

**Ohio Facilities Construction Commission  
July 11, 2019 Meeting  
William McKinley Room, Statehouse  
1:30 PM**

*MINUTES*

Madam Chair Murnieks called the meeting to order at 1:30 PM.

Madam Chair Murnieks welcomed everyone to the July 11, 2019 meeting of the Ohio Facilities Construction Commission. Madam Chair Murnieks also welcomed Designee Matt Whatley from the Ohio Department of Administrative Services on behalf of Vice Chair Damschroder.

**Roll Call**

Members present: Madam Chair Kimberly Murnieks, Acting Vice Chair Matt Whatley, Director Mary Mertz, Representative Jones, Representative Sobecki, Senator Fedor and Senator Manning.

**Adoption of the June 27, 2019 Minutes**

Acting Vice Chair Whatley moved to approve the June 27, 2019 minutes. Director Mertz seconded the motion.

Approval: Vote 3-0.

**Fiscal Year 2020 Projects Approval  
Presented by Melanie Drerup**

Melanie Drerup presented the Fiscal Year 2020 Projects. Historically, at the first Commission meeting of the Fiscal Year, Commission staff presents new projects based on what the Commission can fund given approved appropriations and cash, as well as forecasts for future funding.

This involves a lot of analysis based on not just what funding the Commission has this year, but what the Commission will have in future years. The K-12 cash disbursement slide presented represents past disbursements as well as projections of future disbursements. Each project will spend money into the future not only in FY20, but into years beyond that as well. The funding of these 9 districts along with districts currently underway depends on future appropriations. These projects will be with the Commission well beyond the current biennium.

Ms. Drerup explained that the Master Plan Approvals FY14-20 slide represents past and current approvals. In FY19, Master Plans totaling over \$243.3M were approved. Today the Commission is seeking approval of Master Plans totaling \$397.3M.

Each of these school district projects were developed using a comprehensive planning process which includes a 10-year enrollment projection, a building condition assessment of each of the district’s classroom facilities, an enhanced environmental assessment, review of the educational adequacy and review of LEED (Leadership in Energy and Environmental Design). All projects Commission staff is presenting are the result of partnerships with districts around the state. All projects have been approved by the school district boards. Upon Commission and Controlling Board Approval, the districts will enter into a project agreement as all 9 districts have obtained their local share and maintenance funding to be able to move ahead with their project.

As Ms. Drerup stated earlier, there are 9 projects totaling \$397.3M with an average state share of 47%. The FY20 projects include 17 new or renovated buildings (11 new school buildings, 6 renovations and additions) and plans call for 25 buildings to be taken out of service and demolished. Buildings being replaced are at 2/3rds guideline unless a waiver was recommended. The average district budget is \$44.1M.

**CFAP Approval – Resolution 19-31**

There are 5 CFAP districts being presented today for Commission approval. Shelby CSD (Richland) and Warrensville Heights CSD (Cuyahoga) are completing their final segment. South-Western CSD (Franklin) will complete the scope for the middle school population under Segment 2. A subsequent segment for South-Western CSD will follow in the future to complete needed scope for the high school population. East Clinton LSD (Clinton) and Green LSD (Scioto) will complete the entire scope of work for their student population.

School District	County	State Share	Local Share	Total Budget
East Clinton LSD	Clinton	\$11,196,838	\$10,021,878	\$21,218,716
Green LSD	Scioto	\$17,069,809	\$6,972,175	\$24,041,984
Shelby CSD – Seg. 2F	Richland	\$19,274,019	\$19,274,020	\$38,548,039
South-Western CSD – Seg. 2	Franklin	\$61,063,864	\$61,063,864	\$122,127,728
Warrensville Heights CSD - Seg 2F	Cuyahoga	\$12,242,464	\$26,015,235	\$38,257,699

Acting Vice Chair Whatley moved to approve Resolution 19-31.  
 Director Mertz seconded the motion.

Approval: Vote 3-0.

**CFAP Lapsed Approval – Resolution 19-32**

School District	County	State Share	Local Share	Total Budget
Batavia LSD	Clermont	\$38,057,869	\$9,514,467	\$47,572,336

Firelands LSD – Seg. 1	Lorain	\$5,297,765	\$22,585,211	\$27,882,976
Logan Elm LSD	Pickaway	\$13,799,976	\$39,276,856	\$53,076,832
Tuscarawas Valley LSD – Seg. 1	Tuscarawas	\$9,594,968	\$15,007,514	\$24,602,482

Acting Vice Chair Whatley moved to approve Resolution 19-32.  
 Director Mertz seconded the motion.

Approval: Vote 3-0.

Ms. Drerup acknowledged that the Superintendent from Firelands LSD is in the audience today to represent his district. Madam Chair Murnieks congratulated the Superintendent on the passing of the District’s Resolution.

**Renewal of Lapsed CFAP Districts Scope and Budget Approval  
 Presented by Melanie Drerup – Resolution 19-33**

Ms. Drerup presented the Renewal of Lapsed CFAP Districts Scope and Budget for 5 Classroom Facilities Assistance Program Renewal Projects. Ms. Drerup explained that pursuant to ORC Section 3318.054, the Commission is charged with establishing the new scope, estimated basic project cost (project budget) and estimated school district portion (local share) for a lapsed project if the school district desires to seek a new conditional approval of its project. Each of the 5 districts have requested a new conditional approval and the Master Facilities Plans have been developed by Commission staff and the school district. The project scope and estimated costs established will be valid for thirteen months. Liberty Benton LSD (Hancock) passed their local share in May 2019. Celina CSD (Mercer), Cuyahoga Falls CSD (Summit) and Manchester LSD (Summit) plan to be on the November 2019 ballot. Marlinton LSD (Stark) plans to fund their project utilizing COPS (Certificates of Participation). Cuyahoga Falls CSD, Manchester LSD and Marlinton LSD elected to segment their projects. If the districts receive bond approval within the thirteen months, the district shall be given first priority for project funding as such funds become available, and the projects will be presented to the Commission and Controlling Board for approval when the Commission determines funds are available.

School District	County	State Share	Local Share	Total Budget
Celina CSD	Mercer	\$36,271,964	\$46,164,317	\$82,436,281
Cuyahoga Falls CSD – Seg. 1	Summit	\$33,195,702	\$56,522,411	\$89,718,113
Liberty-Benton LSD	Hancock	\$21,139,580	\$15,947,403	\$37,086,983
Manchester LSD – Seg. 1	Summit	\$8,891,954	\$12,795,738	\$21,687,692
Marlinton LSD – Seg. 1	Stark	\$12,074,205	\$14,174,066	\$26,248,271

Acting Vice Chair Whatley moved to approve Resolution 19-33.  
 Director Mertz seconded the motion.

Approval: Vote 3-0.

**ELPP Master Facilities Plans and Project Agreements Approval  
 Presented by Steve Roka – Resolution 19-34**

Steve Roka presented 6 districts for the ELPP Master Facilities Plans and Project Agreements for Commission approval.

Canton LSD (Stark), North Ridgeville CSD (Lorain), Washington LSD (Lucas), West Carrollton CSD (Montgomery) and Westerville CSD (Franklin), are on the Priority Order of Assistance List and are estimated to be over 2- years from CFAP funding eligibility. Wickliffe CSD (Lake) is participating in ELPP for the first time and is not on the Priority Order of Assistance List.

Canton LSD is the only district intending to be on the ballot this November to raise funding for their discrete portions. Canton LSD has entered into a lease purchase agreement utilizing gas line revenue to raise funding for their discrete portion.

The Master Facilities Plans and Project Agreements being presented for your consideration today have been approved by the respective Boards of Education.

Master Facilities Plans:

School District (County)	Project Scope	Project Budget
Canton LSD (Stark)	Build one new ES to house grades PK thru 5. Build one new MS to house grades 6 thru 8. Addition only to Canton South HS to house grades 9 thru 12 and Career Tech. Abate/Demolish Walker ES. Abandon Faircrest Memorial MS as this facility will be used for other than K thru 12 instruction.	\$17,577,991 State Share
		\$27,493,780 Local Share
		<b>\$45,071,771 TOTAL</b>
North Ridgeville CSD (Lorain)	Build one new ES to house grades K thru 3. Build one new HS to house grades 9 thru 12 and Career Tech. Renovations/Addition to North Ridgeville Education Center to house grades PK thru K. Abate/Demolish Lear North ES and Liberty ES schools and North Ridgeville High School (no action required at North Ridgeville Academic Center as this facility was completed under the ENP program). (PA LFI in the amount of \$531,128 in addition to the amounts listed.)	\$24,675,830 State Share
		\$78,140,129 Local Share
		<b>\$102,815,959 TOTAL</b>

Washington LSD (Lucas)	Build seven new ES (six to house grades K thru 5 and one to house grades PK thru 5). Build one new MS to house grades 6 thru 8. Renovate Whitmer Senior HS to house grades 8 thru 12 and Career Tech. Abate/Demolish Greenwood ES, Hiawatha ES, Jackman ES, McGregor ES, Meadowvale ES, Monac ES, Shoreland ES and Wernert ES. and Jefferson JH and Washington JH. (PA LFI in the amount of \$7,149,272 in addition to the amounts listed.)	\$178,218,804 State Share \$44,554,701 Local Share <b>\$222,773,505 TOTAL</b>
West Carrollton CSD (Montgomery)	Build two new ES (one to house grades PK thru 1 and one to house grades 2 thru 4). Build one new ES/MS to house grades 5 thru 6 and one new MS/HS School to house grades 7 thru 12 and Career Tech. Abate/Demolish Walter Shade Early Childhood Center, C.F. Holliday ES, Frank Nicholas ES, Harold Schnell ES and Harry Russell ES, West Carrollton MS and West Carrollton HS.	\$92,643,253 State Share \$21,731,134 Local Share <b>\$114,374,387 TOTAL</b>
Westerville CSD (Franklin)	Build one new ES to house grades PK thru 5 and one new MS to house grades 6 thru 8. Renovate Alcott ES, Fouse ES, Hawthorne ES, Huber Ridge ES, McVay ES and Wilder ES to house grades PK thru 5. Renovate Blendon MS and Genoa MS to house grades 6 thru 8. Renovations/Addition to Annehurst ES, Cherrington ES, Emerson ES, Hanby ES, Mark Twain ES, Pointview ES, Robert Frost ES and Whittier ES to house grades PK thru 5. Renovations/Addition to Heritage MS and Walnut Springs MS to house grades 6 thru 8. Renovations/Addition to Central HS, North HS and South HS to house grades 9 thru 12 and Career Tech. Abate/Demolish Central College ES. Abandon Longfellow Elementary School as this facility will be used for other than K thru 12 instruction). (PA LFI in the amount of \$2,126,120 in addition to the amounts listed.)	\$100,695,931 State Share \$187,006,728 Local Share <b>\$287,702,659 TOTAL</b>
Wickliffe CSD (Lake)	Build one new ES/MS/HS to house grades PK thru 12. Abate/Demolish Wickliffe ES, Wickliffe MS and Wickliffe HS.	\$8,618,926 State Share \$39,263,995 Local Share <b>\$47,882,921 TOTAL</b>

Project Agreements:

School District (County)	Discrete Portion Project Scope	Discrete Portion Project Budget
Canton LSD (Stark)	Build new MS to house 490 students in grades 6 thru 8. Abate/Demolish Walker ES.	<b>\$20,214,947 TOTAL</b>
North Ridgeville CSD (Lorain)	Build new ES to house 1,130 students in grades K thru 3. Build new HS to house 1,563 students in grades 9 thru 12 & Career Tech. Abate/Demolish Lear North ES, Liberty ES and North Ridgeville HS.	<b>\$96,112,218 TOTAL</b>

Washington LSD (Lucas)	Build two new ES, each to house 700 students in grades K thru 5. Abate/Demolish Jackman ES, Shoreland ES, and Wernert ES.	<b>\$44,637,484 TOTAL</b>
West Carrollton CSD (Montgomery)	Build new ES to house 742 students in grades PK thru 1. Build new ES/MS to house 538 students in grades 5 thru 6. Abate/Demolish CF Holliday ES and Walter Shade ES.	<b>\$41,004,648 TOTAL</b>
Westerville CSD (Franklin)	Build new ES to house 600 students in grades PK thru 5. Build new MS to house 800 students in grades 6 thru 8. Renovate Emerson ES, Hanby ES and Hawthorne ES to house grades PK thru 5. Renovations/Additions to Annhurst ES and Whittier ES to house grades PK thru 5.	<b>\$89,167,114 TOTAL</b>
Wickliffe CSD (Lake)	Build new ES/MS/HS to house 1,237 students in grades PK thru 12. Abate and Demolish Wickliffe ES, Wickliffe MS and Wickliffe HS.	<b>\$47,882,921 TOTAL</b>

Acting Vice Chair Whatley moved to approve Resolution 19-34.  
Director Mertz seconded the motion.

Approval: Vote 3-0.

**Guidelines Approval**  
**Presented by Jon Walden – Resolutions 19-35**

Director Walden presented the Maintenance Program Guidelines for Commission approval.

As you will recall from last month’s meeting, Director Walden discussed broadly some proposed changes for this guideline and Commission staff would seek Commission approval at a future meeting. To date, Commission staff had not received any comments related to the drafts proposed.

Director Walden reminded the Commission that at the last Commission meeting, Commission staff recommended changing the name to the Maintenance Plan Guidelines to better match the requirements for School Districts to include a maintenance plan. Again, as a reminder, the edits are not substantive, but add clarity consistent with what Commission staff have been doing for the past few months. The primary edits include additional guidance at the beginning of the guideline, as well as adding clarifying language that coordinates with the project agreement related to the school district’s responsibility to report, and Commission staff’s ability to evaluate facilities. Commission staff want to track the State and local tax payer investments by ensuring maintenance is being done. Commission staff have been working with school districts for many years to evaluate what works with the Maintenance Program Guidelines and the Ohio School Design Manual.

Acting Vice Chair Whatley moved to approve Resolution 19-35.

Director Mertz seconded the motion.

## **Executive Director Report**

### **Transition**

Director Walden began his comments by thanking staff for their hard work and preparation for today’s meeting. The July meeting is typically the largest transactional meeting OFCC has with many school district approvals. The meeting preparation for July was reduced to two weeks as opposed to the traditional four weeks. Director Walden thanked Ms. Perry for all her hard work, and also thanked Melanie Drerup and her planning team for their effort to work with the school districts. OFCC is looking forward to the partnership with school districts and Planning to transition to the Projects team.

### **Projects**

As for the 9 projects approved today, Commission staff can internally finalize Project Management staff assignments and work towards Owner kick off meetings that typically occur once the projects go to Controlling Board for approval. Commission staff will then start the procurement process to discuss moving the projects forward based on available funding. Since the 9 school districts presented today all have their local share, the districts will be able to move forward without having to wait the thirteen months.

OFCC is already looking ahead to funding school districts next July. That is dependent, of course, upon a potential capital bill and appropriations. We are working on finalizing communication/outreach with school districts as well as determining where they are on the priority list.

OFCC is working on outreach to our state agency partners and higher education clients related to master planning and helping those clients work toward appropriate capital planning guidance.

### **Internal Operations**

In addition to the Policy reviews, we are looking at additional internal operations and communications to make sure we are using that same philosophy to have helpful and timely information with our customers and clients.

### **Meetings of Interest/Dedications**

Commission staff is working to secure schedules for dedications, and Commission staff will make Commission members aware of dedications as we get final confirmation. Currently, we are aware of a few dates in August (see chart below). Commission staff is also waiting on some additional dates for the Cleveland Metropolitan School District dedications. Our best metric is when we go to these dedications and see the faces of smiling children.

<u>Date</u>	<u>District</u>	<u>County</u>
8/3/2019	Carrollton EV	Carroll
8/22/2019	West Clermont LSD	Clermont

9/18/2019	Mason City	Warren
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Commission Conference is scheduled for August 1, 2019 at Ohio State. The Conference format was revised somewhat this year to one central location – which has aided with speakers availability.

### **Next Commission Meeting**

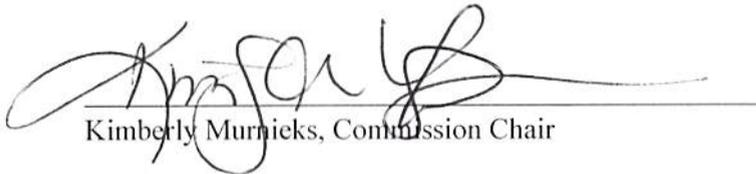
Our next Commission meeting is scheduled for August 22, 2019.

Madam Chair Murnieks also thanked the staff for getting everything ready for this meeting today. Madam Chair Murnieks acknowledged that it is a lot of work, but it is very appreciated. This is an exciting time for staff and districts to work to get these projects started in the upcoming year.

### **Public Testimony**

No public testimony.

The meeting was adjourned at 1:55 PM.



Kimberly Murnieks, Commission Chair



These meeting minutes were prepared by  
Elizabeth Perry, Secretary to the Commission (Interim)