



FACILITIES COMMITTEE

Mike McDonough, Deputy Superintendent
Thursday, December 12, 2024, 3:00 PM

HILLIARD CITY SCHOOL DISTRICT
OPERATIONS DEPARTMENT

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

MINUTES

Construction Manager Selection Process

Mike McDonough said just a quick update on the construction manager selection process. For those of you who don't know, when we are getting ready to build a building, we've got to engage in having design professionals, which we have with Fanning Howey. We have had them for the last several buildings we have done. We went through that process back in the spring just so we could get some preliminary designs heading into the levy conversation.

Similarly, you have to do the same thing with a construction manager. Just a little background information, when we built Memorial, we did what was called at the time, Construction Manager Agency. This time we are going CMR, Construction Manager at Risk. The biggest difference I would say for that is whoever we hire as the Construction Manager, for lack of a better word, they assume the risk behind everything. It's good and bad. You do lose a little bit of control on the owner's contingency piece. In theory, there's a contingency set aside when you have a construction project and in the past, we would authorize the payment of that. We will still authorize the payment of that but at the CMR level they have a little bit more control over that. My biggest fear, which we have been assured through legal counsel, we have systems in our district, mechanicals is a perfect example, we have specific controls that we want to make sure things are compatible with. We want to be able to make sure we can include those specs within the design of the building and we don't want to compromise that. With the CMR process there's a guaranteed maximum price. This is the good news. There is a guaranteed maximum price that will be established for the buildings that we build and it can't go over that. But what that means is if things start going sideways, they can start making decisions on changing some of the things that we will do. We are working closely with Bricker on that selection process.

Next Thursday, we will be shortlisting whoever ultimately submits their qualifications, so hopefully we can get that down to two or three firms. I don't know how many are actually going to submit materials. We have a date set for January 16 that we are going to have interviews with those folks. It will be Kelley, Zach, Melissa, Mark and I, and probably Bruce from Fanning Howey to ask questions and go through that process ultimately with the goal of selecting that construction manager at our January 27th board meeting.

Mark Dudgeon said while we do lose some latitude through the CMR process, what we do gain is the ability to tell the construction manager what contractors we do want and we don't want. We have some really good working relationships with a lot of contractors.

Six firms have requested documents for the RFP. Five of them are local and one is out of town; Elford, Ruscilli, Robertson, Pepper, Summit and Ruhlin. Ruhlin is an Akron based company. This is a very, very big package. We put all the new construction, plus the Brown renovation into the CM portfolio. Over the next three to five years, this is big money and that is why it is so appealing.

Also, on what Mike said about architects. We did select two architects. Fanning Howey is doing our new construction design and we brought Schorr on. Schorr is doing our playgrounds, athletics, performing arts and some other projects. That keeps Fanning's focus just on new building design and allows us to keep our other projects moving at the same time with Schorr.

Mike McDonough said one thing I should mention, the model we used in 2016 when we built Memorial doesn't exist. We don't have an option to go back to that model. There are basically three models, and I am not going to be able to explain all three of them but there is a general contractor you can hire, there's the CMR and then I can't remember what the third one was but anybody in the construction world, especially in the K-12 construction world, is going to work with a CMR.

MFP Project Updates

Mike McDonough said there are two different types of projects going on as part of phase one of the MFP. New construction, which that is one thing we need to get the construction manager on board for but then all the other stuff where all the buildings are going to be hit that are not a new building.

We have obviously run into a few hiccups on the new construction side of things, so we have really tried to ramp up other projects. We actually started meeting right after the levy passed with Schorr to plan all of those projects out. We meet with them every week so it's like a cycle right now where this week was primarily about security vestibules and then the next week will be more about playgrounds and Darby weight room and some of those other things.

Although the construction timeline for new construction is not going to be probably as aggressive as we would have hoped, certainly, we need to get that construction manager on board. The timeline for some of these other projects is becoming way more aggressive. We want to make sure our community can see the fruits of what they supported us on.

To give you a big overview of what will happen, as I mentioned, we have been planning extensively around the Darby weight room. We actually are bringing in Rich and Chris Ludban on Monday to kind of finalize some of the technology components of it and finalize some of the last pieces of that process. Then they will start working on getting the drawings ready and getting that out to bid with the hopes of that construction underway later this spring or at the latest by this summer with the goal of having that open by next school year.

Similar timeline is on the security vestibule side of things. We want to create security vestibules at the high schools, middle schools and Tharp. We are still talking through how we want to organize that project. We will probably put that out to bid in a manner that would allow multiple concepts, splitting it into two different projects to make sure we can get the work done or if there is a company that feels that they can take it all on, they can bid on the whole package. I am not sure what that bid process will look like but we will have by the start of next school year, all of our secondary buildings, with the exception of Station, having the security vestibules in place.

Unfortunately, we have some buildings like Bradley, where creating that vestibule is going to be a little bit more challenging with the direct access to the office. For lack of, just to visualize, when you walk into the main entrance at Bradley, the folks in the office can see into what is currently there so we are going

to make that more of a technology solution. That second set of doors will remain locked. There will be some sort of screening or check-in process that they will go through in that vestibule before they can then be released inside of the building. That is all within sight of the secretary in the office. To create something that would go directly into the office, we would have to build a hallway and then a traffic flow and it would just be a nightmare.

At Darby and Davidson, we are actually going to build a vestibule on the outside of the office, right up close to the building and create a doorway into where the students may sit if they just come into the main office to the right. They will be secured in that vestibule and buzzed into the office from there and then the main doors will still work so kids from buses can through as they normally would.

At Heritage and Weaver, we are actually going to create, similar to Bradley, they have that second set of doors when you walk in there, the office is to your left. We are going to create a door into the office in that vestibule there. Again, controlling the second set of doors. Currently, none of our second sets of doors are lockdown but we are going to create that feature and then guests would come right in through that door we create.

The reason we chose to include Tharp in this process is we very much envision learning through this process as well. If you think about the main entrance of Tharp, even though Tharp is 18,000 square foot bigger, we have seven elementaries that are the same thing. We want to see how we do with Tharp and then be able to mimic that on the seven elementaries and learn or change it if we don't like how it works.

Those are all in motion, again kind of on that same timeline as the Darby weight room. We will probably see bid packages go out this spring and hopefully get that contract awarded shortly thereafter.

Cort Hamilton asked what it is going to entail, the security vestibule?

Mike McDonough said basically, it will be what is at Memorial now or at Washington. Our primary goal with this is if you are a visitor to go into the office. It is the biggest challenge we have when people are buzzed into the building they are in the building and free to, even when we say come into the office, they think they can go wherever they want to. Really, we are just trying to force them into the office to create that extra layer of security.

Playground wise, we are still finalizing the kind of standard that we are going to go with but our approach will be to probably do four or five playgrounds this summer.

From phase one of things, obviously we will still be working on the design of those three buildings. We have conceptual designs for all three of those. You probably saw those throughout the campaign. We are going with a two-story look. We are now in the process of starting to now focus with some smaller groups. We talked to Rich earlier, looking at specific spaces. What do we want to make sure we design in the IDCs, what we want the general classroom to look like, kindergarten classroom, special education, art, music, those types of things? We are not going to get the whole staff involved but we are going to get specific people involved in that process to help us. Obviously, there will be some guardrails because you can want all the stuff you want in the world but there is a budget that we have to adhere to. I would imagine the three principals that are impacted will be involved.

Mark Dudgeon said LED stadium lights are on the list. That will be probably a spring mobilization also, completed by fall sports. We are still working on how we are going to procure that. We have some different options in terms of procuring it. When you get into LED stadium lights the options can be

extensive so we are narrowing down what those are going to be. We know they are going to be LED, Bluetooth compatible, use your phone to turn them on and off, zone control to turn them on different sections of the field, be able to flash them a little bit. All of these companies offer a variety of a la carte items so we have to narrow that down before we figure out how we are going to procure it.

Mike McDonough said another thing on the LED, those of you that have attended Darby or Davidson games and sat in the reserve seating probably have encountered some bird poop on the stands and that is not from lack of effort on our ground's guys cleaning that; they power wash those two or three times a week. At Bradley they don't really experience that because there are only four sets of poles, two on each side. We are hopeful in this process and working with engineers, we can eliminate that middle pole at Darby and Davidson, which would eliminate that problem for us. Plus, with LED they don't get as warm so we are hopeful that will prevent birds from nesting.

Ms. Arnold asked are we going to be able to achieve a little more downlighting versus light pollution that we have going up?

Mark Dudgeon said all of them will be focused and the engineers establish the pattern based on what is required for those fields but that is certainly something that will be taken into consideration as we get into the process.

Ms. Arnold said I know more and more we are looking at the standards, and I deal with it on the zoning side of it, but it's about keeping it down to reduce that light.

Mark Dudgeon said right and there are code requirements to be achieved as well.

Mike McDonough asked Mark Dudgeon to mention the grant.

Mark Dudgeon said as we are going through the entire process of the MFP, we are keeping a close eye out for ways that we can leverage dollars, either trade dollars or defer dollars out of PI and pick them up on our MFP either pulling projects into the CMR package or taking them out, managing projects in-house versus having a construction manager do it. But also, looking at grant opportunities. There is a very big grant out there right now. It is due in February. Two requirements are at least a 15% energy reduction and a minimum of a 15-year ROI. Our stadium lights qualify for both of those. This is going to be super competitive because it is open to the private sector as well. One of the main criteria is shovel ready projects. We would literally be ready to mobilize on this tomorrow if we needed to. This can be very favorable for us. We are going to punt for a few weeks on saying go on the LED lights so we have an opportunity to apply for that grant. If we only defer a portion of this, and each stadium is around \$250,000 to upgrade, if we only defer a portion of that we still save dollars to use in other places. As we go through each project, we will be looking for those other opportunities so that we can add additional projects to the list that may not have made the original cut.

One other thing about playgrounds I want to talk about. We are splitting the playground projects into two scopes. We are going to have one scope of work that is going to be asphalt. All of the asphalt that is associated with the playgrounds will be one scope of work. All of the actual playgrounds will be the other scope. Our playgrounds are going to look much different than what they do now. One, because there will be extra ADA added into our playground. An accessibility piece will be added in. Also, the footprint. We are using the asphalt section at Horizon and Tharp as kind of our baseline for asphalt. Where we have asphalt footprints that go beyond that, we will be removing that asphalt and pulling that in. Asphalt is expensive to maintain, it breaks down. We will establish a standard around how many basketball hoops, tether balls are going away, funnel balls are coming in. Those are the things we are

working on there. Also, the design of our playgrounds, what is included and what is not included. Not every playground is going to look identical from school to school. Shade is the other thing. The four-post shade structures we are pulling in. What we excluded from our playground standard as we are going through this, we excluded picnic tables. Those are opportunities that we feel can be deferred to PTO or principal funds to add those different accessories.

Mike McDonough said just to track everything, we have created a pretty comprehensive spreadsheet. It is pretty empty right now because we are just now starting to get pricing. We put every building on the sheet and have the different categories. Just to give you an idea, here's our security vestibule. We have some preliminary numbers on those seven that we had talked about. It's a little higher than what we had envisioned, but again we are just in early stages. All of this stuff will be tracked from an estimate to an actual so we can keep running totals of everything. As we start to populate this more, this will become something that we regularly visit. For example, we have some of the lighting stuff. This is from several years ago when we first looked at LED lighting. We don't have that pricing.

Mark Dudgeon said there is another one, Davidson field house HVAC. That project is in design right now. We have an opportunity to take advantage of existing mechanical equipment in Davidson. The building was originally designed without HVAC but the equipment was sized to be able to add it. For about \$150,000, we are thinking we can add HVAC to the field house. Engineers are designing that now. We will probably have that to the street in mid-January.

Mike McDonough said every Monday we are meeting with, some Mondays with two architects, but every Monday we are meeting with architects. We want to get something out of the ground as fast as possible.

One thing that is a little bit unique, I am learning a lot about this CMR process. When they establish that guaranteed maximum price, we have to have, let's say the first building we are going to build is Beacon and they say it is \$37 million, we have to be able to have \$37 million ready to go for them right then and there. We can't start the process or sign a contract with them on that project until we have it. That is important to what Melissa is doing currently. The notes that were on the board agenda on Monday allow us to do some of the smaller stuff right now and then I think it is February-ish, there is going to be about \$55 million of bonds that will sell; fifteen of which will pay back the notes that were just sold. That is kind of where we are getting those numbers if you are wondering how we decided \$15 million here and \$40 million later down the road. It is so we can make sure we are positioning ourselves should these projects kick into gear, we have the money and we are not doing anything illegal or having to take from the general fund.

Ms. Arnold said the hiccups on the new construction site, the annexation and taps and all that, what is the latest?

Mike McDonough said a meeting started eleven minutes ago between the City of Hilliard and the City of Columbus about taps that we are very hopeful to hear good news out of so let's hope today's meeting goes well.

Mark Dudgeon said soil tests are done and we are waiting on results. Phase one environmental is done; got the report back on that. Wetland survey is done and we got the report back on that. The preliminary survey is done and we should have the final base map from the preliminary survey next week.

Mike McDonough said so far everything has come back positive, which is good. We were a little worried, we know we are going to have to do some remediation.

Mark Dudgeon said our civil engineer is in communication with Franklin County engineer. We have to determine where our entrance, where they are going to approve us for our entrance because it is going to determine the final layout.

Summer '25 Capital Improvements

Mark Dudgeon said running through projects, what we are showing in this document is our projects that are all in progress or some for the upcoming break and a lot of them for summer of 2025.

As we started doing last year, we are maintaining a carve out for district wide concrete repairs. Davidson and Darby are going to be restriped as soon as the weather breaks and we will continue to do sealing and striping around the district.

Mechanical, big line-up of mechanical projects for summer of '25. The reason we have so many mechanical projects this summer is if you remember last summer, we were slated to do Ridgewood HVAC replacement and deferred that pending the outcome of the bond levy. Now we are taking the approximately \$2 million that we deferred and we are catching up some other projects. We will have one cooling tower package that will be on the streets probably later this week or early next week. Darby Creek, Horizon, Hub and Davidson will get cooling towers next summer. We will do heat pumps and cooling tower replacements at Crossing and Norwich. Those will be two separate projects. So right there, there's three bid packages there that will be coming to the board for approval in late January or February.

We will be doing phase two of roof recoat at Bradley this summer. We did phase one last year. Phase two will be this year.

Another common theme you will see throughout, we are continuing our positive momentum with carpet and paint. At Weaver Middle School we will follow what we did at Heritage last year and do new first floor carpet and paint. Heritage Middle School will be second floor carpet and paint. Then at Heritage Middle School and Weaver Middle School, we will do new lighting and paint in the commons area, then we will be buying new lunch tables for them using the same tables that we have at Memorial already. We did the paint at Heritage last year, so then their commons will get the remainder of the tile put in. On winter break this year we are doing new paint and new lighting in the choir and orchestra rooms at Heritage and at Weaver. We will do the flooring in the summer at those two buildings. We are planning some new paint and roof repairs on this building as well.

In the secondary schools, we have engaged Fanning Howey to do a comprehensive signage assessment in all of our exterior spaces. They have already done Davidson. The goal there is to clean up the signage, fix the signage, get signage within code compliance, replace a lot of signs and replace posts. Davidson is done. They are working on Heritage and Darby now. Once we get those done, we will determine if we are going to do that work in house or if we are going to outsource that.

Ms. Arnold asked then is this going to be the baseline to then do elementary?

Mark Dudgeon said yes, once we establish a model here, then yes, we will start going elementary by elementary. We wanted to do the secondary buildings first to see what dollars we would be talking and also to see if it is something we can support internally or if we are going to package that to go externally.

Rich Boettner said I think years ago we were limited in what the city would allow us to put at entrances and exits. Is that still the case?

Mark Dudgeon said yes, and they are following local ordinances on what we need to have or don't need to have. Our objective is, in some regards to be as minimalistic as possible because it is maintenance and it is more opportunities for stuff to get hit but also to provide an adequate amount of signage. The other thing, they are assessing all of our gates as well and making recommendations. Everything they assess is being loaded into a database with a recommendation on it is either good or needs to be replaced. We are also looking to standardize our type, the types of signage. As far as ADA accessible signage goes, it is a soup sandwich around the district of how many types and kinds of signs we have. We want to establish one sign which will be carried forward into design.

Ms. Arnold said and this includes traffic control, like no parking signs?

Mark Dudgeon said yes, all of that. Where we draw the line is nothing inside our stadiums. Nothing inside the stadiums is being assessed and no wayfinding signage that is affixed to the building is being assessed. All we are talking about is basically everything from the sidewalks out. It is the one way, the no smoking, the no handguns; everything that is on a post. They are also looking at pavement markings as they go as well.

Matt Middleton asked about the digital sign?

Mark Dudgeon said yes, the digital signage at all three of the schools is something we are going to have to pick up at another time in a different project and different funding. You know what the cost of that is. All of them need addressed and that will become a project. Just right now, it is not a project that has risen to a high priority for us but we do have that on our project list for the MFP. We have a placeholder for that.

Mike McDonough said and Rich, what I think you were referring to is that the high schools are really the only places we are allowed to have that. We have had several elementaries request that and it is a non-starter.

Mr. Vorst said obviously you guys aren't going to do any big projects in the buildings that we are replacing. Are there any projects that you foresee us having to do in the buildings that we are replacing that are more than just some easy cosmetic fix?

Mike McDonough said I would say nothing major. Obviously, we will continue to maintain and clean and those things. I don't foresee us, unless we run into some major hurdles with construction, I don't foresee us doing anything from a security vestibule standpoint with those three buildings. The one outlier might be the Beacon playground, depending upon our conversation with Amazon. The previous contact we had with Amazon had promised us dollars. If we still secure those dollars, we would move forward with that with the intent to take whatever we would put in and use that for the new building, but major things, no. Certainly if something breaks, we will address it.

Mark Dudgeon said for example, the unit heaters in that building, we are literally limping them along. We have salvaged some parts out of some other heaters to keep those going. It is a hope and a prayer. The refrigeration at Beacon, you can't buy that refrigeration anymore. When we get to the point where we are going to demolish that, we are going to evacuate all of that refrigeration and store it because we still have three or four other schools that use that same refrigeration so we are planning to capture refrigeration that is there. We are planning to tear down the unit ventilator, the unit heaters that are there and salvage as many parts as possible. But unless there is any catastrophic failure, in fact, an example, the Station roof is due. Its warranty has come up. Instead of investing dollars in that, we are going to defer on the \$1 million dollar investment on that and it will pay for service calls for the next

four or five years.

Mr. Vorst asked with your estimates for next summer, prices for construction services, equipment and HVAC stuff, is that leveled off yet?

Mike McDonough said it is starting to settle back a little bit which is good. Lead times are still a challenge which is one of the reasons why we still like to procure the equipment and get that part done before we secure the labor behind it just because of the lead times. We are still looking at eighteen weeks on some things.

Mark Dudgeon said to Mike's point, we will be coming to the board with a pre-purchase agreement on a couple of these project cooling towers. We will pre-purchase cooling towers. We can leverage some dollars by pre-purchasing but also it creates leniency in the lead times and then bidding the labor only on that package. We will continue to evaluate these things.

It is part of the reason why we decided to split the playgrounds and the security vestibules into multiple phases, hoping that lead times will soften a little bit but also pricing will start to come down. We want to use phase one as a tool to evaluate phase two.

A couple other big ones that stand out there, under technology, our phone systems in the district are due for an upgrade. We are in early conversations. You can see the ticket there, \$600,000 are the estimates we have gotten back. We have a consulting firm we work with, TTG will help lead us through that project.

Under Special Projects, the one that probably stands out there to a lot of people is Nightlocks Round 2. We have gathered information from our administrators around the district. We have paired that down to the spaces that will be on that next round; intervention rooms, PACs, gymnasiums and some offices. There are three or four others. Jill Fouss in our office is taking that information. She is compiling it on a spreadsheet and validating what we have gotten back from all the administrators against the space types we want to do so we can get to a final count. We also are working with Norwich Township to make sure what we use on a PAC or gymnasium meets their requirements.

Ms. Arnold said the first round only really hit classrooms, correct?

Mark Dudgeon said yes.

Ms. Arnold asked what exactly is a War Room?

Mark Dudgeon said we are looking into the viability of creating a space that can be used specifically for project planning, for scheduling and in doing so also creates hoteling space for folks that may be in or out of the building that need a place to work. We are looking around this building to identify a space that would work for that. Our goal is to have kind of a dedicated workspace for project planning, for project meetings, for being able to hang schedules on walls. Right now, obviously our conference rooms around the building are taxed and finding a dedicated space where we can roll plans out, leave plans out, do markups, do page turns with different groups is impossible. We are trying to identify space in the building we can use for that.

Are there any other project questions?

Matt Middleton said I have a quick question that has nothing to do with this. Our tennis courts were

redone three years or four years ago. Why, and I have noticed this on other tennis courts too, one, it is already cracking, the other part of this is what are all the spots that look like rust?

Mark Dudgeon said it is mineral staining that is coming up from the aggregate that is used either in the asphalt or used in the base.

Mike McDonough said when you say they were redone, they were recoated. They need torn out and redone.

Mark Dudgeon said the Davidson and Darby tennis courts are on the priority list in our athletic improvement bucket. At Bradley, we are going to invest in extensive repairs. We are going to punt their replacement. It will be five years. Yours will be full replacement.

Ms. Arnold said one quick question, as we look at Capital Projects and we get down to the bottom where it's \$7 million, this is obviously looking at the PI bucket.

Mark Dudgeon said we deferred \$2 million from Ridgewood.

Ms. Arnold said OK.