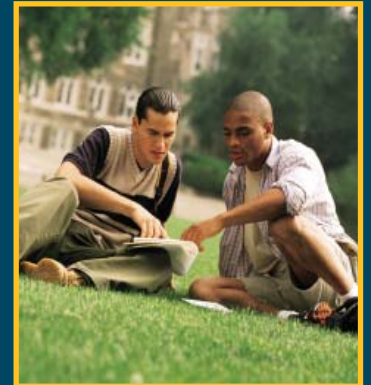




FY 2013

Annual Report



Mission

To lead collaboration with our partners in the planning, design, and construction of public facilities through quality service, expertise, and knowledge sharing.

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Commissioners

Ohio Facilities Construction Commission (OFCC)

On September 10, 2012, the Ohio Facilities Construction Commission began operations. This commission merged the operations of the State Architect's Office and the Ohio School Facilities Commission, combining the state's construction authority and resources within a single entity that guides capital projects for state agencies, state-supported universities and community colleges, and most of Ohio's public K-12 schools. The new commission sets uniform rules, procedures, and standardized documents and is responsible for construction delivery methods, construction documents, and process and procedures.

The commission consists of three members: the director of budget and management, the director of administrative services, and a member directly appointed by the governor. During fiscal year 2013, the Commission members were:

Timothy S. Keen

Director of the Office of Budget and Management (Chair)

Robert Blair

Director of the Department of Administrative Services
(Vice-Chair)

Gary C. Mohr

Director of the Department of Rehabilitation and
Correction (Governor's appointee)



Beechwood Elementary School, Whitehall CSD (Franklin)
Photo courtesy of Schorr Architects

Ohio School Facilities Commission (OSFC)

The Ohio School Facilities Commission continues to exist within the new consolidated agency and focuses on programmatic and planning issues related to K-12 construction. The authority to approve, award, and administer design, construction, and other specialty contracts now falls under the umbrella of the new Ohio Facilities Construction Commission.

The Commission consists of seven members, three of whom serve as voting members. Those three members are the director of administrative services, the superintendent of public instruction, and the director of budget and management.

There are also four non-voting members of the Commission: two members from the House of Representatives and two from the Senate. Non-voting members serve for the biennial legislative session in which they are appointed.

During fiscal year 2013, the voting members of the Commission included:

Timothy S. Keen

Director of the Office of Budget and Management (Chair)

Robert Blair

Director of the Department of Administrative Services
(Vice Chair)

Dr. Stan Heffner and Dr. Richard Ross

State Superintendents of Public Instruction
(Eric Bode, designee)

The four non-voting legislative members in FY 2013 were:

Representative Terry Johnson

Representative Dan Ramos

Senator Gayle Manning

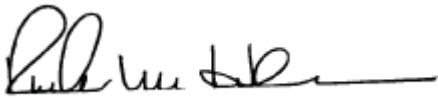
Senator Tom Sawyer

Executive Director's Message

Fiscal year 2013 provided us with great opportunities to continue the momentum of construction reform in Ohio. Within the last year, we have transformed not only the way the state does construction, but also our own organization, merging the State Architect's Office and School Facilities Commission into the Facilities Construction Commission. The Commission utilizes our employees' in-depth knowledge and experience to focus on overseeing the planning, design, and construction of capital improvement projects for state agencies, public institutions of higher education, and kindergarten through grade 12 (K-12) school districts. This sole focus puts us in a better position to respond efficiently and effectively with owner and industry needs.

A major reason for creating the new Facilities Construction Commission was to bring consistency to the implementation of new construction delivery methods on public facilities. Our staff has led the way in creating new standardized documents, rules, and procedures for all construction delivery models and has educated owners and industry through training, outreach, and discussions of early lessons learned in applying the new construction delivery models. We have worked with and listened to industry to make our procedures and rules simple and flexible enough that they encourage a wide range of firms to become involved in our projects.

We are proud of the work our staff has accomplished thus far, and are eager to take on the new programs and responsibilities entrusted to us by the General Assembly and Administration. We will continue to bring the accountability and oversight to public construction for which both agencies were known – quality facilities built with taxpayer funds that are spent wisely and transparently. Staff at the OFCC remain committed to serving Ohio by being the leader in public construction.



Richard M. Hickman
Executive Director



*Georgian Heights Elementary School, Columbus CSD (Franklin)
Photo courtesy of Wood-n-Photography*

Vision-Mission-Goals Adopted

As part of the consolidation process, a team of OFCC employees developed the Vision-Mission-Goals statement reflecting the new agency's culture and values. That statement included the following:

Vision

To be the premier resource for public facilities construction.

Mission

To lead collaboration with our partners in the planning, design, and construction of public facilities through quality service, expertise, and knowledge sharing.

Goals

1. To build quality facilities that promote excellence.
2. To facilitate projects that are well planned, on time, and on budget.
3. To embrace innovation and encourage continuous growth.
4. To cultivate partnerships for success.



Bottom left: Sue Meyer, Rob Slagle, Sarah Spence
Top left: Patrick Love, John McCready, David Moore, Teri Johnson



Midview Middle School, Midview LSD (Lorain)
Photo courtesy of Lesko Architecture

Performance Metrics

In FY 2013 OFCC measured and tracked over 40 performance metrics covering a wide variety of the responsibilities of OFCC.

FY 2013 Performance Metrics

1. Enrollment Projection Accuracy

Enrollment projections drive square footage, which drives project budgets. Thirty four school district projects were completed with an average enrollment variance of 4.8 percent.

2. Energy Efficient Buildings

During FY 2013, 47 buildings achieved LEED certification from the U.S. Green Building Council.

3. Webinars & External Events

In FY 2013, OFCC conducted 16 external events and webinars. These events were held to provide training and information to our partners.

4. Project Financial Close-Out

With a goal to close out projects within two years of occupancy, OFCC completed the financial close out process for 16 school district construction projects in FY 2013.

5. Contract Documents

All contract documents were being updated in FY 2013; 100 percent in compliance with our schedule.



Vanguard Sentinel JVSD (Sandusky)

Photo courtesy of Fanning/Howey Associates, Inc.

Agency Consolidation & Construction Reform

Just two years ago the legislature passed major changes to Ohio's public construction law. Since then there has been a flurry of activity surrounding the new construction delivery models: new standardized documents, rules, procedures, training, and outreach. Within the last year we have transformed not only the processes but also our own organization, merging the State Architect's Office and School Facilities Commission into our current Facilities Construction Commission.

The OFCC began operations on September 10, 2012, and moved into our office space in the William Green Building in December 2012. While the OSFC remains as a commission within the larger commission, all employees are now employees of the OFCC. Our executive director serves as the executive director for both commissions. One effect of the consolidation has been significant cost savings in the areas of staffing, office space, and in the use of outside consultants. Savings from these areas exceeded an estimated \$1.9 million for the year.

The creation of the OFCC has allowed for an exchange of knowledge and best practices between the two former entities. We've formed cross-functional teams within the office to better facilitate sharing of project information, issues, and

experience. We've used this synergy to begin making changes to how we manage projects for state agencies, universities, and K-12 schools. We are starting to use the Ohio Administrative Knowledge System – Capital Improvements module (OAKS CI) for K-12 projects, are utilizing our energy services section for school energy conservation projects, and cross-training staff to work on projects for all the clients we serve.

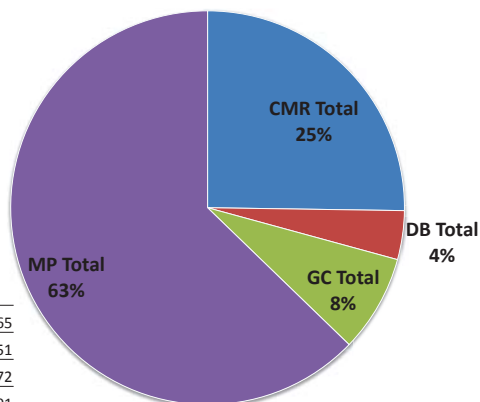
The consolidation also provided the opportunity for the energy services section, previously a section of the State Architect's Office, to review the K-12 school energy conservation program, which is better known as the H.B. 264 program, and to recommend a series of changes that help align this program with the state's performance contracting program.

The most visible of these changes is the requirement of energy guarantees for the H.B. 264 program, similar to the ones that state agencies have been receiving for some time. This change ensures that school districts actually receive the savings they were promised from the vendors who perform the work. While it is impossible to know for certain the effect this change will have, it's worthwhile to note that the state's performance contracting program has saved \$34 million over the last 10 years for state agencies and higher education.

OFCC Construction

December 2011 to present

Delivery	Count	Total
CMR Total	14	\$384,129,465
DB Total	11	\$61,060,251
GC Total	22	\$121,552,872
MP Total	861	\$955,357,101
Grand Total	908	\$1,522,099,689



As of July 1, 2013, the OFCC is currently administering 47 projects through the recently expanded options of Construction Manager at Risk (CMR), Design-Build (DB), and General Contracting (GC). The chart to the left summarizes the methods currently in use on all OFCC projects and shows the current breakdown of delivery methods. While the traditional multiple prime (MP) model predominates at present, the chart reflects a number of projects that started prior to the introduction of the new delivery options. Current trends indicate continued growth in the use of the expanded options.

Commission At-A-Glance

During FY 2013, OFCC:

- Opened 60 new or renovated K-12 school facilities, bringing the number of buildings opened through the four major programs to 1,049
- Completed all necessary facilities work in 14 school districts, bringing the total to 244 districts
- Finished 30 higher education or state agency projects with a value of over \$90 million
- OSFC has disbursed \$10.3 billion to K-12 schools since its inception.



Westwood PK-8, Cincinnati CSD
Photo courtesy of Lesko Architecture

Future commitments include:

- Managing 40 K-12 buildings in active design and 64 under construction
- Managing 86 active higher education or state agency projects, with a combined value of \$382.3 million



Niles-McKinley High School, Niles CSD (Trumbull)
Photo courtesy of bshn architects, inc.

Legislative Highlights

Fiscal year 2013 brought continued efforts to align the state's construction authority and resources within the OFCC to guide state agencies, state-supported institutions of higher education, and Ohio's public K-12 schools with uniform rules, procedures, and standardized documents for vertical construction. Changes to OFCC and OSFC programs contained in the state's main operating budget, H.B. 59, reflect the Commission's commitment to this goal. The Commission will also be administering two new programs in fiscal year 2014—the School Security Grant Program and the Cultural Facilities Grant Program.

Transfer of Construction Authority from ODNR to OFCC

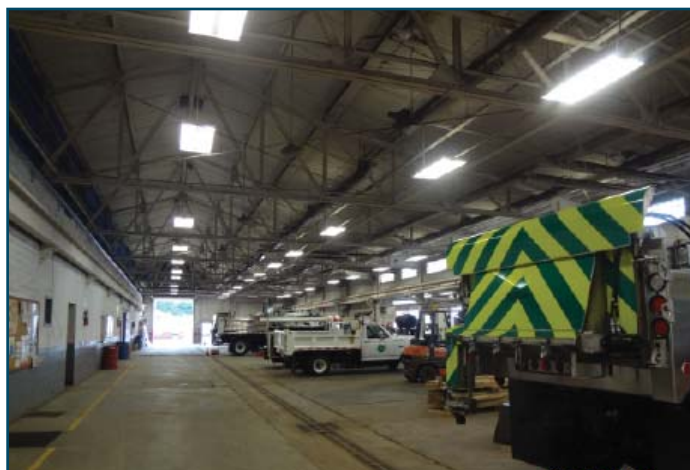
To further align state agency construction practices, the separate construction authority of Ohio Department of Natural Resources (ODNR) was transferred to OFCC. As is the current practice with other state agencies, ODNR retains its authority to administer projects that are under \$1.5 million once its staff has been trained in the new construction delivery models, state documents, and OAKS CI. ODNR retains separate authority to perform work on projects such as dams and those funded through the Waterway Safety Fund and wildlife funds. These changes will also allow ODNR to take full advantage of new construction delivery methods and work with OFCC to deliver capital projects in a timely and cost-efficient manner.

School Security Grant Program

The 130th General Assembly created the School Security Grant Program, which is to be administered by the OSFC. The program addresses the specific needs of first-responder communication and secured building access. The Commission will reimburse public schools for the purchase of one emergency communications unit and one entrance security system per eligible building. A \$12 million reallocation of capital funding will be used to support the program.

Cultural Facilities Grant Program

To better align state programs and reduce agency duplication, H.B. 59 abolished the Ohio Cultural Facilities Commission and transferred its functions related to capital improvements to the OFCC. The transfer will reduce overall costs and streamline the grant application process while maintaining the necessary and appropriate oversight of cultural facility projects.



*High Bay T8 lighting replacement
Ohio Department of Transportation, District 10*

School Energy Conservation (H.B. 264) Program

H.B. 59 more closely aligned the H.B. 264 Program with the energy program for state agencies by requiring that a contractor warrant and guarantee that the measures will realize guaranteed savings. H.B. 264 allows school districts to use unvoted debt to take energy conservation measures and use the energy savings to pay off the debt service. The Commission can now consider participation in other OSFC-funded projects when considering an H.B. 264 project. School districts that are in either fiscal or academic emergency are required to seek approval from their state-appointed commission before submitting a H.B. 264 request to the OSFC.

Local Administration of Capital Facilities Projects

Currently, certain state agencies have the ability to self-administer capital facilities projects under \$1.5 million. The Bureau of Workers' Compensation has been added to that list. Eligible local administration agencies are now required to make local administration requests through OAKS CI and use OAKS CI to track all project information.

Design Standards

To ensure that Ohio's school children are learning in facilities designed to enhance the latest in education and technology, the OSFC is now required to consider the extent to which design standards support the trends in educational delivery methods, including digital access and blended learning.

Staff Activities

1,000th Building

In November 2000, the Huntington Local School District K-12 renovation project became the first building opened by the OSFC. In 2013, at the April Commission meeting, the Commissioners and staff celebrated the opening of the 1,000th new or renovated building in Ohio.

To mark the occasion, OSFC passed a resolution at its April Commission meeting and viewed a presentation recounting the successes of the program. Following the meeting, current and former OSFC staff members celebrated this milestone at its Columbus office. Executive Director Rick Hickman commended staff members for their hard work and dedication and said, "Beginning tomorrow, we'll start on our next 1,000."



Helping current and former staff celebrate 1,000 schools were Executive Director Rick Hickman (left), and previous Executive Directors, Randy Fisher (center) and Mike Shoemaker (right).

Walking Challenge

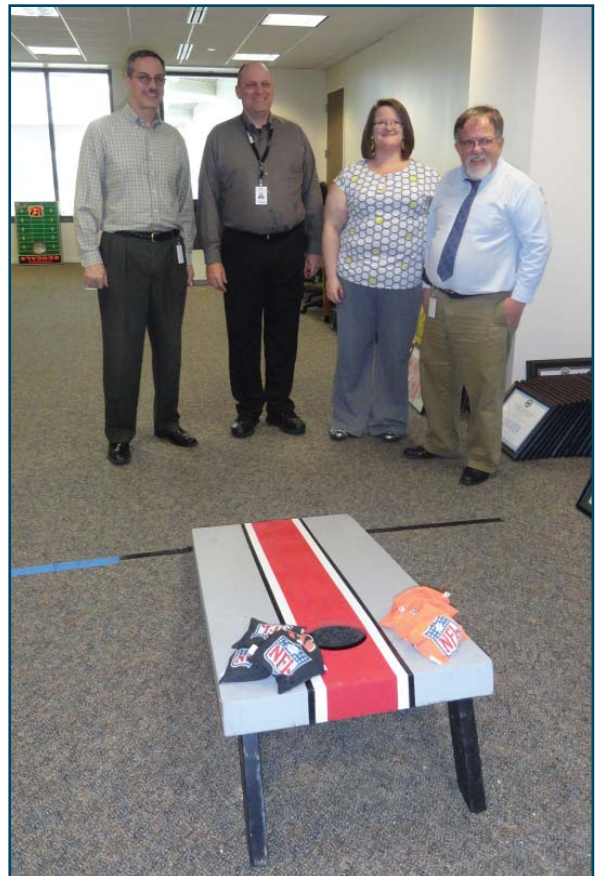
Eight agency staffers led the way in this year's State of Ohio Walking Challenge, a competition to promote healthy lifestyles. State employees count their steps and submit the numbers to Ohio Department of Administrative Services in an effort to compete against other state agencies.

Despite being one of the smaller state agencies, OFCC employees proved their willingness to "walk the extra mile," by taking first place out of 61 teams for their efforts. During this

period, OFCC employees took 4,369,120 steps (2,185 miles), which is the equivalent of walking from Columbus to San Francisco. The crew received a trophy from the competition at an all-staff retreat over the summer.

Ohio Combined Charitable Campaign

The State of Ohio's Combined Charitable Campaign consolidates many charitable campaigns into one, asking State of Ohio employees for voluntary donations through payroll deductions or one-time gifts. Each year, OFCC employees generously contribute to the state's charitable effort. The 2012 campaign, which ran from September through mid-October 2012, was no exception. OFCC exceeded its assigned goal of \$6,127 by raising \$8,387, an increase of 36.8 percent.



OFCC staff were creative in their charitable giving this year by hosting several events. Pictured are the first and second place teams from the OFCC Cornhole Tournament. From left, Todd Hager, Kevin Russell (1st place), Sarah Spence, Rick Savors (2nd place).

Training and Outreach

BASA School Facilities Advisory Committee

The Buckeye Association of School Administrators (BASA) is a professional organization whose membership comprises school superintendents, assistant superintendents, and other administrators from across the state. BASA's School Facilities Advisory Committee is a group of 25 BASA members that provides invaluable insight to OSFC staff from the perspective of an educational practitioner. This group meets four times a year with OSFC staff to discuss issues pertaining to school construction and how OSFC policies and practices are affecting educators.

In addition, OFCC employees were highly active in BASA's March 2012 Facilities Conference, a two-day event where administrators from around the state were given the opportunity to hear from industry professionals on a variety of topics, from planning and design to finance and construction. OFCC employees hosted an information booth and were involved in five breakout sessions during the course of the conference.

Ohio Public Facilities Maintenance Association

One of the major factors in the life span of a building is the presence of a systematic plan of regular maintenance for the structure and the ability of district staff to perform that maintenance. The Ohio Public Facilities Maintenance Association (OPFMA), a nonprofit organization, is a leader in the education and training of building management professionals throughout Ohio. OSFC maintains a close relationship with OPFMA, providing speakers for the group's workshops and annual conference and making school districts across the state aware of the organization's Building Operator Certification courses.



Bellevue Elementary School, Bellevue CSD (Huron)
Photo courtesy of Fanning Howey Associates, Inc.

Training and Outreach (cont'd)



Hamilton High School, Hamilton CSD (Butler)
Photo courtesy of SHP Leading Design

eTech Educational Technology Conference

This past year, OSFC presented six topics at the eTech conference that provided information on a wide variety of technology topics. Several case studies were also presented with OFCC technology consultants, school district partners, and others.

- Building a Wireless Solution Part 1: Challenges of Organizing a Technology Program
- Building a Wireless Solution Part 2: Wireless Deployment in an Urban School District
- Technology Best Practices and Standards Updates
- Energy Performance Savings and Green Building/Sustainable Solutions – Interactive Tools for Teaching, Learning and Generating Real Savings
- Technology & Collaborative Spaces: Gahanna Lincoln High School's Clark Hall
- Best Bang for the Buck: Top 10 Tips for Service Provider Contract Negotiations

OSBA Capital Conference

The Ohio School Boards Association's November Capital Conference is the largest educational conference in the state, with an average yearly attendance that approaches 10,000. As it does annually, OSFC used the 2012 conference as an outreach opportunity, spending two days hosting an information station at the Conference's "Avenue for Answers." The information station allows OSFC employees to meet with conference attendees, answering questions regarding OSFC programs and inquiries on the status of specific school district projects.



Wadsworth High School, Wadsworth, CSD (Medina)
Photo courtesy of Risinger + Associates

Training and Outreach (cont'd)

Industry Meetings

OFCC recognizes the importance of partnering and collaborating with design and construction industry professionals to maximize the successful implementation of the new construction reform delivery models, such as Construction Manager at Risk and Design Build.

Meetings with organizations such as the American Institute of Architects, the American Council of Engineering Companies, Associated General Contractors, and other contractor groups are being held on a regular basis to discuss contract documents and any other pertinent topics with regard to the new construction delivery models. These meetings allow Ohio to maximize the benefits of the new construction delivery methods by focusing on consistently implementing the new methods. OFCC gives careful consideration to new ideas and looks forward to the continued cooperation, interest, and contribution from the design and construction industry.

OFCC will continue to conduct meetings and give feedback to the industry as the new construction reform processes are refined.

OFCC Website Restructuring

As the OFCC continues to grow and adapt to changes in the construction industry and as we refine our programming and responsibilities, we have found it necessary to create a new website. Our goal is to bring all of our services together under one portal, thus making it easier to locate information. We are striving to provide the latest information and keep the website fresh with regular updates.

The most significant change was the consolidation of the former State Architect's Office website and the Ohio Construction Reform (OCR) website, as well as some sections of the OSFC website into the new OFCC website, <http://ofcc.ohio.gov>.

Webinars

OFCC uses the Internet in a number of different ways, including as a way of providing training and information to public owners, construction industry partners, and others involved in the public construction arena.

During FY 2013, Commission staff conducted a series of webinars—website-based lectures and discussions—on a variety of topics. By using the webinar format, participants were able to view the presentations from their office or job site instead of taking time off from work for travel to a central location.

Webinars offered during FY 2013 included:

- Facilities Management by Walking Around
- AEP gridSMART: New Construction + Program Overview
- Ohio Construction Reform: What Every School District Should Know
- Moving Toward Affordable Facility Maintenance
- Ohio School Design Manual 2012 and 2013 Updates
- The Long and Winding Road: A Guide to the Article 8 Process
- Personal and Confidential Information

Updates and upgrades include:

- Redesigned documents and forms, the Standard Requirements for Public Facility Construction, the Statement of Qualifications form, and Requests for Qualifications templates which are used to publish opportunities for Professional Design Services
- Links to OCR resources, Administrative Rules, and past presentation materials from the 2013 OCR Academy conference

Energy Services

The Energy Services section provides clients with energy engineering and design services, as well as energy auditing and contracting opportunities for the cost-effective, efficient use of energy for state government facilities and operations.

Green Schools

During the fiscal year 2012 consolidation, the Energy Services section added the Ohio School Facilities Commission's Green Schools program to its portfolio of services. The Green Schools program at OSFC has been in existence since September 2007, when the Commission adopted LEED for Schools® as the standard for K-12 school projects. The LEED for Schools Rating System is a comprehensive tool that incorporates design and construction practices including classroom acoustics, indoor air quality, selection of building materials, and energy efficiency. LEED for Schools certification provides parents, teachers, and the community with a report card for their school buildings—verifying that the schools have been built to meet a high level of energy and environmental performance.

Schools in districts that were approved for OSFC funding after September 2007 are being designed to meet at least LEED Silver Certification, with a goal of meeting the LEED Gold level. This standard is voluntary for school districts that were approved for funding prior to the adoption of the new energy and environmental standards—and many of them have chosen to follow the LEED for Schools criteria.

During FY 2013, OSFC registered 30 new projects and attained certification on 46 projects. At the end of FY 2013, Ohio continued to lead the nation with 81 LEED-certified projects and 302 LEED-registered projects.

Energy Conservation Financing Program for Schools

This program, commonly referred to as “House Bill 264” in reference to the legislation that created it in 1986, allows K-12 school districts to issue unsecured bonds to make energy-saving facilities improvements. The cost of the improvements may not exceed the savings in energy, operating, and maintenance costs over a 15-year period. This program does not involve state funds. The Commission performs technical reviews on these projects to ensure that the proposed project design is capable of generating adequate savings. It

LEED® Project Information FY 2013 as of June 30, 2013

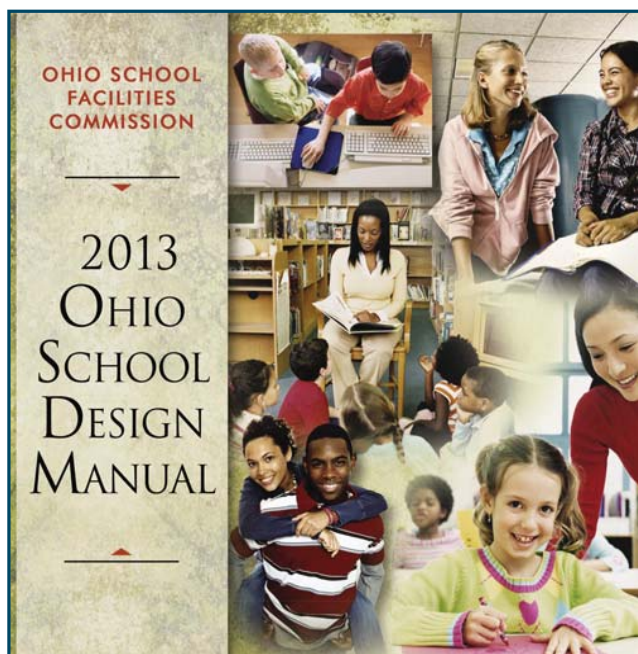
Certified to Date	81
Schools Certified	47
Platinum	1
Gold	17
Silver	29
Certified	0
– Average Water Savings	33.04%
– Average Efficiency Above ASHRAE Standard (90:1 2004)	43.27%
– Average Construction Waste Diversion	81.78%
Tons	140,587
Cubic Yards	36,576
– Average Recycled Content	20.95%
– Average Regional Materials (within 500 miles of project)	32.73%

continues to be an extremely popular program with Ohio's school districts. During fiscal year 2013, 37 districts were approved for projects. The \$60,754,812 in construction and renovation work is expected to result in \$5,026,375 in savings each year for the life of the projects, typically 15 years.

Energy Conservation Financing Program for State Agencies

This program allows state agencies to make self-financed energy-saving facility improvements, similar to the H.B. 264 Program. The Commission has a more comprehensive role on these projects, performing the initial project assessment, selecting a design-build contractor, monitoring construction, and verifying savings. During FY 2013, Energy Services administered two projects with a value of \$6,130,940 which is expected to generate \$737,213 in annual savings for state agencies.

Ohio School Design Manual



The Ohio School Design Manual (OSDM) is an extensive document that sets construction standards for all Commission-funded K-12 projects. Its goal is to ensure statewide equity and quality for school facilities as required by law.

The design manual sets necessary minimum standards of quality for the state's educational facilities and provides a flexible set of guidelines to serve the diverse needs of local school communities and the children they serve. The OSDM is updated annually to accommodate current needs, new products, changes in the construction industry, and changes in teaching methods. In preparation for these changes, input from designers, construction managers, and nationally recognized educational planners was collected, discussed, and considered.

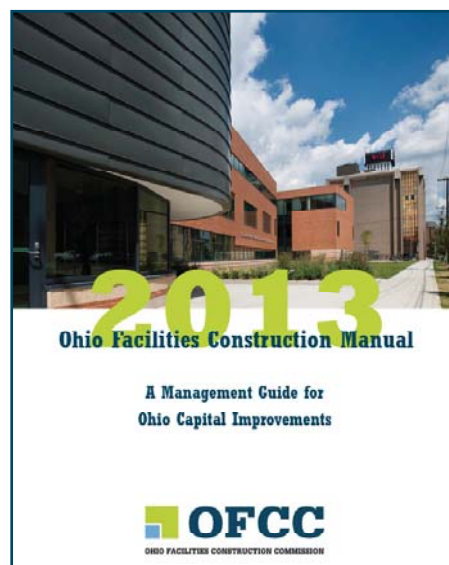
The "Student-Centered Learning Environments" section of the OSDM was renamed to "High-Performance Learning Environments." In this section, Blended Learning Environment Models were added, which became effective in

September 2012. Ohio Revised Code Section 3301.079 defines blended learning as the "delivery of instruction in a combination of time in a supervised physical location away from home and online delivery whereby the student has some element of control over time, place, path, or pace of learning."

OFCC Manual

The Ohio Facilities Construction Commission Manual; (OFCC Manual) is a management guide for Ohio capital improvements, and outlines the procedures used by OFCC to manage capital projects for state agencies and institutions of higher education. The manual is subdivided into sections that are numbered and titled to correspond to the coding system, which the Commission uses to identify project activities for naming and filing of documents.

In addition, guidance and instructions for processes using OAKS Capital Improvements (OAKS CI), the state's web-based project management system, are included in each section side-by-side with the traditional paper processes.



21st Century Learning Environments

Educational Visioning Pilot Program Update

During FY 2013, and reported in last year's annual report, OSFC engaged national experts in the educational planning field to conduct three pilot projects through an educational visioning and transformation process. All three districts, Dayton Regional STEM School, Austintown Local School District and Winton Woods City School District, participated in an educational visioning process that was specific to their district's needs. Through several exercises, the districts examined their current instructional delivery model and developed educational specifications that would define how space in their new and renovated facilities would be used.

Austintown Local Schools – Fitch High School

OSFC worked with the district and educational planners (DeJong/Healy and Frank Locker Educational Planning) during August 2012 to develop the program of requirements. In addition, the district conducted professional development workshops for staff in December 2012 to further develop how current educational practices would be transformed into the district's future project based learning model.

The district is moving forward in planning a new high school containing four academies:

- eSTEM (environmental, Science, Technology, Engineering & Math)
- CAP (Communications, Artistry, & Performance)
- 3 HS (Health Services, Human Services, Hospitality Services)
- BELLE (Business, Education, Leadership, Law, & Entrepreneurship)

The programming calls for each academy to have space specialized to accommodate the individual academic disciplines while sharing common areas with other academies.

Winton Woods City Schools

OSFC and educational planning consultants, Warner Concepts and BrainSpaces Inc., worked with the Winton Woods City School District to develop six Guiding Principles that will guide the development of their future building program. The six guiding principles are:

1. ALL Students will Show Academic Excellence
2. Global Citizens
3. Community Connections
4. Celebrate Diversity
5. Creative Expression
6. Monitoring, Assessment and Accountability

As of this date, Winton Woods City Schools has not yet passed a levy to support the rebuilding program.

Dayton Regional STEM School

OSFC and educational planning consultants, Harrison Planning Group & Third Teacher Plus (of Cannon Design), worked with the Dayton Regional STEM school to use the results of the educational visioning session held last year to develop a preliminary master plan. The master plan was used to create the vision for the expansion of the school's physical education space. In the period from December 2012 to August 2013 the expansion was designed and constructed doubling the school's useable education space. The new space contains classrooms, extended learning areas, informal break-out spaces, small group rooms and a "makers lab," all designed to accommodate the school's project-based learning educational delivery style.

Programs

The Ohio Facilities Construction Commission works with three different types of public owner partners in their capital projects: state agencies, state supported colleges and universities, and (through the Ohio School Facilities Commission) K-12 public school districts.

Funding for projects is provided through capital improvement appropriations by the Ohio General Assembly. For state agencies and state-supported colleges and universities, the funding comes from a direct appropriation from the General Assembly. For those clients, the Commission offers a variety of direct services, including:

Capital Project Development

OFCC assists state agencies and state-supported colleges and universities in the development of facility master plans and capital projects for funding requests. Our staff provides design and program guidance, documentation of project needs and impacts, and cost evaluation.

Facilities Assessment and Planning Support

OFCC manages the facilities assessment and programming process for capital project development, enabling agencies and institutions to develop more accurate scopes of work for their projects.

Fiscal Management of Projects

OFCC manages the fiscal operations of capital projects for state agencies and institutions. This includes vouchering, pay request reviews, escrow management, lien management, and project financial reporting and reconciliation.

The Ohio School Facilities Commission oversees the planning and development function for the agency's public K-12 school renovation and building initiative. It administers a number of programs, including:

Classroom Facilities Assistance Program (CFAP)

Established in 1997, CFAP eligibility is based on the assessed property valuation per student. That property wealth factor determines the state and local share of the facilities

project. CFAP takes a comprehensive approach with local districts by addressing the entire facility needs of a district from kindergarten through 12th grade.

Expedited Local Partnership Program (ELPP)

Developed as a pilot program in 1999, the Expedited Local Partnership Program (ELPP) is designed to give districts not yet participating in the Classroom Facilities Assistance Program the opportunity to move ahead with portions of their project that best fit the district's need at that time. Once a district enters CFAP, they receive credit toward their required local contribution for the work completed under ELPP. A school district must be more than two years away from participation in CFAP to be eligible.

School districts interested in participating in the program must submit an application to the Commission. A facilities assessment and an enrollment projection are conducted; the district and the Commission use this information to develop a Master Facilities Plan. The district then chooses a specific part of the scope of work defined by the plan to pursue through ELPP. Any project approved must be compliant with the Ohio School Design Manual. ELPP projects are funded entirely by the district, and the construction of the project is administered by the district.

Exceptional Needs Program (ENP)

The Exceptional Needs Program is a building replacement program that identifies facilities in most need of replacement from among the eligible applicants. Districts submit an application and go through a two-step ranking and evaluation process to determine priority. The program has a single building orientation, so it will not necessarily fund a district's entire facilities needs (though that may occur in some instances).

Vocational Facilities Assistance Program (VFAP)

This program provides assistance to Joint Vocational School Districts (JVSDs) for the improvement of classroom facilities suitable to their vocational education programs.

Programs (cont'd)

Vocational Facilities Assistance Expedited Local Partnership Program (VFAP-ELPP)

This program gives Joint Vocational School Districts the opportunity to move forward with facility improvements prior to their participation in the Vocational Facilities Assistance Program and receive state credit for qualifying expenditures. The program is similar to the Expedited Local Partnership program used by local, city, and exempted village school districts.

Corrective Action Program

The Corrective Action Program is used to correct or remediate work found to be defective in or omitted from a facility constructed with OSFC assistance.



*Etna ES, Whitehall CSD (Franklin)
Photo courtesy of Schorr Architects*

The Commission also provides assistance to College-preparatory Boarding Schools and Regional STEM Schools under separate programs administered by the agency. Full descriptions of OSFC programs and information materials may be found at <http://www.osfc.ohio.gov/programs>.



*Oyler PK-8, Cincinnati CSD (Hamilton)
Photo courtesy of Lesko Architects*

K-12 Projects Completed FY 2013

District	County	Program	Year Funded	Total Master Facility Plan Costs	State Share (%)	Project Manager	Planner
Barberton CSD	Summit	Multiple	2007	\$76,114,103.00	60%	Bill Courson	Glenn Rowell
Garfield Heights CSD	Cuyahoga	Multiple	2009	\$65,180,987.00	26%	Dennis Kaplan	Steve Roka
Hopewell-Loudon LSD	Seneca	CFAP	2009	\$2,742,361.00	49%	Madison Dowlen	Eugene Chipiga
Huber Heights CSD	Montgomery	CFAP	2008	\$157,059,250.00	52%	Samantha Cothorn	Glenn Rowell
Milton-Union EVSD	Miami	CFAP	2008	\$42,507,046.00	56%	Madison Dowlen	Glenn Rowell
New Boston LSD	Scioto	CFAP	2008	\$19,200,238.00	88%	Rick Swart	Glenn Rowell
North Baltimore LSD	Wood	Multiple	2008	\$20,529,792.00	59%	Madison Dowlen	Wayne Colman
Northwest LSD	Stark	Multiple	2008	\$53,758,778.00	55%	Karen Little	Bill Prenosil
Otsego LSD	Wood	Multiple	2009	\$40,337,493.00	55%	Keith VanDeusen	Wayne Colman
Three Rivers LSD	Hamilton	ENP	2010	\$53,373,198.00	50%	Rick Swart	Glenn Rowell
Toledo CSD	Lucas	CFAP	2002	\$797,817,229.00	77%	Keith VanDeusen	Wayne Colman
Tuslaw LSD	Stark	Multiple	2008	\$27,009,439.00	44%	Karen Little	Bill Prenosil
Union LSD	Belmont	CFAP	2008	\$2,682,076.00	80%	Karen Little	Steve Roka
Van Wert CSD	Van Wert	Multiple	2009	\$53,095,390.00	50%	Jones, Nathan	Wayne Colman



Talawanda High School, Talawanda CSD (Butler)
Photo courtesy of SHP Leading Design



Agency & Higher Education Projects Completed FY 2013

Agency Name	County	Project Name	Estimated Total Project Cost	Project Manager
Adjutant General's Department	Franklin	Beightler Joint Forces Headquarters	2,071,735.00	Nicholas Cassidy
Belmont Technical College	Belmont	BTC Parking Lot & Drives	250,000.00	Jeff Kring
Bureau of Workers' Compensation	Franklin	4th Floor Renovation	890,000.00	Nicholas Cassidy
Bureau of Worker's Compensation	Franklin	L-16 Halon Replacement Project	368,000.00	Nicholas Cassidy
Central State University	Greene	University Center	30,819,844.00	Jeff Kring
Columbus State Community College	Franklin	ERC Renovation (Columbus Hall)	5,400,000.00	Teri Johnson
Department of Administrative Services	Trumbull	DRC-Trumbull CI Lighting Improvement	145,254.58	WeiDong Huang
Department of Administrative Services	Stark	Indian River Exterior/Gym Lighting Improvement	45,000.00	WeiDong Huang
Department of Administrative Services	Franklin	North High Complex - Phase 4	16,000,000.00	Teri Johnson
Department of Administrative Services	Franklin	ODNR Fountain Square Upgrade/Improvements	183,532.90	Patrick Love
Department of Administrative Services	Belmont	ODRC Statewide Lighting Renovation	500,000.00	WeiDong Huang
Department of Job and Family Services	Allen	ODJFS Capital Projects - Lima	76,500.00	Jeff Kring
Department of Job and Family Services	Mahoning	ODJFS Capital Projects - Youngstown	292,000.00	Jeff Kring
Department of Public Safety	Franklin	LEADS Data Center: Alum Creek Facility	482,085.00	Michael Covault
Department of Public Safety	Lawrence	Ohio State Highway Patrol Post 44	1,936,384.71	Michael Covault
Department of Transportation	Muskingum	Muskingum County Truck Wash	400,000.00	Bruce Ratekin
Department of Transportation	Darke	ODOT District 11 Roof Replacement	4,800,000.00	Nicholas Cassidy
Department of Transportation	Ottawa	Rest Area Renovations	8,642,685.79	Bruce Ratekin
Department of Transportation	Various	Rest Area Renovations Bid Package 6	\$2,102,055.00	Bruce Ratekin
Department of Veteran Services	Tuscarawas	Secrest Fire Alarm System	522,000.00	Bob Simkins
Department of Youth Services	Cuyahoga	Classroom Addition	5,800,000.00	John McCready
Department of Youth Services	Cuyahoga	New Greenhouse	280,000.00	John McCready
Department of Youth Services	Delaware	Restroom Shower Renovation	\$650,863.31	Michael Downey
Department of Youth Services	Stark	Interior Renovation Phase 3	\$7,860,596.15	John McCready
Department of Youth Services	Pickaway	Wet Cells	900,000.00	Michael Downey
Environmental Protection Agency	Franklin	Building envelope study	100,000.00	Nicholas Cassidy
Exposition Commission	Franklin	Sheep and Swine Barn Renovations	11,868,944.00	Nicholas Cassidy
Rehabilitation and Correction	Warren	Lebanon Dietary Phase 2/Food Prep Addition	4,461,479.00	Michael Downey
Rehabilitation and Correction	Lorain	Medical-Dental Addition	1,735,000.00	John McCready



Bureau of Workers' Compensation
Emergency Generator Project



K-12 Project Status



*Edgewood High School, Edgewood CSD (Butler)
Photo courtesy of SHP Leading Design*

By June 30, 2013, through its three funded programs, the Classroom Facilities Assistance Program, Vocational Facilities Assistance Program, and Exceptional Needs Program, the OSFC had opened 1,004 new or renovated buildings in 300 school districts. Another 35 buildings were in design and 62 were under construction. In 244 school districts, all facility needs have been fully addressed. Additionally, work in the Commission-sponsored Expedited Local Partnership Program has resulted in the opening of 45 buildings, for a total of 1,049 on all OSFC programs.

Agency & Higher Education Project Status

State Agency and Higher Education

In fiscal year 2013, OFCC initiated work on projects funded by appropriations from the Ohio General Assembly.

The Commission also completed 30 higher education or state agency projects with a value of over \$90 million.



*Wayne County Full Service Maintenance Facility
Ohio Department of Transportation*

K-12 Funding Offers

School Districts

The OSFC, through the use of \$406 million appropriated by the General Assembly, provided offers of funding to a total of 19 districts during fiscal year 2013. The projects were funded through the Classroom Facilities Assistance, Exceptional Needs, and Vocational Facilities Assistance programs. The following are the districts offered funding.

School District	County
Austintown Local	Mahoning
Bristol Local	Trumbull
Bryan City	Williams
Carey Exempted Village	Wyandot
Colonel Crawford Local	Crawford
Covington Exempted Village	Miami
Fairfield City	Butler
Lakewood City	Cuyahoga
Lebanon City	Warren
Mathews Local	Trumbull
Middletown City	Butler
Milford Exempted Village	Clermont
North Ridgeville City	Lorain
Northwood Local	Wood
Perry Local	Allen
Ridgedale Local	Marion
Southwest Licking Local	Licking
Streetsboro City	Portage
West Muskingum Local	Muskingum

Deferred and Lapsed District Status

Through a series of four major programs, the OSFC provides state assistance to school districts in the acquisition, construction, and renovation of classroom facilities. Each of these programs is centered on the development of a Master Facilities Plan that addresses the entire facility needs of a school district. A school district's priority for state assistance from the OSFC is based on the district's three-year average "adjusted valuation per pupil," as calculated by the Ohio Department of Education. Program participation is voluntary, with eligible districts given an annual opportunity to accept an offer of funding from the Commission. Those districts not accepting the offer of funding are said to have "deferred" participation.

Districts that accept an offer of funding from OSFC have, by statute, 13 months to raise their legally required local share of the project cost. If a district does not meet their requirement, any state funds encumbered for their project are returned to OSFC's general appropriations to be used on other projects. Districts who do not acquire their local share within that period are said to have "lapsed" their funding. Lapsed districts can participate in OSFC programs in the future, but only after they raise their required local share. Districts that participate in multiple OSFC programs may be considered lapsed if they were unable to acquire the local funding necessary for one program, even if they had completed another program.



New Boston K-12, New Boston (Scioto)
Photo courtesy of Legat & Kingscott

K-12 Fiscal Snapshot

Disbursements by Program

	FY 1998-2009	FY 2010	FY 2011	FY 2012	FY 2013	All Years
Classroom Facilities Assistance	\$6,606,198,002	\$943,455,583	\$826,411,435	\$451,369,041	\$254,606,548	\$9,082,040,609
Exceptional Needs	\$583,319,055	\$26,255,219	\$37,131,810	\$24,299,338	\$8,207,787	\$679,213,209
Vocational Facilities Assistance	\$82,757,969	\$28,212,437	\$35,606,737	\$34,771,734	\$29,074,884	\$210,423,761
STEM Facilities Assistance	-	-	-	-	\$3,860,092	\$3,860,092
Emergency Repair (program closed)	\$114,686,489	-	-	-	-	\$114,686,489
Big 8	\$119,999,999	-	-	-	-	\$119,999,999
Schools for the Deaf & Blind	\$1,856,675	\$1,897,682	\$7,036,659	\$11,580,809	\$17,260,150	\$39,631,975
Disability Access (program closed)	\$9,826,105	-	-	-	-	\$9,826,105
Emergency Assistance	\$324,393	-	-	\$4,164,830	\$825,198	\$5,314,421
Federal Emergency Repair (program closed)	\$27,730,770	-	-	-	-	\$27,730,770
Hardship Loan	3,653,907	-	-	\$266,707	\$2,011,220	\$5,931,834
Charter School Guaranteed Loan	\$65,064	\$49,767	-	\$870,595	-	\$985,425
Career Tech Loan (program closed)	1,000,00	-	-	-	-	1,000,000
ODOT School Access*	\$570,340	\$755,716	\$628,017	-	\$53,907	\$2,007,980
Corrective Action Program	\$0	930,502	879,916	1,491,933	-	\$3,302,351
Statehouse Debt	\$0	\$755,537	\$2,231,469	-	-	\$2,987,006
The School for the Creative & Performing Arts (Cincinnati)	\$0	4,000,000	-	-	-	\$4,000,000
	\$7,551,998,768	\$1,006,312,442	\$909,926,043	\$528,814,987	\$315,899,786	\$10,312,942,027

*Ohio Department of Transportation, State Highway Improvements at Entrances to Public Schools Grant

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