



OHIO FACILITIES CONSTRUCTION COMMISSION

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**Ohio School Facilities Commission  
December 02, 2016 Meeting  
Special Meeting  
Rhodes Tower Hearing Room  
2:30 PM**

***MINUTES***

Acting Chair Kauffman called the meeting to order at 2:31 PM.

**Roll Call**

Members present: Acting Chair Kauffman, Vice Chair Blair and Goran Babic for Senator Manning.

**Master Facility Plan Amendment 4 for Waverly CSD (Pike) Approval – Melanie Drerup**  
*Resolution 16-57*

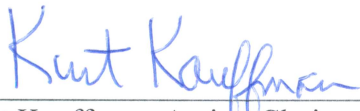
Melanie Drerup presented an amendment of one previously approved Classroom Facilities Assistance Program project. OSFC executed a project agreement with Waverly City School District in Pike County on December 20, 2000 to construct 2 new elementary schools, 1 middle school and 1 high school to house 2,391 students and abandoning 4 existing buildings for a total of \$44.9M. In 2004 we added \$1.6M to the project to add an abatement and demolition allowance for 4 buildings originally slated to be abandoned. The second amendment addressed HVAC minor remedial work at all four buildings at the cost of \$500,000. The district occupied the buildings in the Fall of 2004. The third amendment addressed a host of issues resulting from defective design documents and non-conforming work.

Ms. Drerup requested approval of \$4.8M Master Facility Plan Amendment. After post-construction work for the building envelope and roofing work completed in 2013-2014, it was discovered through litigation research that the original modified bituminous cap sheet material that the new roofs were adhered to was defective due to the manufacturer's fraudulent and unapproved use of blemished roofing materials. Due to this defect, the existing new roofs do not technically satisfy needed roof wind uplift and fire rating classifications. A new re-roof with proper mechanical fastening can meet required classifications for insurability. There is ongoing litigation with multiple defendants for recovery, including a fraud claim against the manufacturer. During the roofing investigation, the supply water piping was found to be failing, requiring replacement. We are investigating pursuing litigation against parties potentially responsible for the defective piping.

Vice Chair Blair asked if this was a re-roof for the whole building. Matt Westerman, Senior Legal Counsel, responded that the low sloped areas of the roof on all four buildings were being replaced. Vice Chair Blair also asked if the piping that was bad was internal or external. Matt Westerman responded that it was external piping and that there were no sleeves on it, the soil was corrosive and it would be replaced with PVC piping. Acting Chair Kauffman asked for the breakdown of the \$4.8M amendment for the roof and the water piping. Melanie Drerup responded \$3.3M was for the roof and \$1.5M was for the water line.


Vice Chair Blair moved to approve Resolution 16-57.  
Acting Chair Kauffman seconded the motion.  
Approval: Vote 2-0.

The meeting was adjourned at 2:41 PM.



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Kurt Kauffman, Acting Chair



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