



FACILITIES COMMITTEE

Mike McDonough, Deputy Superintendent
Thursday, April 10, 2025, 3:00 PM

HILLIARD CITY SCHOOL DISTRICT
OPERATIONS DEPARTMENT

Committee Members

Kelley Arnold, Board of Education
Beth Murdoch, 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

Summer 25 Project Update

Mark Dudgeon: Just a quick run through of what we have on the books right now for summer of 25. There at the top, concrete striping and sealing, that is all still in an early, early scope development, obviously kind of following suit with what we've done the last couple years. We've carved out dollars from PI, and then we'll scale the projects based on the budget that we've got to spend, assessing as we go and repairing the worst areas of the striping. What we know for striping is our parent and student lots at Davidson and Darby are top of the list for striping.

Following kind of along the lines with striping, just to jump down a little bit somewhere down the line here we'll see. In one of our previous meetings, we talked about having Fanning Howey come in and do an exterior signage assessment for us. They did Davidson first, and then following Davidson they did Darby and now they are working at Bradley. In parallel with that, now we're doubling back and we have a contractor coming in to start the replacements at Davidson. Once they do Davidson, then they'll do the replacements at Darby, and by then Fanning will be done with Bradley, and then they'll go to Bradley. We're standardizing our signage at all of those locations. We're using some city standard stuff and then where we're not using city standard signage, we're establishing our own standards so all three campuses will match. When I say Davidson, that is pulling Weaver in as well. So, Davidson and Weaver new signage. Then when we do our striping this summer, the pavement markings will become standardized as well, the size of arrows we use, the accessible stencil that we use, all of that will then be clean across all the locations.

Ms. Arnold: Sorry, real quick, with the Bradley one, how long do you anticipate the whole cycle taking? Like, we'll wrap all that up maybe next summer or the following summer?

Mark Dudgeon: Next summer. So, Davidson signage, I just talked to him today. They ordered all the signage. They're going to do that work on weekends. They're expecting Davidson to last about approximately a month. And we're talking, Davidson and Weaver, we're talking over 200 signs. Some places we're consolidating, for example, with some of the entrances we have the no tobacco and the no firearms signs, there's new language now around the no tobacco, new state language that includes the vaping, so that sign, but we have on one sign, we have no tobacco and a speed limit, and on another sign, we have no firearms and three other things. So, we're streamlining that and minimizing. The message will all be the same, just the way it's displayed will be much more efficient. I'm anticipating that Bradley will be next summer, next spring to next summer. I don't think we'll get there this year.

Ms. Arnold: Okay.

Mark Dudgeon: Cooling Towers - This is a project that has been designed. We are re-scoping that. We have pre-purchased the cooling towers. The cooling towers is going to go back out to bid sometime in the next two weeks. That's going to be re-scoped into three smaller projects.

Bradley Roof Recoat - We had pre-construction meeting on that yesterday. They are actually going to start some of that work in early May, because phase two includes some of the work, some of the roofing out in the stadiums.

Washington Elementary Shingle Roof - We had the pre-construction meeting on that. We've picked the shingle colors on that. We picked the metal colors. That's going to start the first of June.

Furniture - We've got more furniture this summer than we've had traditionally. We've got some furniture coming in here to Central Office. And then we're going to look at some schematics on that. Our War Room is getting new furniture. Our Welcome Center is getting new furniture. There are a couple other small areas in the building we're working on furniture packages. Heritage Middle School, Weaver Middle School are getting new commons tables. We're going to follow the standard that we created at Memorial with kind of dual-purpose table, and we're going to replace tables at Weaver and Heritage. Then at Tharp, as part of our security vestibule project, Tharp is the first school of that floor plan that we're doing and with that, we are taking the opportunity to refresh that office suite, new carpet, new paint, new furniture for the secretaries there as well.

Paint - We've got another document that we'll share. It kind of goes into detail with paint, but basically Weaver, Tharp, Heritage Middle School, Central Office and our high school kitchens are all getting paint this year. With so many interior finishes projects scheduled for summer, here's a breakdown of what's getting painted this summer. Now this is absent of any last-minute requests that come in, but honestly, as you can see there, we have two vendors that we have basically maxed out their capacity for summer with \$126,000 worth of painting this summer. You can kind of do the rundown. Weaver, we will follow suit with what we did at Heritage last year. Heritage, we're doing the performing arts spaces. That should be, that's the offices at Heritage. We did the choir and the orchestra rooms. We will be doing the same thing at Weaver. Central Office, our main corridor, the War Room, the Welcome Center and this room is getting a refresh as well.

Flooring - You can see there \$352,000 worth of flooring this summer around the district. I wish I would have added a column there with square footage. That is a heck of a lot of square footage of new flooring. That's a big splash there with new flooring. Heritage Middle School, the reason that that dollar amount is so much more, we pre-purchased the tile last year for the commons. But think about the commons, the same tile that we have in the main atrium will go throughout the commons this summer. It is super labor intensive to break up all of that old tile, to grind that down to concrete to skim coat all that. Now Weaver, we are not doing new tile at Weaver just yet. That tile, we feel like still has some life in it, so we're going to hold on tile there. Security entrances that is an owner provide. That's one thing that we split out of the bid package for the security entrances. The reason we did that is with so much other flooring happening in the district, it was more, there was a better economy for us to have one of our current contractors do 1,800 or 2,000 square foot of carpet than it was to put that into the bid package. It would have cost us more by putting it in the bid package, so we broke it out. We will do the flooring in those spaces ourselves.

The bottom of that spreadsheet has some lighting. New lighting in this building, new lighting at Heritage and Weaver commons as well.

Then you can see the furniture there. This is basically an additional detail beyond what it is on the sheet

here.

Ms. Arnold: Just a quick question on the vendor, where it says Insourced, is that a vendor or us?

Mark Dudgeon: That's us.

Ms. Arnold: Okay

Mark Dudgeon: Yes, internal resources.

Site Improvement - We're doing some planning, long term planning for repainting this building, caulking the windows and some of the architecture on this building, doing some roof repairs.

Exterior Signage Assessment - You see there, and then the signage upgrade follows right in there at Davidson and Darby.

Athletics - We're still trending on getting those middle school tennis courts removed at Heritage. We are about a week or two weeks out from finishing up the visitor restrooms at Davidson and then we're doing some press box work at Bradley on some windows that have gone bad and need replaced.

Rich is not here to talk about his tech projects. The one tech project that I can speak to are those phone upgrades. We had kickoff meeting the other day. This summer, we will be transitioning to a new phone system in the district, which means 1,256 phones around the district will get replaced with new technology.

Ms. Arnold: NVR replacement?

Mark Dudgeon: The NVR is basically the hard drives for our cameras. That's one, we started some NVR replacements last year.

Mike McDonough: Video recorder but I don't know what the N stands for.

Mark Dudgeon: It's basically the bones of the camera system.

Ms. Arnold: Three letter acronyms on these, like, what is it?

Mark Dudgeon: Some special projects down there. Night locks is probably the one that resonates the most with all of us. We've gathered all the information from our administrators around the district, we have established what the next phase of night locks will be, and now we're partnering with Norwich Township to find suitable devices in some of those specialized spaces.

The War Room - we'll talk about that.

One of the other ones there that probably doesn't mean a lot to many people is wash basins. A lot of our elementary schools still have the old terrazzo aggregate type basins. Two years ago, we started replacing those with the stainless steel more durable basins. Two years ago, those basins cost \$4,200 a piece. We just ordered ten new ones, and they've gone in two years from \$4,200 to \$6,500 a piece. So, \$65,000 on ten new basins. We're very, very fortunate that the last maintenance coordinator we hired is a highly, highly skilled plumber, commercial plumber, and he has taken on a lot of these projects for us. This is one that he's taken on and is going to replace those using internal staff, which will save us a lot of

money. And then hot water heaters as well, working on getting some of our hot water heaters around the district replaced.

CO Renovation Layouts – War Room and Welcome Center

The War Room - Basically what we're doing, here's an overview of this space that we're creating. This space is on the backside of where Marcia sits. Right now, it's 27 cubicle spaces, and we kind of did a time study there and what we realized is that of the 27 spaces, that it's some of our wellness folks as well as some of our special education folks. But of the 27 cubicles, across the six-week period that we assessed how often those spaces were being used, what we found was that as we averaged the time out, no more than three cubicles at any one time were ever being used.

What the need is? We have a need for a dedicated conferencing space that would be dedicated to Operations outside of a reservable space. This space will host meetings with architects. It will host pre-bid meetings. It will host bid openings. It will host pre-construction meetings. It will host this meeting for this group. Anytime Dave or Mike or Melissa are meeting with our bond counsel or anything like that, this is the space. Scheduling boards will be on the wall. It'll be collaborative and transformative furniture that'll be in there.

To accommodate our partners that work in that space currently, against one of the walls we're putting in new flexible space. Seven workstations will go in there. There is a little room that you see up there, a six by eight room outside of the conference room, that'll be a private room. It'll also be a private room dedicated for our nursing mothers that are in the facility that need a space to take care of that. We don't have a space dedicated to that. This will serve the purpose for that. The seven workstations that you see there against the wall on the bottom side of the conference room, those are flexible workstations. So, for the 27 people that have cubicles in there now, this is the space where they will come and work. The technology will be there. They'll come there and work. And when they're not in there working, it'll be flex space or hoteling space for other folks that are in the building that need a place to sit down and work. Combining a variety of storage options for them, with laterals, with cubbies, lockable and there on the bottom left, you can see kind of what the workstation will be.

It's a more efficient and more economical use of the space than what we have now, and as we continue to get cramped for space in all of our buildings, just finding creative solutions like this to accommodate everybody is what we are looking for. Our internal operations guys are going to build this room this summer, and so we're hoping to be into this space by the start of the school year.

Then, in addition to this, as we refresh the front corridor, the main corridor there, our Welcome Center is very tired. The space in there is very clunky as they continue to get taxed with the number of folks that are visiting that space, we felt it was time to give that space an update, and so in collaboration with Jill and the ladies in the Welcome Center, we had our furniture designer put together some different options for what that space could be reimaged into. This is what we came up with for our Welcome Center. New paint, they're going to get new paint in there. They're going to get new carpet. They're going to get new furniture. We are taking them offline May 1. They're going to set up, we're going to set up temporary digs for them in half of the Jaguar room while we renovate this space, and then sometime around June 15, we'll have them move back in ahead of their summer rush. This furniture will also be the same finishes for new furniture in that hallway. The dated couches and chairs in the front hallway are going to get filed out back and then we'll put new furniture in there with the new carpet. As part of this kind of Central Office refresh, all of our signage, all of those old school pictures, all of that is coming down. Once we get new paint and new carpet in, we'll work with Tanner then to start creating new branding for the front, including the space here.

Ms. Arnold: I was just noticing how faded some of the pictures of the schools were as I was coming in. Can we go back to the Welcome Center real quick? So, like that little table that's over there on the right, is that for kids?

Mark Dudgeon: Yes, it is. Then you see right by the door, there's a little, they're changing their operation up this summer to give them, they're going to bring in additional support staff to help with the peak times of registration and such. This is a flexible space for that person to be able to work at, and so this is more of a queuing desk as folks come in. What you don't see is out in the hallway from here, we'll have more of a seating area for the Welcome Center. Right now, they kind of sit in the Welcome Center. They kind of congregate. There's not really any real methodology to where people are. While there will be some vinyl seating in the corner there, you kind of see like a sectional seating, that'll be some waiting space, but the primary waiting space will be in the hallway with furniture and then that flexible desk when they're not in their peak demand, that can be moved around to the back and used for a work platform or something like that.

Ms. Arnold: Thanks.

Mark Dudgeon: Any questions about furniture or any other projects in general?

Mike McDonough: You've been talking a lot. I can skip down to the MFP update and then go back to the energy if you want.

Mark Dudgeon: Yes, sure.

MFP Update

Mike McDonough: We thought it would be just beneficial to kind of go through, I know we did a kind of a really high level one at the board meeting a couple of weeks ago, but we wanted to go into a little bit more detail to kind of provide a status update on everything related to phase one of the MFP.

The first process I want to talk about is the new construction, which would include the three new elementaries, the new preschool as well as the renovation project. What I tried to do, this is very, very high level. There's a lot more details in each one of these phases, but I tried to get you, just to understand the different phases that we go through throughout the construction project. We're doing, as I've mentioned before, we're doing a little bit different model this time, CMR, Construction Manager at Risk. Part of that process there is really what we're headed towards right now, is that fourth bullet. But with the Construction Manager at Risk, you establish a guaranteed maximum price. You won't go over that price. Certainly, there are decisions that will be made throughout the process when you come into some unforeseen conditions that you may have to value engineer some things, or make decisions on utilizing contingency money that you have available with the project to be able to move forward.

Right when we started the process of designing the new elementary, so when we first initially started, we used Washington as a model. That was our conceptual design phase. We started that conceptual design phase, starting with a basis of design and then making tweaks to that design. We involved principals as part of that process, even as we moved into the schematic design phase, which is where we are currently at now. This is where you start to see the building take more characteristics with programming aspects, as well as bringing some three-dimensional aspects to it. We're coming down to the end of that and I'll talk a little bit about where we're at in each one of those. When we get done with this schematic design then we go into the design development. This is where really the nuts and bolts of the costs and the actual details of plans and drawings and all those things start to come to life. So, in that design development phase, as we get into that phase, we'll start to initiate some of the board

approvals in that phase as we move out of schematic design, but we'll really start to hone in on what the true costs as we start to estimate the project are. And that's where we go to moving to establishing that guaranteed maximum price, which we would bring in front of the board.

From there, you go through the typical project process. You would go through the subcontractor bidding. Obviously, we have the general contractor already in place with Ruscilli Construction, and then they're going to obviously hire subs for the various elements within the building, and then substantial completion, completion as part of that construction process. I just wanted to provide those generic phases for you just as we go through this process.

Where we're at with Brown, the new Brown Elementary right now, we're currently, I would say with all of these projects, we're currently in that schematic design phase. What we are currently tasked with in the moment, many of you have seen a floor plan of the prototype, because we plan to use the same floor plan for Brown, Beacon and Ridgewood if we can. We've seen some of that floor plan already. As we brought Ruscilli on board, we quickly realized that, and it's nobody's fault, but we quickly realized that the square footage that we had originally budgeted for crept up a little bit. In fact, it crept up almost about 5,000 square feet. Over the last couple of weeks, we've been working as a team to dial back some of that square footage, and we're almost done with that. Carol, I know is going to see it tonight. I know that one of the things that you would want to share with the bus tour next week is some floor plans. We're not quite ready to do that yet, so we plan to, as it says down there at the bottom, we hope to be done with that, this whole schematic design portion by the start of May, mid-May. At that point in time, I think we would feel really comfortable with starting to really release those floor plans to the public and be able to really talk in detail about the different elements of the building. We met with them earlier this week and shaving off some of the square footage of the building to get us back in line with what we had originally projected. Keep in mind, when we originally started the process, we were aiming for approximately 70,200 square feet. As we worked with principals, worked with our design professionals, that square footage was approaching 75,000 square feet, and we just wouldn't have enough money, especially with the unknowns, with the tariffs and everything going on, we just knew we wouldn't have enough money and kudos to Mike Mancini with Ruscilli. He's really pushed our team, as he's gotten involved, to think about how we can value engineer with these buildings. As of Monday, we've got that square footage down to 70,624. Still the largest elementary in the district by 10,000 square feet. Our largest elementaries are 60,000 square feet. You got places like Beacon that aren't even close to 50,000 so this will be a Taj Mahal compared to the buildings that we are replacing.

All of the testing, we did a lot of testing over spring break, even leading into spring break. I'm sure Matt probably thinks the wildlife investigators are on his property, because they're out there every week doing things.

Matt Sparks: Our kids are mystified by this giant drill.

Mike McDonough: We're just about done with testing at all locations, including Beacon, Ridgewood and the new preschool, and everything's been coming back favorable, which is good, which is great. The last thing that you want to do is get into a ton of soil remediation. Doesn't mean we won't have any but certainly, if you can avoid some of those costs and complications, it makes the project go well.

The biggest hang up with the new Brown Elementary is going to be the annexation process. There are multiple components within that annexation process. The first being, as you see there, a traffic study. That traffic study is probably about 90% complete. There's some work on Fanning's side, as well as in collaboration with the city, to determine, because we're going to be forced to build some of that road, whether it's the Morris Road connector or whatever you want to call it, but some of the road that would

extend Walker Road eventually to Muir Parkway. But we're going to be forced to chip in for part of that. We really fought really hard to minimize the amount that we're going to build, but that's kind of where we're at right now is determining where that is going to be located. Once that decision is made, then we know exactly where our property line will be, and we can execute the purchase agreement that we have. We've only purchased, we've only put in earnest money so far. We can execute that purchase agreement, provide all of the exact site layout and the site size, parcel size, excuse me. And then the big Darby accord would need to sign off on that, and then it would go to the City of Hilliard Planning and Zoning to go through that.

I think those last two bullets, I won't say that they're pretty much rubber stamps, because they do take time, but we're doing the heavy lifting right now to get to those two pieces. Once those two pieces are done, then the project can move on pretty quickly. We have a target of mid-May. We've created some general milestones related to each of these projects, and we have a target of mid-May to be done with the schematic design and move into that design development which is really where we start to get a good idea of what that guaranteed maximum price is.

As you look at Beacon, pretty much the same on the design, but it's going to be the same building. The issues that we're running into there, it's not an annexation issue, now it's more of an issue of we want to be able to, and all signs are pointing towards us being able to build this building while school is in session, which is huge. Now, there's going to be some costs associated with that, and we're still working through some of those costs and what that's going to be. The big thing is, there's some underground utilities, some sanitary and sewer that we're trying to orient the building in such a manner that we are minimizing the amount of redirection we have to do with that. We've got a pretty good idea right now of what that's going to be, and certainly Ruscilli has been very helpful with that.

And then obviously with these sites, Matt, I'm sure can talk to how traffic flow is not perfect. Then, as we learned the hard way through the construction of Memorial, Norwich Township Fire has some code restrictions that require them to be able to have 360-degree access of the site. They've been wonderful to work with. I mean, of all the people that we have worked with so far, if I could work with Norwich Township Fire Department, I would work with them all day, every day. They've been great and being creative with how they can get to that 360-degree access. We will probably beef up portions of the playground pavement on some of these sites to be able to use that and then use gates to man that off so regular cars aren't driving onto our playgrounds

Ms. Arnold: Real quick on Beacon, are we having conversations with the nearby businesses to access and utilize to make this all happen, or are we still going to, are we going to be able to do it just all on site?

Mike McDonough: Right now, we feel like, we feel pretty good that we're going to be able to do it where we're at. The challenge, one challenge that I didn't put on here, nor did I put on, maybe I did put it on the preschool slide. One of the challenges we're going to have is the city's requirement on parking. That's why I was asking all those questions about when you have a parent event or community event. How do you typically structure those? You said usually two grade levels at a time. That was what I was looking for because...

Matt Sparks: Right now, we have maybe 60 parking spots.

Mike McDonough: If we were going to go by the letter of the law and put in the amount of parking that would be required if we were going to account for every parent being there, we'd have an asphalt jungle out there.

Matt Sparks: We literally don't have, we have no events where we invite everybody, every kid, yes, but not everybody.

Ms. Arnold: What's the code for the footwear footage, approximately?

Mike McDonough: I don't have that number off the, there is a multiplier, I can't remember...

Ms. Arnold: I know it is square footage, then so many ADA and then depending on how many rooms, and...

Mike McDonough: Staff is a counter, you have to have a spot for every staff member and then there is a certain multiplier by the number of people that are going to be there, I don't know. Jenn or Bruce, the next time you see them...

Mark Dudgeon: If it is childcare, it's one space per 350 square feet of usable space. Education is one space per 300 square feet.

Mike McDonough: So again, testing has been ongoing there, and we are trying to mirror the, at least on the front end of this project, we're trying to mirror the same milestones that we are with the new Brown.

With the preschool addition, the one benefit that the city did provide us to Mark's point, they said, from a parking standpoint, take into account the entire campus and use whichever method is to your benefit, which oftentimes the city doesn't do. So, use the child care number or the school number, whichever is more beneficial to you. We do know that there's going to be additional parking needs there. Obviously, there are some traffic flow concerns, and I have a preliminary diagram that I will show you on how we plan to address that as I am sure if you saw the Facebook post, that was the number one feedback we got, not necessarily agreeing with our decisions. This is where I mentioned earlier that Norwich Township Fire has been awesome to work with. Certainly, for us to put in 360-degree access on that Norwich site, that would be near impossible. There is additional, not to get too granular, but there's additional pieces in the code that if there's, you can go, you have to be within 150 feet of any portion of the building, and you can actually extend that up to 450 feet. Norwich Township Fire Department, and I'll show you when I get on this diagram, has been very gracious to say, if you extend just a little bit of a roadway from Britton's parking lot to the west that we can get close to the back of the building and make it so that we can, and they didn't even ask for a turnaround, which was even better, if you can get us to within 150 feet, then we'll just back the truck up.

Matt Sparks: Can I ask one quick question?

Mike McDonough: Sure.

Matt Sparks: If we're able to build and then say, Brown gets annexed and they're able to build this, does Ruscilli have the ability to build at the same time?

Mike McDonough: Yes, that was one of our big questions through construction. In fact, Ruscilli, we timed up great with Ruscilli. They've got a team that's finishing up The Well, some of those folks are going to transition to us, and then they're finishing up a project in Pickerington, and some of those folks are going to transition to us too. They've got more than enough capacity.

Matt Sparks: Because I get parents sometimes asking are we first? It's not a line. If we can just not have

to go somewhere else, we're still doing better than any other option. It's not a race.

Mike McDonough: When we get to this, when we get to that design development phase and start establishing what that guaranteed maximum price is, then I think that's when we'll feel really comfortable too about publishing a true timeline as to when things will happen.

Matt Sparks: Okay.

Mike McDonough: Ridgewood, I'll say that we're in a schematic design phase, simply because it's going to be the same process, or the same building for the most part but we don't, the timeline for that, we know for sure we're going to have to relocate that so we're not in as much rush. There is a small portion of land on the northeast corner of the site that we do not own that used to be some kind of waste treatment, something or other, and we're trying to track down who actually owns it and what is the functionality of it. I don't think there's any functionality of it, but we were tracking down if we can acquire that, not because we need it to build the building, but more so to improve traffic and parking once we do get a building up on the site.

Ms. Arnold: Who is the current owner of record?

Mike McDonough: I think it's Franklin County.

The renovation from Brown Elementary to whatever we're going to call it sixth grade building, last Monday, we had members of our team, Ruscilli, Fanning and the Hilliard team, we walked the site. Obviously, we have a lot of things to consider as we begin this renovation project beginning with all of the deferred maintenance needs. According to our facility database system, we have roughly \$2.1 million in deferred maintenance needs that have been identified for that building. We believe that that number is going to be larger, because we're not necessarily going to replace like for like when we do mechanical upgrades. We will probably upgrade those systems, taking out the heaters in the room, and doing more of a universal type system. We definitely are going to need to work with our sixth-grade folks as well as our curriculum folks to identify the gaps that we need to account for when putting in spaces that elementary buildings aren't programmed to do, whether that's music programs, those types of things. We do know that we're going to build a larger cafeteria space there, and that would be part of that design, the addition.

As we define that renovation, not only just what the classrooms and hallways are going to look like, there's going to be some impacts as we start to get into restrooms and those types of things. Once we start touching the restrooms, then we start needing to consider ADA impact, which would probably eliminate some of the number of fixtures that we have within these restrooms. Then there's also going to be other code impacts. We had roughly \$8 million set aside for this project originally. I think we're going to need a lot more than that but we feel pretty good about some strategies that we've talked about behind the scenes in terms of addressing those deferred maintenance needs through PI over the next several years, rather than using bond money to do that. I think we'll be able to piece and part some things together to do what we need to do to get to that point.

Let me pop out of here real quick before I move on. I just want to go to this preschool. Obviously, some of the feedback that we got around the preschool was that the traffic pattern there is already a nightmare. Here's where the new preschool will be located. The drive that I was talking about before would be somewhere here, and it's not even going to go all the way to this point over here, but somewhere over here, playground will be back here. What we are trying to do, and we may even do this before we do anything with the preschool, is we want to add a parent and or bus drop-off loop here,

most likely parent drop-off loop. Feedback that we got from the city is, is we need to free up basically 600 lineal feet of traffic backup so we're trying to do that through this loop, and additionally adding another lane right here off of Britton Parkway to increase the stacking for cars as they come in. We're engaging Ruscilli in that conversation right now. I think he's actually putting pen to paper on what this could be estimated as. We believe that we have enough money set aside for the preschool to account for all of this already, so it's not going to be an additional cost. But like I said, we may start doing that work, I am just throwing out an idea, next summer, even before we even do anything with the preschool to start addressing some of those.

Ms. Arnold: Mike, can you slide back down to the loop there? I can't tell, it does look like there's a center lane there, right? Yes, a center turn lane already so we don't see much impact in terms of road widening or anything like that.

Mike McDonough: Certainly, we need to get this in front of the City of Hilliard. This is just a proposal right now. This is nothing official. We're just trying to come up with some, that was one of the things, they were amenable to us putting the preschool here, but certainly wanted us to address some of the traffic issues that we experience.

Ms. Arnold: If we could avoid taking out trees here that would be lovely too.

Mike McDonough: My guess is we will take out some trees here, but we'll plant some more. We're planting three at Crossing coming up on Arbor Day.

Mark Dudgeon: Kelley, to that point we are starting, have started, a district wide tree assessment as well.

Ms. Arnold: You know how I feel about my trees.

Mark Dudgeon: That is in thanks to the feedback we've gotten from the Far West Side Area Commission.

Ms. Arnold: Much appreciated

Mike McDonough: Playgrounds, and I'll show you some pictures of playgrounds here in a moment as well. But as you know, six buildings will be getting new playgrounds this summer. That timeline that we had out for bid has already transpired. That project estimate was \$3 million and it came in just under that. I was really nervous about this, and we're excited about this. I know that there's some initial concern in terms of the size of these playgrounds and how they are going down, but I can assure you that there's going to be more inclusivity on these playgrounds. There's a similar number of features, if not more. But what really is exciting, I think, is it's going to be more manageable for our maintenance team to maintain. We're going to add green space as a result of this, and the hard surface areas are going to get drastically improved throughout this process. Let me just jump off of here real quick.

Matt Sparks: For somebody with a giant playground, it is nice for noon aides to have a smaller, don't get me wrong, we love having the space for kids, but it's like, it'd be better if they were all a little closer.

Mike McDonough: We are not necessarily worried about benches here.

Mark Dudgeon: It was all combined in one document.

Mike McDonough: This is just to show the color scheme of some of the features of the playground.

Avery, we are preserving two of the pieces that are there, so to match, we tried our best to match some of that. This is kind of the color scheme that you will see at Avery. Britton, we made sure that our color scheme, this is a kind of a better look at the entire layout of the playground that you'll see there at Britton. We made to ensure to keep that different than Norwich. Crossing, again, tried to, we're preserving a piece there, and we tried to match some of the pieces that we're preserving. Horizon and JW and here's Norwich. That's the color schemes.

Ms. Arnold: One of the things I didn't notice in any of the pieces, and I don't know if we were ever looking at it, just comparing what we looked at at Frank's Park in terms of Commission. It was a simple panel, and I've got a copy here that I could show you. It was kind of like a touch board of different symbols so kids can, non-verbal kids could communicate. Do we have anything like that?

Mike McDonough: Some of the larger pieces on every playground are going to have some tactile like music type things that they can do something similar to that.

Ms. Arnold: No, this is, take a look later but it's just a board, and it's got, I want to say 50 different symbols so that kids can point to different things, so that if they have somebody that has a different language...

Mike McDonough: We don't have anything like that.

Mark Dudgeon: I believe Alton Darby put something in similar to that last year. It was a standalone piece that their PTO...

Ms. Arnold: Okay, yeah. Again, this is just a standalone piece that they're starting to look at, at least in Columbus Rec and Parks, of having that option. If we ever have a little extra money, if that's something that we would consider, if that'd be something useful. I'd loved it if we could just take a look at it, not saying run out and get it. But it just was such a nice concept when we were looking at them. Like this is how kids who maybe couldn't communicate can.

Mike McDonough: Darby weight room, we just recently opened bids for the Darby weight room. We were very, very happy with the winning bid on this. It was Ferguson Construction. That contract will be going to the Board for approval this upcoming Monday. It came in, as you can see, \$300,000 less than what the estimate was, which is huge. We're trying to save every penny we can right now. Once we award that contract, assuming that the Board approves that on Monday, then we will be issuing a letter of the notice to proceed and start working with them on lead times. One of the things that scared off a lot of contractors was some of the substantial completion dates that we had in especially with the tariffs. We had, in our pre bid meeting, we had to assure them that we would work with them, and every contractor to a tee that was there gave us the same timeline. So, it wasn't like some contractors are trying to use that flexibility to their advantage. What we originally had hoped to be substantially complete and up and running by September 1, we think may push more towards the end of September, but we've been assured by October 1 that we'll have that in place, and then we can get the temporary weight room back out there and do the necessary changes we need to do inside.

Ms. Arnold: Where did we land with water?

Mike McDonough: We're not going to do water.

Security Entrances - Those went out to bid on April 1. As you can see there, we've got all of our secondary buildings with the exception of Station identified. You don't see Memorial listed there

because they've already got it in place. But that estimate, all-in project estimate was about \$759,000 so we put the project estimate at \$760,000. We're opening bids next Thursday, with the target to bring it to the Board on the 28th. We had a pre-bid meeting earlier this week that Mark was a part of. I don't know if there is anything you want to share from that pre-bid meeting?

Mark Dudgeon: No, on this one we actually extended the bid deadline by three days. We just, we got feedback from some of the prime bidders that they needed just a little bit more time because the technology that is involved in these. They're being asked to include cameras, card readers, there's a lot of door locks, a lot of ADA components, and that requires multiple different technology providers. They just felt like they needed a few more days to get a better, more detailed and inclusive bid, so we extended it three days. It still gives us enough runway to get the bid review and the resolution done ahead of the 28th meeting.

Mike McDonough: As part of the bus tour, I know some of you may join us on this bus tour. It's the joy of the ISPTO. It is their favorite thing. We'll stop at Darby and Heritage, because what we do at Darby will be the same as Davidson and what we do at Heritage will be the same at Weaver. We can show a couple of things in hitting those two buildings. We are also going to show Tharp, and kind of what we plan to do there, because if you're familiar with the Tharp floor plan, it's very similar, it's the same, essentially, as our seven elementary buildings that are the same floor plan, just about 18,000 square foot larger. Whatever we learn from Tharp, we plan to apply next summer when we do the other buildings. That's the MFP update.

Energy Update

Mark Dudgeon: Talk about energy. I felt like this update was worthy of putting on the agenda for this group. We're going to talk about this in cabinet on Monday. With energy, we're in a situation right now where our AEP, our current contract that we're under to purchase our electric is coming to an end in June or in May. Our new contract goes out or goes into effect in June. We purchase our electricity as a district. We purchase our electricity through the Meta consortium. Each year, annually, we spend somewhere around \$2 million a year on electric in the district. Right now, under our new agreement, when Melissa put the forecast together, we are expecting to see at least a 25% increase in our electric utility, and that is still going up. The demand locally is obviously taxed. The grid is taxed based on the data centers and based on development.

Last fall, I had an opportunity to go to a presentation that was put on by AEP and AEP is saying that it's going to take them approximately 10 years to build almost 400 miles of the 760 KW transmission line, which is the high, high lines and they're having to bring electric out of Kentucky to the region. All of these things play into this uptick in electric.

As a district, we realize that we can't continue to not try to do something about this. We're looking at different cost avoidance opportunities. We recognize we'll never save the \$500,000 that we operationalize for next fiscal for this increase, projected increase. We started, we rolled up our sleeves, we started to get to work on some things that we could do to possibly offset some of these costs.

One of the things that we did about a month ago is we applied for the Advanced Energy Reduction grant. That's the AER grant you see there. The Advanced Energy Reduction grant was \$11 million set aside by the state, so no federal dollars, set aside by the state for institutions to apply for. Obviously super competitive. We were one of 40 organizations that submitted a grant. We submitted a \$2.6 million grant. Grants are scored on reduction capabilities, shovel ready, payback, there's several other things. We tried to populate our application in a way that would maximize the rubric. The \$2.6 million represents LED lighting upgrades at all three high schools, as well as LED upgrades at Weaver and

Heritage throughout all of the buildings, as well as our high school stadiums. Now high school stadiums, you may say, well, that was in the bond impact chart that we put out. Yes, that is one of our athletic projects. However, if we can take advantage of this grant and pay for that, we can leverage those bond dollars for other opportunities. When we ran our reduction report for that, upgrading the lights in those locations will save us \$180,000 or will provide a cost avoidance of \$180,000 a year in electric utility. That's a pretty big opportunity.

In cabinet on Monday, Stacy and Tanner, we partnered, Mike and I have partnered with them to create an initiative for this building, Lights Down and Out. For the month of April and the month of June, or for the month of April and for the month of May, we are going to track our reduction in this building alone. We've aligned that with our billing cycle. Meta tracks our bills for us each month already. This is really about turning out the lights, turning the lights down when we're not using them. I joked with somebody upstairs earlier that we might have cut the cord on this, and we might start cutting the cord on the space heaters. But anyways, this is really about bringing attention and bringing focus to turning out the lights or turning down the lights when they're not being used. We'll see how this works in this building, and then when we come back in session in the fall, we'll start to roll this out at probably our elementary schools and really work to culturalize with our younger kiddos the importance of turning out the lights and doing what we can to save energy.

Demand Response, as a district, we enroll in a program with NRG that is around Demand Response. Demand Response is about shedding load. Every once in a while, they'll send us an email that says for the next two hours, try to shed this much load. That's about turning off or turning down the air handlers to try to meet a goal. If we hit our goal, then we get a payback at the end of the year. Last year, I think we got a payback of about \$50,000

The other thing we're doing, Ameresco is the company that hosts our facilities database, and so as part of that, Ameresco right now is doing a study for us, a One Degree of Comfort study. What they're going to tell us, what they're going to calculate is based on all of the HVAC and mechanical equipment that we have in the district. If we changed temperature, if we increased our cooling temperature by one degree, and decreased our heating temperature one degree, what that savings opportunity can be for one year. So, One Degree of Comfort. We did a study similar to this at Columbus State, and what we learned was the savings was substantial and people didn't really notice it. Then you can take one degree of comfort and you can start to multiply it by two degrees or three degrees and then you can really start to see some opportunities increasing there.

Continuing to look at all different opportunities to avoid these increases. We don't know where it's going to stop. What we know is, what Melissa knows is we operationalize approximately \$500,000 for this fiscal or for the next fiscal, and that's still going up. In the last calculation that Melissa ran the other day and got to me, based on protected increases, it's about another \$216,000 already on top of that and it hasn't stopped yet. So anyways, happy to partner with other opportunities that anybody hears out there, but this is kind of the direction we're moving in right now for energy.

Ms. Arnold: I know the question will come up about solar. Is there, is it feasible, cost effective?

Mark Dudgeon: A couple of things about solar, kind of where our position on solar is right now. Under our previous electrical purchasing agreement, we were paying approximately 2.5 cents per kilowatt for electric. There was no opportunity for a return on investment at that. Obviously, the programs, the federal programs that were in place to help subsidize solar, under the new administration those programs have gone away. What hasn't gone away Kelley, are opportunities to get rebates and incentivize other alternative energy opportunities such as geothermal. The popularity around solar, I

think the shininess of that is starting to wear off. The other thing with regards to solar, as you know, we invest a lot of money in our roof systems. To put a solar system on our rooftop is bone chilling to think about what it would take to work around and navigate that.

I am under the mindset, as soon as opportunities come out to go vertical with solar, we can really start to look at it a little closer because we can take advantage of our west facing stadium walls. We can look at other opportunities when we can take advantage of those spaces. Ameresco, I have asked them to look at the geothermal opportunities that are out there. There is somewhere around a 40% incentive or rebate available right now. The federal government has not curbed the geothermal programs yet, and the reason that I understand that is the case is because there hasn't been much participation in it to this point. But when we look at sites like Alton Darby and Darby Creek, where we have two buildings, Britton and Norwich, where we have two buildings, even Bradley and Memorial, where we have both an availability of land and we have two buildings in proximity, there could be an opportunity there to drill geothermal wells and convert some of that equipment to that type of system.

Ms. Arnold: Okay, I guarantee you you'll hear the solar question from another board member.

Mark Dudgeon: We will be prepared.

Mike McDonough: To your point, I think, one of my first years in this role, Cliff and I looked into solar. I think the roof penetration was the biggest, but the ROI just wasn't here. The roof penetration, we have enough leaks on a brand-new roof with new coating and everything that now they're throwing a bunch of penetrations on top of that. Bradley is already getting a roof replacement or a roof coating.

That's all we had, unless there's questions for us.