

**Ohio Facilities Construction Commission  
August 22, 2019 Meeting  
Summerside ES, West Clermont LSD  
10:30 AM**

*MINUTES*

Madam Chair Murnieks called the meeting to order at 10:30 AM.

Madam Chair Murnieks welcomed everyone to the August 22, 2019 meeting of the Ohio Facilities Construction Commission. This is the first official road trip for the Commission since it was created back in the 1990s. Madam Chair Murnieks congratulated the West Clermont LSD for opening two buildings today and for allowing the Commission to have its meeting at their school today.

**Roll Call**

Members present: Madam Chair Kimberly Murnieks, Christina Frass and Benjamin Lynn for Representative Sobecki.

**Adoption of the July 11, 2019 Minutes**

Madam Chair Murnieks moved to approve the July 11, 2019 minutes. Ms. Frass seconded the motion.

Approval: Vote 2-0.

**ELPP Master Facilities Plans and Project Agreements Approval  
Presented by Steve Roka – Resolution 19-36**

Steve Roka presented 4 districts for the ELPP Master Facilities Plans and Project Agreements for Commission approval.

Chardon LSD (Geauga), Fairless LSD (Stark), New Philadelphia CSD (Tuscarawas) and Southeast LSD (Wayne). 3 of these districts: Fairless LSD, New Philadelphia CSD, and Southeast LSD are on the Priority Order of Assistance List and estimated to be over 2- years from CFAP funding eligibility. Chardon LSD is participating in ELPP for the first time and is not on the Priority Order of Assistance List.

Chardon LSD and New Philadelphia CSD are on the ballot this November to raise funding for their discrete portions, while Fairless LSD and Southeast LSD will enter into lease purchase agreements utilizing gas line revenue to raise funding for their discrete portions.

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

Master Facilities Plans:

School District (County)	Project Scope	Project Budget
Chardon LSD (Geauga)	Build new ES to house grades PK thru 5. Build new M/HS to house grades 6 thru 12 & Career Tech. Abate/Demolish Hambden ES, Maple ES, Munson ES, Park ES, Chardon MS, and Chardon HS.	\$ 8,083,970 State Share \$81,737,923 Local Share
		<b>\$89,821,893 TOTAL</b>
Fairless LSD (Stark)	Build new HS to house grades 9 thru 12. Abate/Demolish Senior HS.	\$13,013,438 State Share \$ 5,315,348 Local Share
		<b>\$18,328,786 TOTAL</b>
New Philadelphia CSD (Tuscarawas)	Build new ES to house grades PK thru 6. Build new M/HS to house grades 7 thru 12 & Career Tech. Abate/Demolish Central ES, East ES, Front Street ES, South ES, West ES, York ES, and Joseph Welty M/HS.	\$ 58,571,661 State Share \$ 47,922,268 Local Share
		<b>\$106,493,929 TOTAL</b>
Southeast LSD (Wayne)	Build new E/M/HS to house grades PK thru 12. Abate/Demolish Apple Creek ES, Fredericksburg ES, Holmesville ES, Mount Eaton ES, John R. Lea MS, and Waynedale HS.	\$ 6,007,716 State Share \$40,205,482 Local Share
		<b>\$46,213,198 TOTAL</b>

Project Agreements:

School District (County)	Discrete Portion Project Scope	Discrete Portion Project Budget
Chardon LSD (Geauga)	Build new M/HS to house 6 thru 12 & Career Tech. Abate/Demolish Chardon MS and Chardon HS.	<b>\$57,781,219 TOTAL</b>
Fairless LSD (Stark)	Build new HS to house grades 9 thru 12. (Includes a PA LFI of \$1,755,645.)	<b>\$19,342,242 TOTAL</b>
New Philadelphia CSD (Tuscarawas)	Build new ES to house grades PK thru 6. Abate/Demolish Central ES, East ES, Front Street ES, South ES, West ES, and York ES.	<b>\$49,106,549 TOTAL</b>
Southeast LSD (Wayne)	Build new ES to house grades PK thru 6. Abate/Demolish Apple Creek ES, Fredericksburg ES, Holmesville ES, and Mount Eaton ES.	<b>\$26,139,058 TOTAL</b>

Madam Chair Murnieks moved to approve Resolution 19-36.  
Ms. Frass seconded the motion.

Approval: Vote 2-0.

**ELPP Master Facilities Plans and Project Agreement Amendments Approval  
Presented by Steve Roka – Resolution 19-37**

Steve Roka presented 2 districts for the ELPP Master Facilities Plans and Project Agreement Amendments for Commission approval.

Athens CSD (Athens) and Berea CSD (Cuyahoga) are amending the scope of their Master Facility Plans to address decreases in enrollment.

Athens CSD entered into the ELPP program in 2003. An amendment for Athens CSD was approved in 2013 that captured additional square footage and site work performed by the district after the original ELPP agreement was executed. The second amendment revises the Master Facilities Plan by reducing the number of buildings from 6 to 5. The revised Master Facilities Plan also reflects the 2019 OSDM cost sets and will serve 2,438 students.

This is the first amendment for Berea CSD Master Facility Plan. The projected enrollment of Berea CSD has declined over 1,100 students since 2010. Consequently, the master plan has been changed to reflect the enrollment decline by reducing the number of buildings and changing the grade configuration of 1 building.

Master Facilities Plan Amendments:

School District (County)	Master Facilities Plan Scope	Project Budget
Athens CSD (Athens) Amendment 2	Build two new ES to house grades PK thru 3 and one new HS to house grades 9 thru 12 and Career Tech. Renovations/Addition to The Plains ES to house grades 4 thru 6. Renovate Athens MS to house grades 6 thru 8. Abate/Demolish East ES, Morrison and West ES and Athens HS. Abandon/Abate only Chauncey ES (to be utilized for other than K thru 12 instruction). (PA LFI in the amount of \$620,472 in addition to the amounts listed.)	\$27,002,240 State Share \$57,379,759 Local Share <b>\$84,381,999 TOTAL</b>
Berea CSD (Cuyahoga) Amendment 1	Build two new ES to house grades PK thru 4 (Grindstone ES completed under Phase 1). Additions/Renovations to Middlebrook Education Center to house grades 5 thru 8. Build one new HS to house grades 9 thru 12 and Career Tech. Renovations to Big Creek ES to house PK thru 4. Renovations to Middleburg Heights JHS to house grades 5 thru 8. Abandon Brookpark Memorial ES, Brookview ES and Vivian L. Smith ES (to be utilized for other than K thru 12 instruction). Abate/Demolish Ford MS and Berea HS (Fairwood ES completed under Phase 1). (PA LFI in the amount of \$34,499,521 in addition to the amounts listed.)	\$ 11,014,274 State Share \$146,332,496 Local Share <b>\$157,346,770 TOTAL</b>

Project Agreement Amendments:

School District (County)	Discrete Portion	Project Budget
Athens CSD (Athens) Amendment 2	Build two new ES to house grades PK thru 3. Additions/Renovations to The Plains ES to house grades 4 thru 6. Renovations to Athens MS to house grades 6 thru 8. Abandon/Abate Chauncey ES (to be utilized for other than K thru 12 Instruction). Abate/Demolish East ES, Morrison ES and West ES. (PA LFI in the amount of \$620,472 in addition to the amount listed.)	<b>\$51,917,526 TOTAL</b>
Berea CSD (Cuyahoga) Amendment 1	Build two new ES to house PK thru 4 (Grindstone ES completed under Phase 1). Build one new HS to house grades 9 thru 12 and Career Tech. Partial renovations at Big Creek ES to house PK thru 4. Partial Renovations/Additions to Middlebrook Education Center to house grades 5 thru 8. Partial renovations at Middleburg Heights JHS to house grades 5 thru 8. Abandon Brookpark Memorial ES and Brookview ES (to be utilized for other than K thru 12). Abate/Demolish Ford MS, Berea HS and Fairwood ES completed under phase 1. (PA LFI in the amount of \$21,944,982 in addition to the amount listed.)	<b>\$130,418,334 TOTAL</b>

Madam Chair Murnieks moved to approve Resolution 19-37.  
Ms. Frass seconded the motion.

Approval: Vote 2-0.

**Master Facilities Plans Amendments Approval  
Presented by Steve Roka – Resolution 19-38**

Steve Roka presented Elyria CSD (Lorain), Euclid CSD (Cuyahoga) and Warren LSD (Washington) Master Facilities Plan Amendments for Commission approval.

Mr. Roka acknowledged that Warren LSD Board President, Bob Crum and Melcie Wells, District Treasurer were present in the audience today to represent their district.

Elyria CSD built a new HS under the ENP program; no work is required on that facility. The project agreement for Elyria CSD builds 2 new ES, 3 new EMS and provides allowances for the abatement and demolition of 13 buildings.

During design for the new buildings, the Elyria CSD project team experienced high estimated costs for the proposed buildings. Subsequently, the team implemented cost saving measures that included Value Engineering (VE) across all buildings resulting in approximately \$2.4M of savings. Secondly, the district considered alternative master plans, however; the alternatives were rejected by the public.

The district agreed to divert \$8.3M of local funds for the overage; these funds were originally designated for building upgrades that have now been eliminated from the project.

The project team seeks to reconcile the remaining budget shortfall by reallocating budget dollars from allowances for abatement and demolition and apply those funds to the new buildings resulting in a zero-dollar change.

This is the second amendment for the Euclid CSD Segment 1 project. This amendment is an increase in the project budget of \$100,250 to resolve additional costs for HVAC issues discovered after occupancy in 2012.

This is the fourth amendment for the Warren LSD CFAP project. This amendment is an increase in the HS project budget of \$3,313,179 due to market conditions and an increase in the MS renovation budget of \$1,041,294.

The budget increase for the HS project is being requested after the project team went through a thorough VE review of the building design to reduce cost and ensure the building meets minimum OSDM requirements.

The amendment also increases the scope of the MS renovations. This change included an additional onsite review by the assessor to capture scope left incomplete from a prior project at the MS which was in progress at the time the original assessment was conducted.

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Elyria CSD (Lorain) Amendment 3	Budget adjustment due to market conditions to build two new ES to house grades PK thru 4, three new E/MS to house grades PK thru 8, and delete allowance to Abate/Demolish Elyria West Kindergarten Village ES, McKinley ES, Oakwood ES, Prospect ES, Windsor ES, Northwood MS, and Westwood MS.	\$ 0 State Share \$ 0 Local Share <b>\$ 0 TOTAL</b>
School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Euclid CSD (Cuyahoga) Amendment 2	Four new elementary schools to house grades PK thru 5 were constructed under Segment One. Post construction HVAC issues were found and corrected and as a result, the project budget must be increased in the amount of \$100,250.	\$ 41,102 State Share \$ 59,148 Local Share <b>\$100,250 TOTAL</b>

School District (County)	Recommended Modifications to the Master Facilities Plan	Recommended Modifications to the Project Budget
Warren LSD (Washington) Amendment 4	Warren Middle School: At the time the assessment was completed this building was under construction. This amendment captures the work that was not completed under the prior project but is necessary for the operation of the facility. The project budget must be increased for the design and construction work required to renovate and add to the MS to house grades 6 thru 8 to meet building code standards. New HS: Due primarily to market conditions, the project budget must be increased for the design and construction work required to build one ES to house grades PK thru 5 to meet minimum Design Manual standards.	\$3,135,221 State Share \$1,219,252 Local Share <b>\$4,354,473 TOTAL</b>

Madam Chair Murnieks moved to approve Resolution 19-38.  
Ms. Frass seconded the motion.

Approval: Vote 2-0.

**Project Agreement Templates Approval  
Presented by Jon Walden – Resolutions 19-39**

Director Walden presented the CFAP & ELPP project agreement templates for Commission approval.

Director Walden indicated that the template agreements need updated from time to time. The CFAP & ELPP project agreement templates presented today will apply to the school projects that we approved in July and today. The project agreement templates edits align with the recently passed budget bill which included language that allows a district to use the maintenance fund for upgrades, so long as the plan is approved by the Commission. The remaining portion of the language added to the template is to address modifications to the Maintenance Plan Guidelines that were approved at a recent Commission meeting.

Madam Chair Murnieks moved to approve Resolution 19-39.  
Ms. Frass seconded the motion.

Approval: Vote 2-0.

**Settlement Agreement Approval  
Presented by Jon Walden – Resolutions 19-40**

Director Walden presented a proposed settlement agreement concerning claims against the Architect, OHM Advisors (OHM) and Roger D. Fields Associates (RDFAs), Engineering Consultant, on the West Liberty-Salem K-12 Project in Champaign County.

Following completion of the project, the district started to experience problems with the HVAC System. After investigation, it was determined that the design of the open loop geothermal system component of the HVAC system was not functioning properly.

After months of discussions and negotiations with OHM and RDFA, the district decided to make a change to the HVAC system that was more appropriate for the district's needs. As part of the agreement, the design team agreed to waive fees remaining under the current contract and design the new system without payment from the Commission and district.

This settlement agreement is a limited release with OHM and RDFA related to this issue. Their responsibility will remain for the remainder of the project agreement with West Liberty-Salem School District.

Madam Chair Murnieks moved to approve Resolution 19-40.  
Ms. Frass seconded the motion.

Approval: Vote 2-0.

### **Executive Director Report**

Director Walden began his report by updating the Commission on activities since the last Commission meeting. OFCC had their conference in early August, and Director Walden expressed that OFCC was pleased to have Madam Chair Murnieks and Christina Frass in attendance for the day. OFCC was happy with the positive feedback received with regards to having one meeting instead of the usual four meetings, the location of the facilities, and the speakers. Director Walden thanked Sue Meyer and OFCC staff for a great job of organizing the conference.

### **Project Dedications**

Director Walden shared with the Commission that OFCC staff, including himself, has gone to 8 different dedications in August including today. OFCC staff plans to attend dedications in Akron and Cleveland this week as well. Director Walden expressed his gratitude with all the hard work by our Project team members, and the recognition by the State and the Administration, and to the facilities across the State. As Director Walden previously stated – our best metric is seeing the smiling faces of children.

### **Commission Activity**

Director Walden referenced the Commission Activity slide of the investments the State has made across the K-12 program, College & Universities, State Agencies and Cultural Grants. From March 16, 2019 through the end June 2019, we have approved approximately \$550M in contracts and amendments (primarily the K-12 program). We also had a project agreement that was amended that does not need to come to the Commission for approval because it is related to storm shelter removal. OFCC continues to do business, as this a busy time of the year because school is starting, and we see a lot of dedications. OFCC

has a lot of projects continuing in construction and planning, and OFCC looks forward to serving future districts.

### **West Clermont Local School District Presentation-Summerside ES & Willowview ES**

Director Walden introduced one of the Commission's Project Managers, Paul Motylinski, to make a presentation on the West Clermont Local School District projects. Mr. Motylinski works on the K-12 South Team under Rhonda Hagemeyer and works with Project Coordinator, Guadalupe Love.

Mr. Motylinski started his presentation by thanking Jeff Westhoven, Chief Program Services for OFCC, for peer reviewing this project spotlight as his insight was invaluable. Mr. Motylinski introduced and thanked project team members Scott Stover, Operations Manager from Nor-Com, Chris Kromer, Project Manager from Conger Construction, Jake Thamann, Design Architect from Elevar Design Group, David Breda, Construction Administrator from Elevar Design Group, Ed Dyer, Project Manager, for West Clermont LSD, Natasha Adams, Superintendent for West Clermont LSD, Kelly Siniger, Treasurer for West Clermont LSD, Lance Perry, Director of Operations for West Clermont LSD and Larry Parece, Director of Technology for West Clermont LSD as being present in the audience today.

West Clermont LSD is located in Clermont County in Southwest Ohio, approximately 54 square miles in size, which constitutes about 12% of the total square miles of the county. The master plan budget is \$151M for ELPP and Segment 1 of the project. There are a total of 3 phases for the overall project. The project is currently under budget and Summerside ES and Willowview ES are on schedule to open August 28, 2019.

Mr. Motylinski indicated that the designs for both schools are similar, which helped keep the design costs down. The new buildings have air conditioning (the old buildings did not), larger classrooms with bathrooms in the kindergarten classes, each classroom is installed with a reinforced sound system with projectors, separate gymnasium and cafeteria, and an advanced security system throughout the buildings.

After Mr. Motylinski's presentation, Director Walden concluded his report by thanking the district and staff for all their hard work to make today's Commission meeting possible, and that we look forward to the rest of the day's activities, including a hosted tour after the meeting adjourns.

Madam Chair Murnieks again thanked the district for allowing the Commission to have our meeting at the school today and being part of the day's activities.

### **Public Testimony**

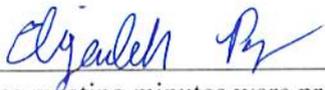
No public testimony.

The meeting was adjourned at 11:23 AM.



---

Kimberly Murnieks, Commission Chair



---

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