

*Ohio School Facilities Commission
April 27, 2017 Meeting
William McKinley Room, Statehouse
1:30 PM*

MINUTES

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

Roll Call

Members present:

Acting Chair Kauffman, Vice Chair Blair, Mr. Paolo DeMaria, Goran Babic for Senator Manning and Senator Sykes.

Adoption of the December 02, 2016 Special Meeting Minutes

Vice Chair Blair moved to approve the December 02, 2016 special meeting minutes.

Mr. DeMaria seconded the motion

Approval: Vote 3-0.

Adoption of the January 26, 2017 Meeting Minutes

Vice Chair Blair moved to approve the January 26, 2017 meeting minutes.

Mr. DeMaria seconded the motion

Approval: Vote 3-0.

Fiscal Year 2017 CFAP Projects Approval – Melanie Drerup – Resolution 17-08

Melanie Drerup presented the Master Facilities Plans for three school districts for the Classroom Facilities Assistance Program for Commission approval.

School District	County	State Share	Local Share	Total Budget
Canal Winchester LSD – Seg. 1	Franklin	\$18,803,806	\$41,853,634	\$60,657,440
Minster LSD	Auglaize	\$3,605,152	\$14,420,610	\$18,025,762
Toronto CSD – Seg. 2	Jefferson	\$6,063,473	\$3,876,647	\$9,940,120

Vice Chair Blair moved to approve Resolution 17-08.
 Acting Chair Kauffman seconded the motion.
 Approval: Vote 3-0.

Design Manual Update Approval – Melanie Drerup – Resolution 17-09

Melanie Drerup presented the 2017 updates to the Ohio School Design Manual (OSDM) for Commission approval. OFCC reached out to the design, construction and education community for input and 21 suggestions were submitted for consideration. These suggestions were then divided into 6 categories. The largest number of suggestions were received in the Systems and Materials category (masonry & concrete). All suggestions were analyzed and a determination was made to include the suggestion in the update or consider it for a future update. The Telecommunications and Security sections of the OSDM have gone through a substantial re-write to better align with the needs oriented approach to Technology Systems Design. The chapter 9, Division 27 Communications and Division 28 Electronic Safety and Security design guideline specifications have been transitioned from prescriptive based to performance based criteria for systems design. The OFCC team worked with Ms. Linda O’Conner, Assistant Director Career-Technical Education with ODE to update the CTE program list. This list of 50 programs supports over 500 courses that are offered across the state. The regional cost factors were updated to reflect changes in the current market in both labor and materials. The OSDM cost set was updated by the inflation factor of 2.36%. This factor is recommended based on the interpretation of data supplied by IHS Markit and interviews with Construction Professionals.

Mr. DeMaria asked what was the nature of the changes in the Design Manual on the technology side. Melanie Drerup responded that on the technology side we worked with our consultants to position ourselves so that we would not have to annually update the Design Manual in very technical terms. We were trying to get away from all the references to specific technical specs because it is very challenging to understand. Mr. DeMaria commented that technology was changing so rapidly. Ms. Drerup responded exactly, so what we were trying to do is go to more of a performance base of the districts need and have the professionals work with the IT specialists at the school to help make those determinations. Mr. DeMaria responded that was very helpful.

Vice Chair Blair moved to approve Resolution 17-09.
 Mr. DeMaria seconded the motion.
 Approval: Vote 3-0.

Master Facilities Plan Amendments Approval – Steve Roka – Resolution 17-10

Steve Roka presented Amendments to the Master Facilities Plan for three school districts for Commission approval.

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Jackson Center LSD (Shelby) Amendment 1	An allowance to abate the 1981 addition and a portion of the 1965 addition (8,700 sf) has been added from a future segment.	\$0 State Share \$0 Local Share \$0 TOTAL

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Lake LSD (Stark) Amendment 1	The site safety allowance for the New 2-6 Elementary School and Lake Middle/High School has been removed from the budget.	(\$282,000) State Share (\$318,000) Local Share (\$600,000) TOTAL

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
South Point LSD (Lawrence) Amendment 3	The project budget is increased by \$107,204 due to estimated interest falling short of actual interest earnings.	\$85,763 State Share \$21,441 Local Share \$107,204 TOTAL

Mr. DeMaria moved to approve Resolution 17-10.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Settlement Agreement Approval – Jon Walden – Resolution 17-11

Jon Walden presented a settlement agreement with Tremco Incorporated on the Waverly City School District project for Commission approval. Tremco served as the manufacturer to Staggs Roofing, Inc. on the project. After negotiation, the Commission, the District and Tremco have agreed that Tremco will pay \$3.775M in damages. In addition, Tremco at its expense will remove and replace the current roofs applicable to its portion at the district buildings that were subject of this litigation. Tremco will also provide the district a life time warranty for the roofs that are going to be put in place on the project. OFCC appreciates the willingness of Tremco to work with OFCC and the district to resolve this and reach resolution that will benefit all parties and allow them to move forward. This settlement will not release any claims against any other parties.

Mr. DeMaria offered his salutations to Mr. Walden, the legal team and the AG's Office because we are always appreciative when we can see this kind of settlement that appears to be fair and equitable and avoid further litigation.

Mr. DeMaria moved to approve Resolution 17-11.

Vice Chair Blair seconded the motion.

Approval: Vote 3-0.

Executive Director's Report

Director Williamson reported since the last meeting there were 2 school dedications, 4 projects closed out and 1 project that was initiated under the School Performance Contracting program (HB264). Director Williamson also reported on contracts executed since the last meeting: 15 agreements, 20 amendments and 7 locally funded initiatives for a total of \$318.8M. Director Williamson updated the status of the 659 school districts to be served. We have currently served 382 districts with 277 districts remaining to be served. There were no projects that were amended under the authority of the Executive Director.

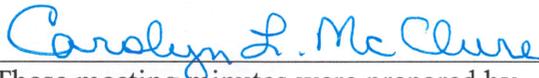
Director Williamson introduced Paul Motylinski, an OSFC Project Manager and Tom Weiser, Director of Business Operations with Fairfield City School District who gave a presentation on the Fairfield City School District construction project. The Segment 1 scope consisted of design and construction of: 2 new PK-5 elementary school buildings each 93,336 sf in size, 1 new freshman high school building 140,458 sf in size and abatement/demolition of an existing elementary building and the existing freshman high school. The Segment 1 budget was \$73.12M (74% local share and 26% state share) with \$6.51M locally funded initiatives totaling \$79.63M. The construction delivery method was CM at Risk with a guaranteed maximum price (GMP) for early site work for each building. There was one GMP for building construction for each building, one GMP for abatement and demolition for the two existing buildings and 8 total GMP overall. The project highlights were: Geothermal HVAC system for each new building and 21ST Century extended learning areas. Overall the project is currently under budget. The project is currently on schedule for the new buildings to open to students and staff in Fall 2017. Dedication ceremonies are currently being planned prior to the start of school. A slide show was presented to the Commission of the Fairfield City School District schools currently under construction.

There was no public testimony.

The meeting was adjourned at 2:21 PM.



Timothy S. Keen, Commission Chair



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