



## FACILITIES COMMITTEE

Mike McDonough, Deputy Superintendent  
Tuesday, September 24, 2024, 3:00 PM

HILLIARD CITY SCHOOL DISTRICT  
OPERATIONS DEPARTMENT

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### Committee Members

Kelley Arnold, Board of Education  
Zach Vorst, Board of Education  
Mike McDonough, Deputy Superintendent  
Mark Dudgeon, Chief Operating Officer  
Rich Boettner, Chief Technology Officer

Derek Farwick, Accountant  
Mark Tremayne, Director Innovation & Extended Learning  
Matt Middleton, Principal Hilliard Darby High School  
Cort Hamilton, Assistant Principal Hilliard Bradley High School  
Matthew Sparks, Principal Beacon Elementary

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# MINUTES

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The committee met at Davidson High School to start the tour to see the “after” of some of the summer projects we visited in June.

#### 1. Davidson High School

Mark Dudgeon said it looks a little different than the last time. Mr. Ragland has purchased a new graphics package for this space that will be going in in the coming weeks. They are also using some of their principal’s fund or athletic fund money to replace the mats in here as well. They are going with a different material type they can use to throw the lacrosse balls against instead of the door. All of the decals from the pandemic clinic are up. The floors have been scrubbed good. This paint scheme also carries into the fieldhouse restrooms. We are still waiting to replace this flag. Nate has a new flag so we will get the flag in place. We got all of the clocks working. The space looks much better than it did before.

Ms. Arnold said it is much brighter and cleaner. I am looking at the duct work thinking when do we get up there and clean on top?

Mike McDonough said one of the things, should we be successful on the 5<sup>th</sup>, this room does not have air conditioning, so that would be a good time to...

Ms. Arnold said just give it a good, because we can still use all that duct work, there is nothing there that needs to, it just doesn’t do anything?

Mike McDonough said it does heat, but there is no cooling. It heats and you get a little bit of air flow. When it is 90 degrees and they are playing volleyball in here, it’s a little...We currently have it being evaluated to get a general sense of what we are looking at.

Mark Dudgeon said the two models, two options that we are looking at now, this space has its own heating but there is no cooling to it. We are looking at changing out that unit completely and adding cooling ability to it, if our chiller has the capacity to take on this space as well. If not, we will leave the current unit as is and put basically an auxiliary unit on a pad mount between here and the weight room and make a mechanical space there, run the duct up the side and add additional duct work for cooling. We have hired an engineer to do that assessment. They have to do load calculations. They have to see if there is even capacity with the power here to be able to add it.

Mr. Vorst asked if we get to do that, what is the time frame on a project like that?

Mark Dudgeon said design would take a couple months, then we would take it to bid and then lead time, so three or four months. We could, if we are successful in November, we are doing the design now so we have the design rolled up, on the shelf, ready to go, there is high probability we could have it done before next summer if we are successful.

A guest asked like do it during the school year?

Mark Dudgeon said if we are able to go with a standalone unit, yes, we could do it during the school year because there wouldn't be any impacts to shutting the other system down. If we replace the other system, then we have to marry it up with the school schedule.

Mark Dudgeon said while we are standing here, we have a quick project sheet. The things that are on the back in the completed list, this is what was completed in fiscal 24. Everything pre-fiscal 24, we have moved off this sheet onto a backup sheet. Looking down the list there, we have talked about how we have touched a lot of corners of the district with a lot of different types of work in our last project cycle. On the other side, we are in the early, early stages of project planning for fiscal 25. We have a pretty good list started here of projects that we are focusing on for 25. Our Ops guys that have been helping get these projects on the back across the finish line are still reviewing this list to ensure that it is complete and accurate. In the estimate, there's not a lot of dollars penciled in in the estimate column yet, just because we are still finalizing what we want to do with these projects. Two things that probably stand out the most on this under building improvement, the top three projects, we are in dire need of seven cooling towers in the district. We are near failure point on our heat pumps at Crossing and Norwich. Remember, last year we did phase one of a three phase roof coating at Bradley. Looking there, we are \$4 million right there in three projects.

Ms. Arnold said and that is four of the cookie cutter buildings right there. They are all in the same age bracket.

Mark Dudgeon said on a \$5.1 million, \$5.1ish million PI fund gives us about \$1 million to do other things like additional paint and carpet. We want to do the band and orchestra rooms at Weaver and Heritage. We want to do new carpet, paint and lights in those spaces. We are trying to tee that up for our holiday shutdown.

Mike McDonough said that could be rolled into some of the fine and performing arts improvements from the bond. Some of these things will blend together. They will all be essentially coming out of the same types of funds.

Ms. Arnold said whether we put it as PI or bond.

Mark Dudgeon said we are trying to give ourselves latitude here to be able to pivot. The two top projects there, the cooling towers and the heat pumps, both of those require some pretty extensive design from some engineering firms. We have an engineering firm engaged now, working on those designs. Cooling towers, we need the cooling towers for when it is hot out so we need to replace those during the winter. Heat pumps, obviously we need the heat pumps during the winter so we are teeing that up to do during the summer. We have to get design done on both of those first.

Ms. Arnold said there shouldn't be anything fundamentally different on those four buildings, though, where we designed it for one and they should all pretty much be the same.

Mark Dudgeon said what we are doing on those four buildings, because we still have other buildings that have this same type of equipment and refrigerant types have changed so much, we are going to evacuate all of that refrigerant and store it. We are going to salvage all of the workable parts in those heat pumps. Our HVAC guys are really, really good at that type of stuff so they are already thinking we can salvage this many compressors and coils, we can gain this much additional refrigerant to keep things going on down the road.

Mr. Vorst said it is a puzzle for them.

Mark Dudgeon said in doing this work on the heat pumps, there are some additional efficiency opportunities now that we want to make sure, since we are already in there and the engineers are already involved in looking at it, we want to take advantage of adding some VFD, variable fan drives and we want to take advantage of adding some additional opportunities for air exchanges and stuff for not much more money. Since we are going to have systems tore apart, it is the time to do it.

A guest asked if any of the cooling towers were going to be the long lead times like the middle school?

Mark Dudgeon said cooling towers right now are about twelve weeks. We are trying to get that, what we will potentially be coming to the board with is a resolution to allow us to pre-purchase. While they are finishing design and we are working on getting the labor part to the streets to bid in parallel with that, we will go ahead and do a resolution to pre-purchase with district dollars. Then we will work out where the delivery location is going to go and all of that.

A guest asked would that potentially give you an order before the end of the year and a likely price increase?

Mark Dudgeon said that is what we are shooting for. We are shooting to have the order placed by mid-November so they can potentially see cooling towers here by about mid-February. We will likely award this project, depending on what the local economy is doing, the goal is to award that to one contractor but if the local demand is greater, we are going to have to split this package.

The committee looked at the locker rooms. No audio available.

Baseball Field - Mark Dudgeon said right now they are cutting in the turf edges again; they are adding brick dust and field conditioner to it and we are slicing in all the grass.

Mike McDonough said then our guys went out there and moved a bunch of stuff they just had piled up that had accumulated over the years and our guys were glad to help get rid of the eyesore.

Mark Dudgeon said a parent group is going to be working on cleaning up and painting the dugouts.

Mike McDonough said Mark has been facilitating a lot of those conversations between the parent group and baseball coach. It's a combined effort and it's looking good.

Mark Dudgeon said looking down the list, it's up to you if you want to go see the new parking lot at Tharp.

Ms. Arnold said she just drove past it. In fact, there was a commentary this morning about the backup onto Leap.

Mike McDonough said probably two or three years ago, we rerouted that. We reversed how traffic was going.

Ms. Arnold said yes, because wasn't it buses in the back and people up front initially?

Mike McDonough said we rerouted that and it has made it better. It is not perfect. That is one of those sites and it is just an odd traffic pattern. It is one where if we ever could get curb cutout on to Davidson, I would love to have another, even though there are two entry points, they are virtually in the same location so it makes it challenging to do.

Ms. Arnold asked have we had conversations about the curb cut out?

Mike McDonough said we did. In fact, before we scoped out the parking lot, we were going to reopen those conversations, but we would have to cut through a lot of our utilities so that made it not very cost effective for us to do that; to have to reroute and come up with water, I can't remember if it was water or if it was gas, but it was something that we were going to have to...

Mike McDonough said it has gotten, since we have added a crossing guard there, now I can't speak for the car traffic but certainly the pedestrian traffic has been much, much better.

Mike McDonough said we can go to Weaver and show you some of the things she has done. We saw the beginning of the works and then, if you haven't been in Heritage, that's the real wow. We will go to Weaver and you will get to see baby Heritage at Weaver and when we get to Heritage you will be able to see what Weaver is going to look like this time next year.

Mark Dudgeon said at Heritage we did new tile, we painted the Commons, we painted the 1<sup>st</sup> floor, we painted the front and rear stairwell. Next summer's Heritage plan is to finish the tile in the Commons, new lighting in the Commons, paint the 2<sup>nd</sup> floor and new 2<sup>nd</sup> floor carpet. At Weaver we will do 1<sup>st</sup> floor flooring, 1<sup>st</sup> floor paint and we will do their Media Center because we did the Heritage Media Center. Each building is approximately one summer off from the other. Some of it is based on dollars but also, the number of trustworthy contractors we have. At Heritage we used three different painting contractors and each of them had a different scope of what they were working on just so we could keep it on schedule because painting had to be done in conjunction with flooring. They had to demo floor, then they had to paint, then they had to do new floor. Dave Huston just crushed it by keeping all those folks on track. It is really hard to do two schools at one time because we don't have that many contractors.

## 2. Weaver Middle School

Mark Dudgeon said obviously a big impact coming in, big splash. The color scheme that you see here, we worked with Fanning Howey and their interior design group to really come up with a scheme that wasn't just all whitewash all the way up. The paint colors are our district standard. We made the decision to go ahead and paint the trophy cases. We went back and forth on that but in the end, we feel like it makes it look fresh. Next summer, this 1st floor will get new paint and new carpet on the 1<sup>st</sup> floor all the way around.

Mike McDonough said if you look down this hallway you will see the before, then when we go to Heritage you will see the after.

Mark Dudgeon said in the Commons, same type of thing. We painted the Commons over there and we will do the lighting over there next year. We will do the paint here next year. We will probably

try to do the lighting at the same time if we are able to. Additionally, on the 1<sup>st</sup> floor here, the band and orchestra rooms we will do new carpet, paint and lighting in there. We are trying to tee that up for our holiday break this year. Come on up, we have new stair treads. This is a rubber coated stair tread. We sanded all the hand rails and painted all the hand rails. When I was talking about how we worked our different contractors, one contractor did these lobby areas at both schools and then did the hand rails. We did the front stairwell and the rear stairwell at both schools. We will do the other stairwells when we do the second floor.

What we think one of the biggest impacts or change of space was adding carpet in this area. We took out the green rubber tiles and added carpet. We just feel like it makes it a little softer of an entrance to the second floor and then it gives principals an opportunity to add collaborative type spaces here.

We covered the tile there with cove base. The mosaic tile behind, we covered it the best we could with the new cove.

Now, one thing we are working on it brings to the forefront, you can see the old floor plan. We are working in some of our buildings on updating these floor plans to new graphics. Then, kind of along with that, but a little bit different, we have engaged Fanning Howey to start an exterior signage comprehensive assessment for us. They are starting at the secondary schools and doing each campus. They are starting at Davidson and Weaver. They are going through and cataloging everything that is there now for signage, then creating a standard for what signage we should have that we can replicate at each campus. Once we get the secondary schools done, then we will start on the elementary schools.

They will make recommendations on signage such as our accessible parking signs to make sure our accessible parking signs are within code. They will make recommendations on our stop signs and our one-way signs to make sure height is appropriate. Cataloging what is there now, creating a cataloged inventory of what is there and then giving us a new campus plan on what should be there. Then we will work on updating those signs, new posts where needed and straightening. Pavement markings will go along with that as well, our arrows, stop bars and things like that. Then we will have a physical plan and we will have a standard as to what should be there. We can then take that and look at it from kind of a budget planning and make a decision at that time is this a project we want to put on the street and make it a bid opportunity or is this something we want to have our internal folks work on? We gain some economies when we make it a project and we put it out there because there's volume there and it becomes attractive to a local contractor maybe to do versus having our guys do it a little bit at a time.

A guest asked are you looking at just entryways and parking lot signage or physical signage like on a back door or a front door?

Mark Dudgeon said on everything exterior, we are looking at everything that is what I would say freestanding. That includes our street signs as well. Not so much our wayfinding signage on our buildings. As far as our way signage goes right now, we are focusing more on emergency plans and floor plans such as this one here. We haven't gotten to the planning of our exterior building-mounted wayfinding signage.

Mike McDonough said we have begun discussing and potentially planning for, the three high schools each have an electronic sign and the software for Darby's is the same age as the building. You can basically get it to say Darby and the date and time and that is about it. That is a pricey, pricey

project. We are looking at that again to try and get some competitiveness from a district wide standpoint at all three locations.

A guest asked do any of the elementaries have the electronic signs?

Mike McDonough said the city does not allow it. They have given us the exemption for the high schools, but they do not typically allow electronic signage.

Mark Dudgeon said the elementaries have the insert letter signs. Hoffman Trails especially, the plastic inside has degraded so it's tricky. When Fanning Howey gets to the elementary schools, we will pick those up as well. There is value in having an assessment because you can project plan a lot better. So, we will pick up those message boards at the same time.

Ms. Arnold said she thinks Scioto Darby had theirs about three years ago.

Mike McDonough said yes, it was a combination with our maintenance department and an Eagle Scout.

A guest asked would you replace those boards or just replace the doors that cover them.

Mark Dudgeon said probably the whole guts and everything.

Ms. Arnold said one other question, one of the things she noticed was a map of traffic flow that was for Station. Have we looked at standardizing some sort of mapping for, not just internal but also external, like when we have to push out to the community, ok, park here, go this way, turn this way?

Mike McDonough said we have not standardized that. I will tell you that probably had 75 different iterations. We are in the process of trying to standardize for our safety plans in terms of tornado and fire just to keep those updated and to Mark's point, they would have a uniform look everywhere. All of our safety plans, the maps inside, those are all standardized because Norma creates all of them so they all look the same. But, in terms of traffic patterns, we have not.

Ms. Arnold said it might be something to look at down the road. You guys have enough on your plates, but I have noticed some people looking at that like, where am I going? You are always looking at a different map depending what building you are at.

Mike McDonough said one thing we didn't point out at Davidson, but we can certainly see it on the way out here, is we did a significant amount of concrete repair at our secondary buildings. You will see that in the entryways here, at Davidson, Darby and the Hub.

Mark Dudgeon said we did almost \$200,000 in concrete repair. Our goal is to continue to keep that type of carve-out each year in the PI so that we are always doing some level of concrete repairs, similar to our sealing and striping. We still have a couple projects we didn't get across the finish line. We are sealing and striping Alton Darby Elementary, and the preschool at Alton Darby, sealing and striping, painting the curbs there, repainting the curbs here, at Davidson, Heritage and Darby; the yellow curb in front and sealing and striping Crossing, the parking lot and all the way out to the street.

A guest asked when will you be doing that?

Mark Dudgeon said that is coming up yet this fall, mid-October on the weekend. They are going to do Alton Darby.

Mike McDonough said we will take advantage of the preschool not being in session on Monday to finish, to bleed theirs into Monday.

Mark Dudgeon said yes, because that is a big lot.

Ms. Arnold asked if you seal on a Saturday, can you still stripe the same weekend?

Mark Dudgeon said yes. They can stripe in 24 hours. Striping, the staff lots at Darby and Davidson, just restriping there. Bradley, we are holding off on striping because we have some extensive asphalt work that we need to do out there but we are trying to get past the roof work. Then we can begin some asphalt work.

### 3. Heritage Middle School

Mark Dudgeon said these tiles are similar tones to what we did at Memorial. We pre-purchased in this batch enough tile to do all of that so we have that in storage. This is the same color scheme as what we did at Weaver, same stair treads as Weaver. We did the front and rear stairwell here like we did at Weaver. New carpet in the hallways and new paint in the hallways as well. As we continue through, we did new carpet here and then we painted. We will do new lighting next summer. This floor will all get done to match that. We will do lighting; we actually have a lighting company right now working on the design for us. Right now, these are LED retrofits. We are going to take these globes and everything down and put in a much brighter LED light. Once we get the lighting done in here, get the flooring done and the same done at Weaver, we are going to go with the same lunch table we have at Memorial that folds kind of into a bench. These lunch tables and these individual chairs will go away and we will have a standard lunch table at all three middle schools.

Ms. Arnold asked is the goal for all lunch tables across the district to slowly renovate to the same type?

Mark Dudgeon said we have a different table at our elementary schools.

Mike McDonough said we are trying to do that at all three middle schools so we can get a little dual purpose for it and not have to stack chairs up like this. Storage is always at a premium.

Mark Dudgeon said we can leverage Aramark's dollars for lunch tables. Lunch tables are a qualifying purchase for the state, for using the food service funds. We ordered 70 new tables this year out of the Aramark fund. We replaced all the tables at JW and we replaced most of the tables at Scioto Darby. Then we had a few tables throughout the district that we replaced. We have standardized the table type. We had seven different table types. There was one particular one that the custodians especially liked just for the ease of folding, the weight and the durability of it, so we have standardized into that. We are slowly phasing out the others.

We did the new paint already. We did remove, some of the acoustic panels, we found when we did some sound checks in here weren't providing much value so some of the sound panels that were suspended, we took down. New lighting in here next summer. We will finish the flooring in here.

A guest asked is this like the track lighting for theater stuff too?

Mark Dudgeon said any of the theater or performing arts lighting that we do will be part of the Master Facilities plan under the performing arts spaces. We already own the tile that will go in here. We purchased it so it will all be in the same batch. New lighting will go in here. The flooring will get done and the we will buy the same tables we have at Memorial for in here as well.

Ms. Arnold asked when it comes to lighting, is there an assessment? What's the standard practice in terms of the tone and the color of the lighting? You know, you hear these warmer tones...

Mark Dudgeon said we haven't gotten that far in the weeds but what we are looking at, because we are going to redo the lighting in the Media Center, what we are looking at there is to go with some zone controls so we have dimmables so we can pull them down and dim them or shut certain sections off. We haven't gotten as far into the weeds as tones because from a maintenance standpoint, it's a lot of different bulbs to have to track. It's also availability of bulbs.

We already use this type of flooring in the preschool, in the bathrooms in the preschool. When we redid the bathroom at Ridgewood and brought it to ADA compliant, we used this flooring as well. This is an extremely durable floor. It is a vinyl plank. It is waterproof. We used this in this hallway and in the back athletic hallway. From a care standpoint, there's no stripping wax here. It is just a neutral cleaner and the scrubbing pad they run across it. It is highly durable to scratches, scuffs and stuff. It is super easy to keep clean.

Ms. Arnold asked what is the lifespan?

Mark Dudgeon said 15 to 20 years. It is a Shaw product which is top of the line. We pay a little bit more for it but what we get in terms of longevity and maintenance...inaudible. We will begin using more of this as we work towards major renovations and new construction.

Mark Dudgeon said let's go upstairs and check out the Media Center. We painted the casework on the circulation desk. We painted the green screen wall so we got rid of the drape or curtain. That is actual green screen paint that is made specifically for that application.

Mr. Vorst asked where did you get that?

Mark Dudgeon said Sherwin-Williams. We did it last year at the Hub. We painted their green screen wall and they have had great luck with it so Joel wanted to do the same here. We didn't do the breakout rooms yet. Again, when we start to get into some classroom improvements, that is when we will catch these spaces. Just this alone made a big, big difference. Our plan for next summer is to do the lighting in here as well. That is why you see there's some different shades in here because there were six out in here and we had to replace the ballast. We had to get a little bit different of a ballast for it and a little different of a bulb. That is why they are a little bit different color now. This is an example of where we will go to more zone control so we can bring them down with dimmers.

Ms. Arnold said this carpet looks so much better. Nice bright paint.

Mr. Vorst asked what is the lifespan of this carpet typically?

Mark Dudgeon said in a heavy traffic area like this, if we got ten years out of it, we would be doing great. We have the advantage of being able to switch out individual tiles over time. We always order additional so we have attic stock so we have it readily available. Having a standard carpet selection like this and what is downstairs on the hallways, then we can switch those out at all the schools



more easily.

Ms. Arnold said as you look at space like that work room there, eventually when you need to replace flooring, you would be looking at something like the vinyl that we saw down there?

Mark Dudgeon said exactly.

Mr. Vorst asked how long did this take?

Mark Dudgeon said this particular space, they were in here for probably from beginning to end, probably six weeks. They had to demo the old carpet then they had to strip all that old adhesive. They did the demo initially and then they came in and did the painting. Then they came back and stripped the old adhesive. It was the same crew that was doing the tile downstairs so as they were prepping for tile downstairs, they were coming up here and prepping at the same time. This space was a late addition. We realized we already have the painters here, we already have the flooring guys and gals here, so it made sense just to go ahead and do it instead of paying for another mobilization down the road. We were able to carve out some money to be able to get this done at the same time. I think being in here from beginning to end was about six weeks.

Ms. Arnold said she thinks when we were in here in June, the carpet had come up but the adhesive had not.

Mark Dudgeon said that is correct. And if you remember, there was a big crack right across, they cleaned that up and then they put a liquid epoxy in there. There were no signs from underneath that the crack had gone all the way through. We had no reason to believe that it had moved any so they cleaned the edges up really good, cut the old broken wires out and put a liquid epoxy that level set in there. Then they were able to prep and carpet the room.

One other thing I was going to mention too, when we were talking about the parking lot signs outside, they are also looking at the gates. We did paint the gates at the secondaries, the gates and the pipe bollards. We did clean those up, but a lot of them have sagged and footings and stuff are bad. They are going to catch those at the same time so we can get those straightened up.

A guest asked will they change the one that's right here in the northwest corner of the building, where it's like a slider? The one that is never open?

Mark Dudgeon said it is something we can look at. We haven't talked about that one specifically.

The guest said it is just always closed. It seems like overkill for a gate there. It should be a swing as it stays locked or closed all the time. Just guessing that one is going to be pretty rusty when somebody does try to open it. I don't know if they had to open it or move it at all when they paved.

Mike McDonough said I know Darby was on our list but we saw that in June.

Ms. Arnold said great work team!

Mark Dudgeon said that is where we are at. When we get to our next committee meeting, we will have more updates on our fiscal 25 projects.

Our next meeting will be December 12, 2024 at 3:00pm.