



FACILITIES COMMITTEE

Mike McDonough, Deputy Superintendent
Wednesday, September 2, 2026, 2:00 PM

HILLIARD CITY SCHOOL DISTRICT
OPERATIONS DEPARTMENT

Committee Members

Kelley Arnold, Board of Education

Sarah Byler, Board of Education

Mike McDonough, Deputy Superintendent

Mark Dudgeon, Chief Operating Officer

Jim Smalley, 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

MINUTES

Summer '26 PI Recap

Mike McDonough shared some photos and reviewed some of the bigger summer projects that we did throughout the district.

Bradley High School, similar to what we've done with Darby and Davidson the last couple of years, replacing the carpet there on the first floor.

Darby High School locker room, the floor has been redone, new lighting, carpet in the coach's area and the trainer's area has some new stuff in it. Very similar to what we did to Davidson High School a couple summers ago, we will continue to work through the home side of Darby's stadium to make sure that we address the other locker room as well as restrooms. We will do it in the same order that we did Davidson because it's a rather big project to undertake all at once.

Heritage Middle School, the main office looks quite a bit different with paint, new reception area, as well as carpet. If you were familiar with where the guidance area or the counselor's office was, between the counselor's office and the administration office there used to be a large workroom. We've split that into two rooms now and we have some itinerant spaces for, whether it's a special education coordinator or other folks that may be passing through the building that need a lay down spot, or teachers can simply just collaborate there. Also at Heritage, there was some leftover material, flooring from Darby's weight room project that we were able to reuse. If you remember, court three originally had all that flooring on it, which was a little bit more than what we needed for the current weight room, so we were able to repurpose some of that extra flooring over to the fitness room at Heritage. Those racks were there, but we repainted and put that floor in. It was a later project, but it went well, and kids are already liking that quite a bit.

Weaver Middle School, you can see the before which is also how Heritage looked before, as well as during and after pictures. Weaver has the same finishes as Heritage, the only difference is the chair back colors are different. So far, we have had great feedback. We do realize that we have some additional storage needs for some of our administrative assistants that sit up front, but we're working on that as well.

Washington Elementary, we did the paving, but really, you can see a lot of improvements that occurred at Washington in this photo. We did the roof last summer, and we did the playground this summer. So that gives

you a good view of the different improvements that occurred on the Washington site over the last two years or so.

That is some of the larger projects. I think all in this past summer, we were in the neighborhood of \$12 million between MFP and PI projects, which is probably one of the larger summers for us from the project perspective. We were able to repurpose some of those PI dollars. Normally, we have about \$5 million. We were able to do a little bit more than \$5 million of the work just with how we were able to structure some of that carryover and things like that.

Facilities & Grounds Form Review

Mark Dudgeon reviewed the facilities and grounds request forms that have come through. We have a project request form from Memorial and Bradley for bike racks. The operations team is going to move forward with those. We have some furniture requests and as long as there are no objections from the group, we have the means to fund all these requests. Hoffman Trails is requesting a 48-inch round table with adjustable legs. Scioto Darby is requesting two reading tables. We will pair Scioto Darby and Hoffman Trails together to buy in quantity and get a quantity break on that. Darby High School is requesting ten office chairs. Davidson is requesting some furniture funds. They want to cost share on this one. Davidson is wanting to contribute \$17,000 towards the purchase and is asking us for \$12,000. They are asking to buy new desks and chairs for three classrooms. Rooms 103 and 138 are used to co-teach algebra and AP calculus. Tables will be placed in room 161 for painting, drawing and sculpture classes. The manufacturer they sent through is a manufacturer we prefer not to use because it is lower-end quality furniture. If there's no objections from this group, we will work with Davidson to come up with a better manufacturer for this furniture and still provide them the equipment they need. In addition to these requests, we had some other furniture purchases that we have already made this year. We had a lot of furniture requests come in this summer. Our furniture supply in the warehouse has become depleted and what is left needs to go to the dumpster. Avery needed new chairs for their office; Darby Creek needed some new office furniture as part of their reconfiguration and seating chairs for the waiting area. The locker room project we did at Darby needed some furniture for the coaches' offices. Our finishes expenditures this year are up quite a bit from what we have done in the last few years, just because we are putting a bigger emphasis and focus on the interior finishes and keeping some spaces looking fresh.

Ms. Arnold asked if the Davidson cost share is typical, are we asking them to split it? Mark Dudgeon explained that they indicated on their request form that they were willing to cost share. It allows us to leverage our dollars and allows them to put some of their principal dollars in as well. Mike McDonough explained that a large request like that would almost wipe out our entire furniture fund. This is one of the reasons we like to get these requests in early and not waiting towards the end of the year and it's an intentional and thoughtful plan versus at the end of the year when a principal has \$5,000 left in their account and they are just wanting to spend money.

Natural Gas Utility

Mark Dudgeon explained that for many, many years the district has been part of the Meta Cooperative Purchasing Agreement on natural gas. Meta currently has approximately 250 school districts in the state that are part of their natural gas cooperative purchasing agreement. Currently, the district is under contract until June of 27 with Meta, but as utility prices have continued to go north, Melissa and Derek have had a hard time keeping up with the budget on that. We decided that this year we would take a different look at natural gas and see what other opportunities are out there. After we had an opportunity to do some due diligence, we are opting out of the Meta program. They have a variable pricing option on natural gas. Natural gas supply is up while demand through the summer is down, basically our contract with them is variable pricing. After looking around the market, we are going to enter into an agreement with IGS, which is right up the road here, between Hilliard and Dublin. Other districts in Ohio have done that. Lakota has done it. Dublin and some other bigger districts

around have done it as well. We feel like it's the best decision for the district right now. We will be able to lock in a fixed rate with IGS for 27 and 28 and be flat as to what we are paying right now. We can lock in two years of natural gas, three years out and be flat for what we are paying now. We had an opportunity to meet with Derek and Melissa and the IGS team to go over it. They've got a good budgeting program, and being on a fixed rate with them really helps. Right now, with the variable rate, when demand is high in winter, our price goes way up as well. When demand is low in summer, our prices come down, and it is difficult to budget. There are not many districts that are opting out of Meta, but we feel like it's in our best interest to do so right now.

A guest asked if there was a cancelation or opt-out fee or charge? Mark Dudgeon said no, because we are still under contract until June of 27. We have given them enough notice that there's no penalty or anything for opting out. Had we canceled now, with another year left on our agreement, then yes, there would have been a penalty to opt out.

MFP/Summer '27 Preview

Mike McDonough said the last thing on our agenda is an overview of what lies ahead or what we have on our radar over the next 12 months or so. He shared the timeline that is associated with the MFP. This is updated as of this morning. We had a meeting for Beacon, Brown and the preschool. Beacon is underway, that construction began back in May. We are still on target to complete that construction sometime in October of next year, and we are still talking through what that's going to mean in terms of a move-in. We could move in around Thanksgiving, but we are thinking maybe more like winter. It's going to require some creativity for the second half of the year in terms of the parking and the drive, but nothing that's more difficult than what they're experiencing right now. The permanent parking and driveway would be completed the summer of 2028.

Matt Middleton asked if there is anything going from the old school into the new school? Mike McDonough said there might be some minor salvage things. Ironically, there was a walk-in cooler that was installed there a couple of years ago, and this morning Mark shared with the team that we're going to take that offline next summer and repurpose it, and then Aramark is going to make some adjustments for the start of next school year just to get us through that interim time. Most of what's inside the building will be new.

The preschool work will begin on Tuesday. If you've driven past the Britton and Norwich campus recently, you've seen the fences up as well as the construction trailer is in one of the parking lot islands there. That gives you a good sense of where the addition is going to go. That project is slated to begin on the eighth, which is Tuesday. They have the tentative completion date as August 18, 2027. We start school August 24, 2027, but we do have a little buffer because preschool doesn't start on day one, and I'm hopeful that as we get through the winter months and can reassess that August 18th that it shrinks down to maybe August 4th. That's kind of the goal, to shave two weeks off there to buy us a little bit more time.

The next one, this is the one that we are still in the midst of the permitting process. This has probably been one of the more frustrating aspects of this process so far. That tentative start date has changed to November 16th of 2026, but we still don't have a permit in hand. We just received comments from the city last Friday. We are working through those comments with both our construction management team, as well as our architect team, and all the civil engineers that are involved in this as well. We will get those comments turned around as fast as possible, but it takes about a month to five weeks to get comments back from the city, and we're hopeful that we don't have to go through this process much more than one more time. We still have a little bit of buffer there on the end, but I don't want much more than that, because that obviously is a domino for some of the other things so we are hopeful that we can adhere to that. I think we'll know more with this latest submission what that status is going to look like. Just a reminder for folks, one of the reasons why these timelines are so critical is we have an IRS deadline that I believe is somewhere around the end of the school year of the 29-30 school year, which means we need to have the money spent from the bond by that point in time. Otherwise, we can start to potentially have some financial penalties if we have not spent the money by then. Essentially, you

can't pass a bond just to increase your bank account without spending but we're having a hard time spending it because we can't get through the permitting process.

We're getting close to establishing a GMP for that renovation project. We've got a few more back and forths to go, but I would say by the end of this calendar year, you should see a GMP come before the board somewhere around there to get approval for that.

That's what I have as an update as it relates to all the new construction and renovation. I know that Mark had a few highlights of potential PI projects that are on the horizon that he wanted to share and then as we get further down the road in the school year, we'll be able to put more concrete details behind some of these.

Mark Dudgeon said from PI for next year, we'll be starting major replacements of cameras around the district so phase one of cameras will happen again. We'll start a phased approach to repaving Bradley, so phase one of three for Bradley repaving will happen next summer. We'll be starting to make our rounds through the elementary schools and doing interior painting of the elementary schools. We will continue focusing on lighting upgrades around the district. Hilliard Crossing is on the list to get its boilers replaced, which will also generate an energy reduction and savings there on natural gas. The only other big one outside of that is Davidson will begin a three-phase process of replacing the Davidson roof, similar to what we just finished with the third phase of Bradley this summer. We will start into phase one of Davidson replacing that. That's what we've got tentatively penciled out right now.

Mike McDonough asked did you mention the PAC? Mark Dudgeon said as part of the MFP, two big things on the MFP that are forthcoming, Davidson PAC. We did a comprehensive PAC assessment of all three schools, Schorr Architects did it. We have defined the budget of all three PACs. Davidson will go first. That will be offline April to October, and we'll do about a \$2 million improvement to the PAC there. It will get new rooftop units, lots of technology, lots of lighting, all new seating throughout, new paint as well, and some other controls. More ADA accessible on the stage, doors, locks. Darby will go the following summer. We've defined the budget and the scope on Darby, which will be a little less comprehensive than Davidson. I think for Davidson we're around \$2 million. Darby is going to be about a million and a half. Bradley will be the following year, rounding out the work there, about a million dollars or something.

The next thing that we'll be starting on as well, is we're going to be starting a district-wide kind of athletic assessment. Our bleachers are in dire need of some work. Some ADA stuff on the bleachers as well as the auxiliary gyms and the middle school gymnasiums. We're also going to pull the stadiums into this. ADA in the stadiums, middle school and high school stadiums, concrete repairs in the stadium, asphalt improvements, fencing, and then we'll be looking at our concession stands as well as the other outdoor athletic spaces. That will be one big assessment that will happen. It's a similar process we did with the PACs. That was a lot of work, but in the end, we were able to come up with an informed budget and a ranked priority list. Athletics will follow suit, and we'll do the same process with that as well.

Ms. Arnold said on the reno at Brown, I know we were concerned about what was underneath in terms of water and everything. Mike McDonough said everything has come back pretty good. What is going to eat up a big chunk of money, and we've been creative with PI funds as a result, is we are going to have to basically redo, totally redo the HVAC system, which we kind of knew going in. We are making headway, and initial numbers are coming back pretty good, more than what we want, but better than what we feared.