



## FACILITIES COMMITTEE

Mike McDonough, Deputy Superintendent  
Tuesday, March 24, 2026, 1:00 PM

HILLIARD CITY SCHOOL DISTRICT  
OPERATIONS DEPARTMENT

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### Committee Members

Kelley Arnold, Board of Education  
Sarah Byler, 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, Principal Hilliard Bradley High School  
Matthew Sparks, Principal Beacon Elementary

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# MINUTES

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### MFP Update

#### **New Construction Update**

There are no updates for Beacon, the preschool, and Brown as we are in a holding pattern waiting for pre-constructions meetings.

Mike McDonough shared the current floor plan for Brown Elementary and said that we have had several walkthroughs with Fanning Howey and Ruscilli. We have been working with Fanning Howey, Erin Dooley, Matt Trombitas, Lauren Schmidt and Scott Snyder on elements we would want to consider within a sixth-grade building. Mark Sholl and Jamie Lennox have been in that conversation as well, making sure we cover all our bases. We know that we need two larger spaces for band and orchestra. We also know that what is currently the music room could serve as our choir room. We took that knowledge and probably had seven or eight different versions and came down to one of these two options in the last week or so.

We plan on adding roughly 4800 square feet. Option 1 and 2 are very similar. We prefer Option 2 where we have moved the art room and added some storage. We think there's going to be roughly four teams, so we know that is 16 classrooms, and talking with Erin, just the way English and math are currently, we need one extra teacher in those content areas because of the time. They have two teachers that take some kids off team. We will need 18 general classrooms, five intervention-type classrooms that are spread throughout the building that would encompass SLP, SLSP, SBP, EL and a miscellaneous that right now we have listed as this MTSS room. We have expanded the IDC to the best of our abilities and added some restrooms to get our restroom count. We are going to do some slight modifications in the cafeteria. Then, if you are familiar with Tharp, they have the ILZ. We have created that space. Since this is going to be a smaller media center, we have created that space across the hallway that they can do some of those STEM type and Makerspace type activities. It's not going to be necessarily connected to the IDC, but it will be right across the hall. One of the things we will probably do is add a giant window here to make it feel like you are connected.

We are currently working with the team at Fanning and Ruscilli as well as HEAPY, to design the mechanical system. We know one of the huge, deferred maintenance items in this building is a new mechanical system. If you have been in Brown, one thing that is cool about it is how high the ceilings are, and right now, if you have been in Brown, all the heaters are in the room, so we feel like there is

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enough ceiling space that if we were to go to a duct system, we could do that. We would begin some of that work before we would potentially do any of the renovation work down the road.

The other thing that we are doing is we are going to camera all the existing plumbing in the building. It is very old and is underground. We are worried about being able to preserve some of the restrooms without having to rip up floors.

Ms. Arnold asked if we had a general sense if this was going to stay within budget? Mike said it will be over budget, but we have already structured PI to offset some of this mechanical work and deferred maintenance work.

### **Impact Chart Update**

Mike McDonough shared the original Levy Impact Chart along with a chart that shows the progress that has been completed thus far, highlighted in green, and what is planned for this summer, highlighted in yellow.

Every building is being touched in multiple different categories. In the building improvement section, nothing has been done there in terms of new construction. As you move into athletics, we did the weight room at Darby, the HVAC in the field house at Davidson and we recently completed the LED lighting in all three stadiums. In the next category, you see the playground work, down below you see where we addressed the vestibules last year.

What you see in yellow is what we have planned for this summer. In terms of athletic improvements, you see the tennis courts at Darby and Davidson, the playground work for the remaining elementaries except for the three new builds, the band towers, which are currently underway and will soon shift to green, probably in the next couple weeks under the Fine and Performing Arts. Down below, you see all the buildings we are going to hit with security vestibules.

We had to press pause on the turf for the middle school football fields due to costs being higher than anticipated. We will revisit this as we get further through this list.

We have been working with Rachel Eiferd from Schorr Architects throughout all of these projects and she has been phenomenal. She presented to the Board last night on the PAC improvements. We are working through the process to scope out those improvements. The challenge will be navigating performances while addressing the improvements. We anticipate the down time for Darby and Bradley to be about six to six and a half months and Davidson will be closer to seven and a half months. We have talked about different ways of phasing it. We will not do all three at one time, it will be something that we probably do in consecutive formats. We will work closely with the high school principals, Mark Sholl, and our construction team to make sure we get those done as best we can, knowing those resources are used 24/7.

### **Summer '26 Capital Improvement Update**

Mark Dudgeon went through the key points. Concrete repairs, sealing and striping, we will continue to scale that work as we go through the summer based on what we have done the last few years. One hundred thousand dollars doesn't go very far on each of those, but we feel if we continue staying consistent with that over the next three to five years, we will make good progress. Washington is the parking lot that is due for major replacement this year. That project is going out to bid next week.

District wide cooling towers, that project has reached substantial completion. Bradley roof recoating, phase three, they have kicked that off. We had a pre-construction meeting this week. That will start

June 1 and go to August 1. The HUB roof replacement will start June 1 and go to August 1 also. One of the projects we are excited about for this summer is a complete office refresh for Heritage Middle School and Weaver Middle school. That is going to be a total gut job from front to back. We just received plans back on that so it will go out to bid in the next few days. Office improvements, phase 2 secured entrances, we learned last year when we did Tharp, which Tharp is going to be the prototype model for all this year's, it gave us a good opportunity to go in and refresh those offices with new carpet, paint, and furniture as well. Not all the buildings that are on this year's list will require that type of full scope, but we are assessing that. That project is outside of the bond projects. We are running that through PI. We have some interior finishes at the ILC and Tharp.

Davidson's exterior signage is done, Darby has a few things to wrap up and we will be moving over to Bradley to do exterior signage. We talked about the grant we received at Davidson. That is 400 LED light fixtures with bulbs. Heritage and Weaver, new lighting in the commons.

Darby stadium locker rooms are getting an upgrade. The Station track, we are going to remove the coating then crack repair and sealcoat that track.

Phone upgrades are down to a little training. We have transitioned faxing to digital faxing. Our elevators and fire panels are off landlines and transitioned to cellular dialers.

We will be moving our digitized plans to the cloud.

### **Grant Updates**

The grant for lighting at Davidson High School was approved last night. It is a \$175,000 grant. The work is roughly \$420,000 and we will be reimbursed for \$175,000. Preliminary estimates are \$55,000 per year return on investment.

Night locks, we applied for and received the Attorney General's grant for \$70,000. We are planning to do the next round of night locks. We have already worked with building administration to identify spaces that don't have them that need them. Alyse is putting those on floor plans, and we are working with our maintenance team to get those ready to go. We have to actually walk the buildings to check a couple spaces because there is a different device we will need for PAC doors and that type of thing.

We are also going to use some grant dollars for school radio upgrades. We will upgrade to the district standard and anything above and beyond that buildings will have the opportunity to purchase more with their budget. That technology continues to advance and become obsolete very quickly.

We received a grant through the State of Ohio for bus improvements. State legislation came out last year with recommendations for school bus improvements. We will be retrofitting some of our buses this summer with some of those safety improvements.

### **Facilities & Grounds Requests**

We reviewed and approved the request from Memorial Middle School to add some painting for pickleball and 4-square on the access road out front by Walker Road and the area by the stadium to give kids more options in PE classes as well as at recess.

We reviewed the request from Brown Elementary for a new couch for the principal's office using the district furniture fund. This was not approved. The district furniture fund is intended to be used on things that would have a student impact. The building may use building funds for this.

## Wind Damage

We had significant wind damage at Bradley High school on Sunday night to the turf, goal post, bleachers, press box, etc. Something impaled the turf and tore it. Hellas is coming out to assess the turf damage. We had approximately 150,000 square foot of roof damage at Davidson. This is being assessed. An engineer is coming out to give a final recommendation. Darby had damage to the pole vault, high jump and concession stand. That repair is already in the works. We also lost part of Weaver's metal roof. Insurance claims have been started.

## Additional Discussion

Ms. Arnold asked, with energy prices and fuel prices going through the roof, how bad is that impacting us from a facilities standpoint? Mark Dudgeon answered on electric, the agreement we had in place until June of 2025, when we got to June of 2025 we purchased through Meta, Meta made the recommendation given how volatile everything was still in 2025, we would only hedge a four-month agreement. That took us to October. We are continuing to only purchase on four-month blocks. The cold weather we had in January and February affected natural gas. We are still locked in on natural gas and the futures on natural gas still look relatively stable. Power, nobody knows where power is going to go. We have a call twice a month with all the other districts where we look at what the trends are doing and then make a suggestion. It is still going up. Melissa is working to account for it as she does her annual forecast. We will never recoup that. All we can do is continue to offset with LED upgrades and things like that.

Ms. Arnold said she was wondering on our paving, how bad is that sector getting hit? Mark Dudgeon said we will know when we get these paving bids back what it is doing. We met with some contractors this morning on some other projects. Nobody is mentioning it just yet as far as those fuel surcharges and stuff we saw a few years back. As soon as we get these paving bids back, we will have an idea of what that is going to look like.

Mike McDonough said one thing we didn't mention last night at the board meeting is that two of the contractors that we awarded bids to last night are contractors that we worked with last summer so that is good to have that familiarity in place.

Ms. Arnold asked how are we doing on being on track for Beacon and new Brown at this point? Mike McDonough said he thinks at Beacon everybody has done what they need to do from the three entities, meaning us, Ruscilli and Fanning. Now, he thinks it is truly in the city's court to sign off. Unless there is something that was submitted incorrectly, we are just waiting to hear back from the city when we can schedule the pre-construction meeting. Brown is a different story. Brown, there's still lots of submissions that need to occur before we get to that pre-construction meeting. Mark Dudgeon said it is the same with Norwich.

Mike McDonough said Beacon is still in the window where we are in a good spot if we get it started now, we are still going to hit our deadline and Norwich we have more time because it is only 20,000 square foot addition. The one that makes him super nervous is Brown, if we get behind on it because everything pivots off it.

On April 7, Mark Dudgeon, Mike McDonough and the three principals are going to Fanning Howey to look at classroom furniture and select what we want to bring to each location for a two-week travel show. April 13 – 24 will be at Beacon, April 27 – May 8 is at Brown and May 11 – 22 will be at Ridgewood. We will have QR codes for students and teachers to provide feedback.

# District Wide Impact Chart for November 5 Issue #39



	Preschool	Alton Darby	Avery	Beacon	Britton	Brown	Darby Creek	Crossing	Horizon	Hoffman Trails	J.W. Reason	Norwich	Ridgewood	Scioto Darby	Washington	Station	Tharp	Heritage	Memorial	Weaver	Bradley	Darby	Davidson	Innovation Campus
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## Building Improvements

New Buildings				X		X							X											
Addition/Renovation	X					X																		
Enhancements <i>*Details at the bottom</i>		X	X		X		X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X

## Athletics

New Construction (Weight Room)																							X	
HVAC (Field House)																								X
LED Stadium Lighting																						X	X	X
Turf for MS Stadium Fields																		X	X	X				
Athletic Surface Improvements (Tennis Courts, Sidewalks, Curbs, Ramps, Pavement)																		X	X	X	X	X	X	X
Bleacher Renovations (Main Gyms & Stadiums)																		X	X	X	X	X	X	X
ADA Compliance																		X	X	X	X	X	X	X

## Playground

New playgrounds with ADA compliance		X	X	X	X	X	X	X	X	X	X	X	X	X										
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## Fine & Performing Arts

Stage/House Lighting (PAC)																						X	X	X
Carpeting																		X		X		X	X	
Seating (PAC)																						X	X	
Cloud Panels																						X	X	X
Band Tower																						X	X	X
Soundproofing (Music Areas)																		X		X		X	X	
Painting																		X		X		X	X	
ADA Compliance (PAC)																						X	X	X

## Safety & Security

Visitor Entry	X	X	X		X	X	X	X	X	X	X	X		X		X	X	X		X	X	X	X	X
Enhanced ADA Compliance (For every building entry)	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Doors & Hardware (Keys, Locks, Doors, Openers, Card Access)	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X

\*Enhancements: Technology, Furniture, Flooring, Paint, Stair Treads, Ceiling Tile/grid, White Boards, Building Signage

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	Preschool	Alton Darby	Avery	Beacon	Britton	Brown	Darby Creek	Crossing	Horizon	Hoffman Trails	J.W. Reason	Norwich	Ridgewood	Scioto Darby	Washington	Station	Tharp	Heritage	Memorial	Weaver	Bradley	Darby	Davidson	Innovation Campus
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## Building Improvements

New Buildings				X		X							X											
Addition/Renovation	X					X																		
Enhancements <i>*Details at the bottom</i>		X	X		X		X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X

## Athletics

New Construction (Weight Room)																						X	
HVAC (Field House)																							X
LED Stadium Lighting																					X	X	X
Turf for MS Stadium Fields																		X	X	X			
Athletic Surface Improvements (Tennis Courts, Sidewalks, Curbs, Ramps, Pavement)																		X	X	X	X	X	X
Bleacher Renovations (Main Gyms & Stadiums)																		X	X	X	X	X	X
ADA Compliance																		X	X	X	X	X	X

## Playground

New playgrounds with ADA compliance		X	X	X	X	X	X	X	X	X	X	X	X	X	X								
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## Fine & Performing Arts

Stage/House Lighting (PAC)																					X	X	X
Carpeting																		X		X		X	X
Seating (PAC)																						X	X
Cloud Panels																					X	X	X
Band Tower																					X	X	X
Soundproofing (Music Areas)																		X		X		X	X
Painting																		X		X		X	X
ADA Compliance (PAC)																					X	X	X

## Safety & Security

Visitor Entry	X	X	X		X	X	X	X	X	X	X	X		X		X	X		X	X	X	X	X
Enhanced ADA Compliance (For every building entry)	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X
Doors & Hardware (Keys, Locks, Doors, Openers, Card Access)	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X

\*Enhancements: Technology, Furniture, Flooring, Paint, Stair Treads, Ceiling Tile/grid, White Boards, Building Signage

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## Building Improvements

New Buildings				X		X							X											
Addition/Renovation	X					X																		
Enhancements <i>*Details at the bottom</i>		X	X		X		X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X

## Athletics

New Construction (Weight Room)																							X	
HVAC (Field House)																								X
LED Stadium Lighting																					X	X	X	
Turf for MS Stadium Fields																		X	X	X				
Athletic Surface Improvements (Tennis Courts, Sidewalks, Curbs, Ramps, Pavement)																		X	X	X	X	X	X	X
Bleacher Renovations (Main Gyms & Stadiums)																		X	X	X	X	X	X	X
ADA Compliance																		X	X	X	X	X	X	X

## Playground

New playgrounds with ADA compliance		X	X	X	X	X	X	X	X	X	X	X	X	X	X									
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## Fine & Performing Arts

Stage/House Lighting (PAC)																						X	X	X
Carpeting																		X		X		X	X	
Seating (PAC)																						X	X	
Cloud Panels																					X	X	X	
Band Tower																					X	X	X	
Soundproofing (Music Areas)																		X		X		X	X	
Painting																		X		X		X	X	
ADA Compliance (PAC)																					X	X	X	

## Safety & Security

Visitor Entry	X	X	X		X	X	X	X	X	X	X	X		X		X	X	X		X	X	X	X	X
Enhanced ADA Compliance (For every building entry)	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Doors & Hardware (Keys, Locks, Doors, Openers, Card Access)	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X

\*Enhancements: Technology, Furniture, Flooring, Paint, Stair Treads, Ceiling Tile/grid, White Boards, Building Signage



# Capital Projects | FY 2026

Created 3/23/25 | Rev

PROJECT	BLDG	TASK	CONTRACTOR	FUNDING	STATUS	ESTIMATE	ACTUAL	START	END	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	
PAVING	DST	Concrete repairs			Planning	\$100,000.00																
	DST	Sealing & striping			Planning	\$100,000.00																
	WES	Parking lot paving			Planning	\$1,200,000.00																
						<b>\$1,400,000.00</b>	<b>\$0.00</b>															
BUILDING IMPROVEMENT	DST	Cooling towers (DCR,HZN,HUB,HDV,HCR,NOR)			In Progress	\$1,200,000.00																
	HBR	Roof coating Phase 3/3			In Progress	\$1,300,000.00																
	HUB	Roof replacement			In Progress	\$800,000.00																
	WMS/HMS	Office renovations			Planning	\$500,000.00																
	DST	Office improvements (Phase 2 secured ents)			Planning																	
	ILC	Stairwell Entry Flooring			Planning																	
	HTH	Hallway Paint			Planning																	
						<b>\$3,800,000.00</b>	<b>\$0.00</b>															
SITE IMPROVEMENT	HDB	Exterior signage upgrades			In Progress	\$30,000.00																
	HBR	Exterior signage upgrades			In Progress	\$30,000.00																
	HDV	Lighting Upgrades			In Progress																	
	DST	Commons lighting (WMS,HMS)																				
	DST	Wind repairs (ILC, HDV, HDB, HBR)																				
						<b>\$60,000.00</b>	<b>\$0.00</b>															
ATHLETIC	HDB	Visitor stadium RR/concession				\$150,000.00																
	HMS	Tennis court removal & restoration			Planning	\$25,000.00																
	HDV	Golf simulator			In Progress																	
	HMS	Weight room			Planning	\$10,000.00																
	HMS	Outbuilding improvements			Planning	\$5,000.00																
	HST	Track coating removal & sealing			Planning	\$10,000.00																
						<b>\$200,000.00</b>	<b>\$0.00</b>															
TECH	DST	Server & storage																				
	DST	Computer upgrades																				
	DST	Phone upgrades			In Progress	\$600,000.00																
	DST	NVR replacements																				
						<b>\$600,000.00</b>	<b>\$0.00</b>															
SPECIAL PROJECTS	DST	Nightlock Round 2			Planning	\$50,000.00																
	DST	Plans and prints digitized			In Progress	\$50,000.00																
	DST	Design standards			In Progress	\$50,000.00																
	DST	Exterior door assessment			In Progress																	
						<b>\$150,000.00</b>	<b>\$0.00</b>															



# Capital Projects | FY 2026

Created 3/23/25 | Rev

PROJECT	BLDG	TASK	CONTRACTOR	FUNDING	STATUS	ESTIMATE	ACTUAL	START	END	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
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<b>(Pending Funding)</b>	DST	Courtyard improvements																					
	ILC	Carpet, paint (lower level)																					
	DST	High school digital signs																					
						\$0.00	\$0.00																

<b>BOND PROJECTS</b>	DST	LED Stadium lights (HDV,HDB,HBR)			In Progress																			
	DST	Band towers (HDV,HDB,HBR)			Planning																			
	DST	Playgrounds Phase 2 (WES,THE,ADC,DCE,SDE)			Planning																			
	DST	Secured Entrances Phase 2			Planning																			
	DST	Varsity tennis courts (HDV,HDB)			Planning																			
	DST	PAC improvements			Planning																			
						\$0.00	\$0.00																	

<b>OPERATIONS</b>																							
							\$0.00	\$0.00															

	ESTIMATE	ACTUAL	OVER	UNDER	COST BY FUND:	ACTUAL
Paving:	\$1,400,000.00	\$0.00	\$0.00	\$1,400,000.00	001:	
Bldg Improvements:	\$3,800,000.00	\$0.00	\$0.00	\$3,800,000.00	003:	
Site Improvements:	\$60,000.00	\$0.00	\$0.00	\$60,000.00	004:	
Athletics:	\$200,000.00	\$0.00	\$0.00	\$200,000.00	Food Service 006:	
Technology:	\$600,000.00	\$0.00	\$0.00	\$600,000.00	Grant:	
Special:	\$150,000.00	\$0.00	\$0.00	\$150,000.00	Donation:	
On Deck:	\$0.00	\$0.00	\$0.00	\$0.00	Other:	
Bond Projects:	\$0.00	\$0.00	\$0.00	\$0.00		
Operations:	\$0.00	\$0.00	\$0.00	\$0.00		
	\$6,210,000.00	\$0.00	\$0.00	\$6,210,000.00		\$0.00
<b>Amount Under Budget:</b>						