estimated at \$112M and was the basis of Department of Mental Health's Capital Request to the Office of Budget and Management.

On March 30, 2018 Governor Kasich choose Twin Valley for the site of his signing of the Capital Bill into law. A Capital Bill that included \$112M for the replacement of Twin Valley.

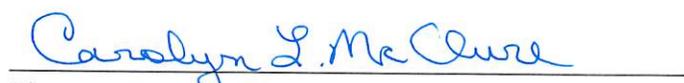
Mr. Jonathan Baker, Chief of Capital Planning and Management, at the Department of Mental Health and Addiction Services addressed the Commission. Director Plouck was unable to attend, but asked me to express our appreciation to OFCC, as well members of the General Assembly, for supporting the replacement of Twin Valley Behavioral Health Care. As Mr. Macneil stated, we had a renovation plan that we were going to pursue. We pursued that we because we thought it was financially possible and also financially prudent to pursue that renovation. We very deeply appreciate the assessment that brought to our understanding the full scope of the renovation required as well as the true cost of that. I think from an operational standpoint, that the 10 years of construction that we were facing on the renovation not only would we have lost beds during that entire period, harming the greater community, but just the difficulty of staffing and managing a hospital that is actively under construction is a huge roadblock. So again, we are very appreciative and we thank you for this opportunity.

Chairman Keen responded that this was a good summary and overview of some of the process that OFCC goes through when they work with agencies by taking a look at some of those key elements that are necessary to make determinations about projects. From the Office of Budget and Management perspective, it is very helpful when agencies and OFCC work together and think through these issues to identify the most cost-effective projects that also serve the needs of the agencies. I know at OBM, we definitely benefit from the cooperation from the agencies and OFCC.

There was no public testimony.

The meeting was adjourned at 2:53 PM.


Timothy S. Keen, Commission Chair


These meeting minutes were prepared by
Carolyn L. McClure, Secretary to the Commission