



MEETING NOTES

Meeting Notes are not official until voted on by the Board of Education at its following Regular Meeting.

1. The meeting was called to order at 6:30 p.m.
2. Members present: Ms. Arnold, Mrs. Crowley, Mrs. Murdoch, Mr. Perry, and Mr. Vorst.
3. The Pledge of Allegiance to the Flag
4. The Board of Education adopted the agenda.
5. The Board of Education approved the following resolution:

APPROVING SELECTION OF RUSCILLI CONSTRUCTION COMPANY, LLC AS THE BEST VALUE CONSTRUCTION MANAGER AT RISK FOR THE CAPITAL IMPROVEMENTS PROJECT – PHASE I AND AUTHORIZING AN AGREEMENT FOR PRECONSTRUCTION SERVICES

The Evaluation Committee recommends approval of Ruscilli Construction Company, LLC (the “CMR”) as the “best value” firm to provide construction manager at risk services for the Capital Improvements Project – Phase I (the “Project”), and the Superintendent and Treasurer request authority to negotiate and execute an agreement with the CMR for preconstruction services for the Project.

Rationale:

1. The Board requires the services of a construction manager at risk to plan, coordinate, manage, and direct all phases of the Project for a guaranteed maximum price.
2. On behalf of the Board, District administrators publicly advertised and published a request for qualifications for construction manager at risk services. Statements of Qualifications were received from interested firms, which were reviewed by the Evaluation Committee and ranked to create a short-list of the most qualified firms. Pricing and technical proposals were then solicited from the three short-listed firms. The proposals were reviewed by the evaluation committee and, following review of the proposals, the evaluation committee held interviews with the short-listed firms.
3. After the Evaluation Committee’s review and evaluation of the proposals submitted, it identified the CMR as the firm that would provide the best value for the Project and recommends the Board approve this selection.
4. In its pricing proposal, the CMR offered to perform the preconstruction services for the Project for the amount of \$217,120, and the Superintendent and Treasurer request authorization to work with legal counsel to negotiate and execute, on behalf of the Board, an agreement for preconstruction services with the CMR in an amount not-to-exceed \$217,120 for the Project.

The Board of Education resolves as follows:

1. In accordance with the recommendation of the Evaluation Committee, the Board selects the CMR as the “best value” firm for the Project.
2. The Board authorizes the Superintendent and Treasurer, working with legal counsel, to negotiate and execute an agreement for preconstruction services with the CMR in an amount not-to-exceed \$217,120 for the Project.

Mr. Vorst: Would you review for those who don't know what this is about?

Mr. Stewart: We put out a request for proposals for the construction manager at risk. We had five firms submit proposals. We narrowed that down to three. We had three firms come in and give presentations to the evaluation committee. There's a scoring rubric that we go through, and ultimately, Ruscilli came out on top. Several things impressed us. I would point to three things that stood out for the evaluation committee. One was the involvement, level of specificity, and knowledge that Principal Tony Ruscilli had of us and our project. Two would be integrating technology and its role in their process and service. And three, as you can imagine, with a project so important and costly, we did a lot of checking around and calling other K-12 districts, the City of Hilliard, and other entities that have used Ruscilli. As I told Tony, we did not find anyone with anything negative to say. Ultimately, I think we all feel good about this choice.

Ms. Arnold: And I will add, during the conversations and interviews, they came to us with some novel ideas about approaching our timelines concerning different constraints with Walker Road or Beacon. There were a couple of different scenarios that might be able to progress forward. I like that thinking.

Mr. Perry: Correct me if I'm wrong, but these folks have also done some projects in other districts around the area...(inaudible).

Mr. Stewart: They've done some major projects. They're in a number of districts. And we talked to all of them. And all of them came back with glowing recommendations. Another factor for me was my belief that, as this project ebbs and flows and there's probably going to be some layering and overlapping of the specific building projects, I felt very comfortable that their firm has the capacity to handle that. You'll hear more from them here in just a little bit.

6. MFP Update

Mr. Stewart: We invited both architectural firms and Ruscilli Construction to come in tonight to introduce their firms and the people we have been or will be working with. Our two architects will also summarize a lot of work that's been done, even since November. As I've shared with you, you can expect similar updates, complete with pictures, as these things start coming out of the ground monthly over the next several years. Why don't we start with Schorr Architects?

Mr. Schorr: First, thank you to the administration and the Board of Education for giving us this opportunity. For those who don't know, we did the new track replacements at Darby and Davidson several years ago. We're very happy to be back working for the district, so thank you. Our firm has been around for over 36 years. It goes by so fast when you're busy, right? For the last 15 years, every job we've done has been in the public sector. There were 70 percent K-12 districts. The other 30 percent were government agencies. So that's all we do – public money and public work. And it's been a great place for us.

We've worked with 51 districts across the state, primarily in central Ohio and down Route 33 to Athens; I grew up in Lancaster, so we've got a lot of districts down that way. We're extremely proud of all that.

I want to mention a couple of notable ones: Ruscilli's working with us for Worthington Schools. We did four middle school renovations, which cost about \$56 million. Tony's group helped with that. Now, we're doing the high schools. They passed that bond issue. We just opened the first phase of Thomas Worthington High School. I don't know if you've been by it. It's incredibly beautiful. It's about a \$113 million project. Demo, add, demo, add. So, it's a big process. And we also have a \$113 million new high school in Lancaster, my hometown. We have a lot of nice projects going on. These are two of many.

My role in these projects is to primarily oversee the budget and schedule, the quality of our documents, and the team. I also show up to most of our interim weekly meetings as we're getting this first round going. Paul Miller is one of our project architects and has been with us for six years. Paul runs many projects for us, but he's the primary person working on all your projects. He's keeping our team and consultants moving forward. Rachel is one of the other three in our office working on your projects. Rachel is working primarily on the playgrounds. We have another person working on the secured entries and another on the weight room. There's all these...bond issue in November; we want to get this stuff done. You guys want it done, so we have a lot of people in our office trying to crank this stuff out. I will turn it over to Paul and talk about a few of the projects.

Mr. Miller: I'm Paul Miller. I'm a project architect at Schorr Architects. I'm overseeing the multitude of projects that we have with you. We are looking at putting a weight room at Darby High School. This is a carbon copy of the weight room at Davidson, but a little bit bigger. We increased the square footage. In terms of the timeline, we are looking to go to public bid this spring for a start of construction in the summer months. Due to lead times of materials and construction durations, it will wrap up later into the fall but should be completed within the 2025 season. For the secure entrances project, you've asked us to look at every one of your facilities and consider the entry sequence. What we're looking for these days is to go directly into an office and check in at the facility before you enter the school. Many facilities don't currently function that way, so we're providing recommendations for approaching each location and then working with Dave, Mark, Mike, and Dave to break those into bid packages. Our anticipation is to target that as summer work. Still, with construction durations and lead times, they'll have a little flex to it, probably depending on the specific location.

I'll let Rachel talk about the playgrounds here in a moment, but I also want to mention the last project is to look at all your exterior doors and condition assessment of those and, again, recommendations. We're working again to provide budgetary assistance to establish those project scopes and budgets, what is involved, and the time for them. We haven't started the exterior door assessment yet, but we're anxious to do so.

Ms. Eiferd: Hello. As Paul mentioned, I'm working on the playgrounds. Here's a little update for you guys. We've gone to each of the playgrounds and made initial assessments on all of them. We've had talks with the principals, and we've discussed asphalt games and different types of playground equipment. We're focusing on creating a more uniform and accessible playground across the district. We are strategizing some of the packaging again to make sure that this work will be completed during the summer.

Mr. Schorr: Of course, we're looking at ADA accessibility for those playgrounds. Once Rachel finishes the playground project and it goes out for bid, we've been asked to look at district standards for future materials and components.

Mr. Stewart: To clarify some things, the playgrounds and the secured entrances will be bid in the spring. We'll start work over the summer. That's not every playground and every secured entrance. It'll be a certain number this summer and a certain number the following summer as well.

Next is a name you're more familiar with: Bruce Runyon with Fanning Howey. I'll let him introduce his team.

Mr. Runyon: Good evening. I'm Bruce Runyon with Fanning Howey. I've been your project executive and will now be your senior advisor. Fanning Howey has been doing educational architecture in the state since 1961. I've only been with the firm for 37 years, so I'm close to when they started the firm. We're pleased to be here again with you. I started working here in the late nineties/early 2000s on master planning for what eventually became Bradley High School. Brandon did that with us as well when he was very young. And then that just matured into lots of other buildings. Most recently, Alton Darby's addition, which Jen will talk about, Memorial Middle School, and too many projects of all different shapes and sizes in between. So, we're pleased to be back here with you. I'm going to let Jen and Brandon introduce themselves, and I'll come back around and talk a little bit.

Ms. Fuller: Hi, Jen Fuller. I have a 5th grader at Tharp in the Arrow program and an 8th grader at Weaver. Dad is at a parents' scheduling night at Davidson. I'm a little stressed out about that. I'm happy to continue to be in the district. It's been wonderful to work where my kids go and where they will eventually go when they get up to high school. My daughter's jealous that she's at Weaver instead of Memorial, but at least I said we did the building.

I've moved into a private executive role with the firm, where I've been for roughly 19 years now. It's fun because I get to oversee all these projects and make sure they're on time, on schedule, and on budget. I'm excited to work with Ruscilli Construction, with whom we've worked on a couple of other projects in other districts. So, we want to keep that momentum going, too. With Schorr, Ruscilli, and us, you have picked some great partners to keep the momentum going and knock things out of the park.

We've been doing a lot of work on a regular cadence with your team. We've moved the elementary school forward, done a lot of conceptual planning and elevations, and looked at all your sites. I know Bruce will comment on that, so we know a lot of the constraints there and were able to share that with the Ruscilli team. They have some thoughts on improving schedules and shuffling things around so everybody is well taken care of and safe during the next five years, or maybe sooner, right?

It's been exciting. We've moved the PK addition, definitely, with Bruce's help. We've also met with the staff and principals from those elementary schools that we're talking about, the principal from the PK to move that addition forward, and the best location might be for that. So, we've been doing a lot of stuff. A little bit before the bond issue passed, thankfully, it did.

We're ready to have our schematic design package pulled together for the first elementary school in February. Again, that's going to set a precedent for the other buildings, so we want to be really mindful of how that's coming together construction-wise. We can't wait to share it with Ruscilli and get their input, and then, again, make sure that we're within budget. Then, we can project the next round of projects and...*(inaudible)*...their input.

Mr. Biniker: My name is Brandon Biniker. I've been with Fanning Howey for over 20 years. My wife and I live in Hilliard. I have two Darby Panthers. I buzzed over here from the Darby freshman boys' basketball game. They won tonight against Watterson. I'm a designer, so I bring it all to fruition. Starting way back when Bruce and I did Bradley, I've touched almost everything in the district, whether furniture or finish packages, bringing new life to old buildings. That's where I excel. I'm looking forward to hitting the ground running.

Mr. Runyon: With the three new elementary schools, we're going into this thinking they're going to be replicated. We'll have an original plan and hope to replicate that on the other two sites. The original plan being the new Brown Elementary School out on Walker Road and then applying that to the Beacon and Ridgewood sites. It's a little bit easier said than done, but that's the plan we're going into. You'll see big advantages if that is possible. The speed of construction and the cost of construction can be lowered if we succeed. You have tight sites; that's going to be an interesting discussion.

You'll hear a lot from Dave and the administration team: we're working through the annexation process for the new Brown Elementary School out on Walker Road. That's a very long and deliberate process. It's certainly more of a legal process than an architectural process. But we're peeling back layers of the engine. Every meeting we have, it's like we found one more thing the city needs to consider. But it's not just the city. Many players here – Franklin County and the City of Columbus are also involved because of how your utilities are set up. And then, that site being in the Big Darby Accord, like Memorial Middle School was, like Bradley is, like Brown is, while it's not foreign to us, it takes time. So, take a good patience pill if you can because that's what we'll have to have as we continue to work through that.

The district is asking us if we can consider pulling up Beacon or pushing forward on the preschool addition that we're looking at in Norwich. As Ruscilli gets on board and we continue to work with the district, we'll discuss those with the construction and design team as a whole. Thanks for your time. Tony Schorr is a good guy. I've known him about 30 years. I won't say that about any other competition.

Mr. Stewart: Last but certainly not least, they're just coming on board, so they don't have as much to say about the work that's been done because they just got selected this evening. I talked a little bit about why we selected Ruscilli. Now that we have the opportunity to bring CMR and architects together, you will see some designs as they begin working together.

Mr. Ruscilli: First of all, thank you for the opportunity to partner with you on your upcoming program. We're excited. We have many associates who work for Ruscilli and live in the district, and many of them will be involved in the program. I think that brings a lot of extra motivation and effort on their part.

Let me tell you a little about our company, and maybe I can answer a few of your questions. We're celebrating our 80th year this year. I'm fortunate to be the fourth generation involved in the company. My son is fifth, and he started with us about a year ago. He's at The Well right now, building that for the city. Over the last 40 years, we've probably worked with 50 districts and built over \$2 billion worth of school construction. It's one of the market segments that we truly focus on and make an effort at because once you build strong teams around it, it makes it that much easier. So, we continue to look for those opportunities.

I think you asked about some projects that we've done around the area, to give you some ideas. We built Upper Arlington's new high school. We are doing Gahanna's program right now, where we did a

bunch of additions and renovations to elementary schools. Now, we're building their new high school. On our second go-around with Worthington, we're working with Tony and his team at Thomas Worthington. We're renovating Kilborn in phases. We're also building the new Thomas High School. We're working with a few other districts as well – Athens City Schools and New Albany. We're really excited to be a part of it.

You know this guy, you probably heard him and his kids in the background, but Mike, if you would.

Mr. Mancini: So, for those who don't know, I'm Mike Mancini. I'll be the pre-construction manager for the program. You'll see me throughout the design and in the meetings with Fanning and the team to ensure we right-size the budget and understand how this lays out. I'll keep it short and sweet. This is an exciting opportunity for me. I live 10 minutes down the road. I have a five-year-old at Alton Darby and an up-and-comer you heard in the background. This is an experience and an opportunity I haven't had in the 12-plus years I've done K-12. I could not be more excited about working in the district where you pay taxes and where your kids are going to school. So, you're definitely going to get our best effort, specifically mine. I am very happy to be here and looking forward to it.

Mr. Ruscilli: I am excited about the opportunity to work with Fanning and Schorr. Some of our team are from The Well (project) because the timing works well. Some come from Pickerington Schools, where we're doing a \$100 million program. We're finishing up a junior high, adding to both high schools, and adding a PK.

7. The Board of Education approved the “Memorandum of Understanding and Agreement for School Resource Officers” contract with the City of Hilliard for the use of police services to keep the peace, provide a safe school environment, and perform other safety functions within Hilliard City School District.

Ms. Arnold: I just wanted to make a quick comment. With this memorandum of understanding, we're expanding HPD access to our student records and video after hours. I will say it gives me a little hesitation because our primary goal is always the protection of the students. This does accomplish that in helping if events happen after school. But also, we have the privacy of students. Privacy and protection have always been my concern. I believe there are enough safeguards within this memorandum of understanding. Still, I caution that we always have to be vigilant right now because things have changed, and should the autonomy of HPD be compromised in any way because of some of the orders coming down with respect to immigration. We need to be cautious so that we're always protecting our students' best interests.

Mr. Stewart: To fill everybody in, we've been working on this with Hilliard Police over the last couple of years. To give you a general scenario of what happens, currently, only the SRO of each building has access to student information. As we've shared many times, we have a great partnership with the Hilliard Police. One of the highlights of that partnership is that if an issue arises at 1 a.m. that necessitates them going to a home to check on the safety or welfare of anyone, they will do that for us. But if you can't get a hold of that SRO, then Mike's usually the one that gets called at 2:30 in the morning. And so, they've been asking whether we can create very narrow windows for them when those situations arise. The memorandum was written by our attorneys with your concern in mind. It's very specific about the scenario and the conditions for student information to be accessed or utilized. It's about threats to safety at school and concern for the student's well-being.

Mr. Perry: I totally agree with you. It's about a full coverage model we're trying to establish here for the safety of our students. I agree that our partnership with Hilliard PD is phenomenal. I tell other folks who may have concerns in other districts, I say, "I'm sorry. That may be your experience in your district, but in Hilliard City Schools, we have this phenomenal partnership. You have to look at your relationship with your police department." I feel very comfortable with our relationship with our police department. I don't have any issues with that at all. I'm very proud of the work that you've done with them.

Ms. Arnold: I've conversed with Chief Woods in my other capacities and have a good relationship. I worry, always future-forward, and I don't want anything to be, but I just wanted to put that on the table. Just for my own sake.

Mrs. Murdoch: And I guess one other piece. I 100 percent support this. I think sharing information is the least we can do. I wonder if it's time for us to also start looking again at how many calls we had in the last, say, school year or something to try to figure out some of the data. Do we need more SROs? When was the last time we evaluated all that?

Mr. Stewart: Typically, yearly, we have them come in and give an update. We can do that. Okay.

8. The Board of Education approved the following additional Purchasing and Procurement Network in addition to the networks previously approved at the January 10 meeting.
 - a. Equalis Group

Mr. Dudgeon: At the last board meeting, you voted to approve our use of certain consortiums. Following that board meeting, an additional consortium, the Equalis group, that will allow us to pre-purchase equipment and goods, and we wanted to make sure that we had authorization to do that as well.

Mrs. Swearingen: That was part of the standing authorization you passed for the year on the organizational meeting. This is just one addition to that list.

Mr. Vorst: What kind of equipment? Is there anything specific from this particular group?

Mr. Dudgeon: Equalis has many opportunities for us to make purchases, such as mechanical equipment or office supplies. Depending on what opportunity we're purchasing on that consortium, obvious savings benefit us from taking it out to a public bid or even shopping locally.

9. The meeting adjourned at 6:58 p.m.