

**MINUTES OF THE MARGARETTA BOARD OF EDUCATION (BOE) SPECIAL MEETING OF JULY 23, 2019.**

The Margarett Board of Education met in special session at 6:30 p.m. on Tuesday July 23, 2019 at the Board Office.

Mr. Warner called the meeting to order at 6:30 p.m. requesting roll call by Mrs. Keegan:

Mr. Miller:	Present
Mr. Schoenegge:	Present
Mr. Sutorius:	Present
Mrs. Yetter:	Present
Mr. Warner:	Present.

Motion by Mr. Miller and seconded by Mr. Sutorius to enter Executive Session to discuss the potential discipline, termination, hiring or compensation of a public employee(s), with action to follow; Roll Call: Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Warner: aye. The Board entered Executive Session at 6:35 p.m. with Mrs. Keegan and Mr. Mock remaining in the Executive Session.

The Board returned from Executive Session at 7:05 p.m. Motion by Mr. Miller and seconded by Mrs. Yetter, to return to Open Public Session; Roll Call: Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Warner: aye.

**Superintendent's Report**

**Personnel Actions**

Classified:

Motion by Mr. Schoenegge seconded by Mr. Sutorius to approve the hiring of Bill Jacoby as a Sub Custodian effective July 24, 2019; Roll Call: Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mr. Warner: aye.

Motion by Mr. Miller, seconded by Mr. Sutorius, to approve the hiring of Rockell Kuns as Freshman Volleyball Coach for the 2019 season; Roll Call: Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Warner: aye.

Motion by Mr. Schoenegge, seconded by Mr. Sutorius, to approve Darren Draper as a volunteer Junior High Football Coach for the 2019 session; Roll Call: Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Warner: aye.

Certified:

Motion by Mr. Sutorius, seconded by Mr. Miller, to approve Trey Gluth as the High School Social Studies teacher for a one year contract for the 2019/2020 school year; Roll Call: Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Warner: aye.

Motion by Mr. Schoenegge, seconded by Mr. Miller to approve the hiring of Trey Gluth as the Varsity Assistant Football Coach for the 2019 session; Roll Call: Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Warner: aye.

Mr. Mock then stated that based on the Executive Session discussions, he would like to meet with Mrs. Amy Bogard, Mrs. Vicki Myers, Mr. Keven Wise. They will schedule it outside this meeting.

Motion by Mr. Sutorius, seconded by Mr. Miller to approve the hiring of Matt Schwan as the Junior High Cross Country Coach and Todd Polk as the Head Track Coach for the 2019/2020 sessions; Roll Call: Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mr. Warner: aye.

Old Business:

Mr. Mock then introduced the representatives from Fanning and Howey to review the next steps and timelines (see their presentation attached).

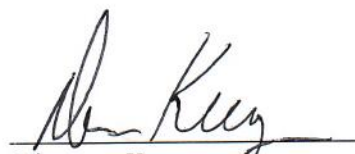
Motion by Mr. Miller and seconded by Mrs. Yetter, to adjourn the meeting having no further business to come before the Board; Roll Call: Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Warner: aye. Adjourning at 8:22 p.m.

The next regular BOE meeting has been rescheduled from Monday August 19, 2019 to Monday August 12, 2019 at 6:30 p.m. at the Board Office.

Respectfully Submitted



Andrew Warner  
Board President



Diane Keegan  
Treasurer



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Margaretta Local Schools

Project funding options:

All locally funded

- Consensus of facility committee and community meetings
- Local control of design and process
- CM is not required
- LEED is not required
- Can proceed immediately, minimize construction cost inflation

OFCC - wait for CFAP (Classroom Facilities Assistance Program) funding

- No clear time when this could be available, could be 5+ years
  - No design or construction work until State funds are available
- State will pay a percentage of the project cost
  - Currently 35% State and 65% local
  - Will change every year in the future
  - Local share will likely increase as pipeline tax value increases district valuation
- OFCC is a co-owner
- OFCC will co-select your architect once the project is approved for funding
- OFCC approvals at each phase
- Longer timeline for design
- Must use Ohio School Design Manual and follow OFCC guidelines
- LEED required
- EDGE (minority and disadvantaged business program) required

OFCC – ELPP (Expedited Local Partnership Program)

- Margaretta will need to formally apply to the ELPP program
  - Determine OFCC Master Plan
  - Enrollment projection updates
  - OFCC formally approves the Master Plan before you can begin
  - May take 6-12 month to get through the ELPP approval process
- District pays for the project now with a promise of State co-funding in the future
  - State/Local % will lock in at the time the ELPP agreement is approved by OFCC
  - Currently 35% State and 65% local. Equity number and % share changes in September 2019
  - ELPP approval will likely not occur before September 2019
  - Local share will likely increase as pipeline tax value increases district valuation
- OFCC is a co-owner
- Longer timeline for design
- Must use Ohio School Design Manual and follow OFCC guidelines
- LEED required

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Initial project budget (prior to any discretionary enhancements)

- 6-12 portion only:            Approximately 111,000sf            Approx. \$29 million
- Full K-12:                      Approximately 162,000sf            Approx. \$42 million

Enhancement considerations:

- Larger HS gym (from 9,300sf to 12,000sf)            Approx. \$750,000
- Larger HS gym (from 9,300sf to 15,800sf)            Approx. \$1.7 million
- Terrazzo in main corridors            Approx. \$250,000
- Metal roof            Approx. \$900,000
- Button-up existing HS gym and pool            tbd

Design

- 100% custom?
- Utilize an existing building as a conceptual prototype
  - Existing buildings will not have the same program and size so modifications will be necessary

Schedule

- OFCC design process time
  - Programming            1 month
  - Schematic Design            3 month
  - Design Development            4 months
  - Construction Documents            3 months
  - Total approximately            12 months
- Non-OFCC design process time
  - May be able to reduce design phase by 2-3 months due to reduced phase approval time and/or utilizing an existing building design as a concept for planning
- Construction Time
  - For 6-12 building            Approx. 18-20 months
  - For K-12 building            Approx. 20-24 months
    - Ideal start time for efficient construction is early spring
    - Later starts may extend construction time needed
- Potential completion date for 6-12 building
  - Assuming August 1, 2019 design start
  - Break Ground between May 2020 and September 2020
  - Estimated occupancy between January 2022 and May 2022
- Potential completion date for K-12 building
  - Assuming August 1, 2019 design start
  - Break Ground between May 2020 and September 2020
  - Estimated occupancy between March 2022 and July 2022

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#### Project Delivery methods

##### General Contracting

- Traditional design/bid/build
- Publicly bid to a single general contractor who will hold contract with the district

##### Multiple Prime Contracting

- Traditional design/bid/build
- The project is broken down into multiple bid packages
- Publicly bid to multiple contractors who will each hold contract with the district
- Can hire a CM or owner's agent to help manage the project
- Was the method used for the first 15 years of OFCC

##### CM at Risk

- CM is selected as the builder and single point of contract
- CM provides a price to build the building
- Costs are generally higher than design/bid/build options

##### Design Build

- District hires a criteria design architect for conceptual/schematic design
- District then hires a design-builder (D-B) to execute the design
- (D-B) provides a price to build the building
- D-B is at risk to provide the design intent at a fixed price. Consequently the Owner has less control and input into the design materials and equipment.

