

**MINUTES OF THE MARGARETTA BOARD OF EDUCATION REGULAR MEETING OF
AUGUST 12, 2019.**

The Margarettta Board of Education met in regular session at 5:30 p.m. on Monday August 12, 2019 at the High School. Mr. Warner called the discussion of the Board to order and the following Board members and others were present: Mr. Miller, Mr. Schoenegge, Mr. Sutorius, Mrs. Yetter, Mr. Warner, Mrs. Keegan, Mr. Elmer Lippert, and Mr. Mock. All met with Fanning and Howey (F&H) at the high school building to talk about options of building demolition if we build new facilities. The information that F&H shared is attached to these minutes.

The Margarettta Board of Education then met in regular session at 6:30 p.m. at the Administrative Offices.

Mr. Warner called the regular 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.

Approval of the Minutes

Motion by Mr. Miller, seconded by Mrs. Yetter, to approve the minutes from the Regular Board Meeting held on July 15, 2019 and a Special Board meeting on July 23, 2019; Roll call: Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Warner: aye.

Board and Staff Reports

Townsend Community School's (TCS) Report

Mr. Chris Gasteier, TCS Vice Principal, communicated that their current enrollment as of August 12th was 1,306 and have 38 enrollments scheduled for this week. He also stated that the TCS Board approved the shared service agreement for the school psychologist and science teacher. Chris also said that they have their in-service days scheduled for August 27th to the 29th.

TCS Sponsor's Report

Mr. Mock, Margarettta Superintendent, reported out that we need complete the Opening Assurance on August 19th. He also said that the Margarettta and TCS attorneys are still meeting with ODE on a settlement agreement.

Public Participation

No public participation at this meeting.

Introduction of Additional Items to the Agenda

None this evening.

The Financial Report and Schedule of Bills

Mrs. Keegan asked if there were any questions on the schedule of bills, bank reconciliations, or fund balances. She then stated that this July was very similar to last year at the same time. Last July expenditures exceeded the revenue by \$(155,026) and this July was the similar at \$(207,042).

Treasurer's Report

New Business

Motion by Mr. Schoenegge seconded by Mr. Sutorius on Resolution number 19-20-04, to approve the agreement with North Central Ohio ESC for audiology, visually impaired, orientation and mobility, and hearing impaired services for the period of August 1, 2019 through July 31, 2020; Roll Call: Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Warner: aye.

Motion by Mr. Sutorius seconded by Mr. Miller on Resolution number 19-20-05, to approve the renewal of two copier leases with MT Business Solutions beginning September 1, 2019. Mrs. Vicki Meyers asked about the timing of the new copiers and Mrs. Keegan responded that Mr. Mark Freeh and MT Business have committed to getting them up and running before school starts; Roll Call: Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mr. Warner: aye.

Motion by Mr. Miller seconded by Mrs. Yetter on Resolution number 19-20-06, to authorize the District's Treasurer to make inter-fund transfers for the current fiscal year of 2019/20; Roll Call: Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Warner: aye.

Motion by Mr. Sutorius seconded by Mrs. Yetter on Resolution number 19-20-07, to enter into an agreement with Old Fort Banking Company for the purpose of providing a depository of public funds for a five-year period commencing October 1, 2019 through September 30, 2024; Roll Call: Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Warner: aye.

Informational Business

Mrs. Keegan updated the board that the two businesses that were requesting revaluations of their increased property values, had officially withdrawn their requests. Mrs. Keegan reminded the board that these were the two properties that Margaretta was appealing and now the issue is closed and the businesses will pay the higher valuation taxes.

Superintendent's Report

New Business

Motion by Mr. Sutorius, seconded by Mr. Miller on Resolution number 19-20-08, to adopt the bus routes as proposed and recommended by the District Administration for the 2019/20 School Year; Roll Call: Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Warner: aye.

Motion by Mr. Miller seconded by Mrs. Yetter to approve the OAPSE MOU to implement a one year extension of the expiring contract for a one year period, ending on June 30, 2020; Roll Call: Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mr. Warner: aye.

Old Business

Motion by Mr. Sutorius seconded by Mr. Schoenegge to approve the third and final reading of the following 2019/2020 School Year: Polar Cubs Preschool Parent Program Guide, Margaretta Elementary School Handbook, Margaretta Elementary School Staff Handbook, Margaretta Junior High/High School Handbook, and Margaretta Junior High/High School Staff Handbook; Roll Call: Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Warner: aye.

Personnel Actions

Certified

Motion by Mrs. Yetter seconded by Mr. Miller to accept the Jen Brown's resignation, effective the 2019/20 school year. Mr. Mock stated that she is going to Toledo City Schools and her husband is a minister at the Lutheran Church in Woodville; Roll Call: Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Warner: aye.

Classified

Motion by Mr. Sutorius, seconded by Mrs. Yetter to approve Sara Warner as a volunteer volleyball coach for the 2019 fall Season; Roll Call: Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Warner: aye.

Motion by Mr. Miller, seconded by Mrs. Yetter to approve the hiring of summer worker, Kennedy Keller, effective July 31, 2019; Roll Call: Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mr. Warner: aye.

Motion by Mr. Sutorius, seconded by Mr. Schoenegge to rescind the previous approval of Mark Freeh as play clock operator event worker for 2019 Football season. Hired by mistake; Roll Call: Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Warner: aye.

Motion by Mr. Miller and seconded by Mr. Sutorius, to approve the hiring of Patrick Freeh as play clock operator event worker for 2019 Football season; Roll Call: Mr. Schoenegge: aye, Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Warner: aye.

Upcoming Events

August 20th, from 5:00 - 8:00 p.m. for the MS/HS (6-12)
August 20th, at 6:00 p.m. for Sixth Grade Orientation
August 26th from 5:00 - 6:30 p.m. for the MES (K-5)
August 21st, from 6:00 - 7:00 p.m. for the Preschool at MES

Mr. Warner asked if we needed an Executive Session and it was determined that there was not a need. So we moved to adjournment.

Motion by Mr. Miller and seconded by Mr. Sutorius, to adjourn the meeting having no further business to come before the Board; Roll Call: Mr. Sutorius: aye, Mrs. Yetter: aye, Mr. Miller: aye, Mr. Schoenegge: aye, Mr. Warner: aye. Adjourning at 6:50 p.m.

The next regular BOE meeting has been rescheduled from Monday September 16, 2019 to Monday September 9, 2019 at 6:30 p.m. at the Board Office.

Respectfully Submitted

Andrew Warner
Board President

Diane Keegan
Treasurer

8/7/19

PK-12 ESTIMATED BUDGET SHEET (OFCC)

Description	Quantity	Unit	Cost/Unit	Cost	Total Cost
Basic Building Construction			\$170.99	\$ 27,700,000	76.25%
LEED			\$2.50	\$ 405,000	1.11%
Sitework			\$24.07	\$ 3,900,000	10.74%
Loose Furnishings			\$7.87	\$ 1,275,000	3.51%
Technology			\$8.15	\$ 1,320,000	3.63%
Total basic building and site construction cost	213.58		\$213.58	\$ 34,600,000	95.24%
Construction contingency			\$10.67	\$ 1,728,000	4.76%
Total Hard construction cost			\$224.25	\$ 36,328,000	100.00%
+ Market conditions contingency	10%			\$ 3,632,800	
Subtotal of Construction Costs				\$ 39,960,800	
Non-Construction Costs ²					
Design Professional Fee	6.50%			\$ 2,597,452	
Construction Management Fee	7.00%			\$ 2,797,256	
CMR Pre-Construction Stage Services	0.50%			\$ 199,804	
Land Survey	0.04%			\$ 15,984	
Soils/Environmental Report	0.10%			\$ 39,961	
Agency Approval Fees	0.25%			\$ 99,902	
Construction Testing	0.40%			\$ 159,843	
Printing - Bid Documents	0.15%			\$ 59,941	
Advertising for Bids	0.02%			\$ 7,992	
Builder's Risk Insurance	0.12%			\$ 47,953	
Bond Fees	0.00%			\$ -	
Partnering Fees	0.02%			\$ 7,992	
School Representative/Construction Consultant	0.00%			\$ -	
Commissioning Services (and TAB)	0.60%			\$ 239,765	
Construction Counsel	0.00%			\$ -	
Hazardous Materials Abatement Observation	0.00%			\$ -	
Non-Construction Contingency	1.12%			\$ 447,561	
Subtotal of Non-Construction Costs				\$ 6,721,407	

TOTAL OPINION OF PROBABLE CONSTRUCTION COSTS

	2019	\$ 46,682,207	\$ 288.16
1.04	2020	\$ 48,549,495	\$ 299.69
	2021	\$ 50,491,475	\$ 311.68
	2022	\$ 52,511,134	\$ 324.14
	2023	\$ 54,611,579	\$ 337.11

Notes:

- 1 New construction costs based on 2019 OSDM
- 2 Non-Construction Costs generally based on OSDM recommendations.

8/7/19

PK-12 ESTIMATED BUDGET SHEET (non-OFCC)

Description	Quantity	Unit	Cost/Unit	Cost	Total Cost
Basic Building Construction			\$170.99	\$ 27,700,000	77.11%
LEED			\$2.50		0.00%
Sitework			\$24.07	\$ 3,900,000	10.86%
Loose Furnishings			\$7.87	\$ 1,275,000	3.55%
Technology			\$8.15	\$ 1,320,000	3.67%
Total basic building and site construction cost			\$211.08	\$ 34,195,000	95.19%
Construction contingency			\$10.67	\$ 1,728,000	4.81%
Total Hard construction cost			\$221.75	\$ 35,923,000	100.00%
+ Market conditions contingency	10%			\$ 3,592,300	
Subtotal of Construction Costs				\$ 39,515,300	
Non-Construction Costs ²					
Design Professional Fee	7.00%			\$ 2,766,071	
Construction Management Fee	7.00%				
CMR Pre-Construction Stage Services	0.50%				
Land Survey	0.04%			\$ 15,806	
Soils/Environmental Report	0.10%			\$ 39,515	
Agency Approval Fees	0.25%			\$ 98,788	
Construction Testing	0.40%			\$ 158,061	
Printing - Bid Documents	0.15%			\$ 59,273	
Advertising for Bids	0.02%			\$ 7,903	
Builder's Risk Insurance	0.12%			\$ 47,418	
Bond Fees	0.00%			\$ -	
Partnering Fees	0.02%				
School Representative/Construction Consultant	0.00%			\$ -	
Commissioning Services (and TAB)	0.60%			\$ 237,092	
Construction Counsel	0.00%			\$ -	
Hazardous Materials Abatement Observation	0.00%			\$ -	
Non-Construction Contingency	1.12%			\$ 442,571	
Subtotal of Non-Construction Costs				\$ 3,872,499	
TOTAL OPINION OF PROBABLE CONSTRUCTION COSTS				\$ 43,387,799	\$ 267.83

Notes:

- 1 New construction costs based on 2019 OSDM
- 2 Non-Construction Costs generally based on OSDM recommendations.

8/7/19

6-12 SEGMENT ESTIMATED BUDGET SHEET (OFCC)

Description	Quantity	Unit	Cost/Unit	Cost	Total Cost	
Basic Building Construction			\$173.32	\$ 19,200,000		76.24%
LEED			\$2.50	\$ 277,000		1.10%
Sitework			\$24.37	\$ 2,700,000		10.72%
Loose Furnishings			\$8.12	\$ 900,000		3.57%
Technology			\$8.35	\$ 925,000		3.67%
Total basic building and site construction cost			\$216.67	\$ 24,002,000		95.31%
Construction contingency			\$10.67	\$ 1,182,000		4.69%
Total Hard construction cost			\$227.34	\$ 25,184,000		100.00%
+ Market conditions contingency	10%			\$ 2,518,400		
Subtotal of Construction Costs					\$ 27,702,400	
Non-Construction Costs ²						
Design Professional Fee	6.50%			\$ 1,800,656		
Construction Management Fee	7.00%			\$ 1,939,168		
CMR Pre-Construction Stage Services	0.50%			\$ 138,512		
Land Survey	0.04%			\$ 11,081		
Soils/Environmental Report	0.10%			\$ 27,702		
Agency Approval Fees	0.25%			\$ 69,256		
Construction Testing	0.40%			\$ 110,810		
Printing - Bid Documents	0.15%			\$ 41,554		
Advertising for Bids	0.02%			\$ 5,540		
Builder's Risk Insurance	0.12%			\$ 33,243		
Bond Fees	0.00%			\$ -		
Partnering Fees	0.02%			\$ 5,540		
School Representative/Construction Consultant	0.00%			\$ -		
Commissioning Services (and TAB)	0.60%			\$ 166,214		
Construction Counsel	0.00%			\$ -		
Hazardous Materials Abatement Observation	0.00%			\$ -		
Non-Construction Contingency	1.12%			\$ 310,267		
Subtotal of Non-Construction Costs					\$ 4,659,544	
TOTAL OPINION OF PROBABLE CONSTRUCTION COSTS						
				2019 \$	32,361,944	\$ 292.14
	1.04			2020 \$	33,656,421	\$ 303.82
				2021 \$	35,002,678	\$ 315.98
				2022 \$	36,402,785	\$ 328.62
				2023 \$	37,858,897	\$ 341.76

Notes:

- 1 New construction costs based on 2019 OSDM
- 2 Non-Construction Costs generally based on OSDM recommendations.

8/7/19

6-12 SEGMENT ESTIMATED BUDGET SHEET (non-OFCC)

Description	Quantity	Unit	Cost/Unit	Cost	Total Cost
Basic Building Construction			\$173.32	\$ 19,200,000	77.09%
LEED			\$2.50		0.00%
Sitework			\$24.37	\$ 2,700,000	10.84%
Loose Furnishings			\$8.12	\$ 900,000	3.61%
Technology			\$8.35	\$ 925,000	3.71%
Total basic building and site construction cost			\$214.17	\$ 23,725,000	95.25%
Construction contingency			\$10.67	\$ 1,182,000	4.75%
Total Hard construction cost			\$224.84	\$ 24,907,000	100.00%
+ Market conditions contingency	10%			\$ 2,490,700	
Subtotal of Construction Costs				\$ 27,397,700	
Non-Construction Costs ²					
Design Professional Fee	7.00%			\$ 1,917,839	
Construction Management Fee	7.00%				
CMR Pre-Construction Stage Services	0.50%				
Land Survey	0.04%			\$ 10,959	
Soils/Environmental Report	0.10%			\$ 27,398	
Agency Approval Fees	0.25%			\$ 68,494	
Construction Testing	0.40%			\$ 109,591	
Printing - Bid Documents	0.15%			\$ 41,097	
Advertising for Bids	0.02%			\$ 5,480	
Builder's Risk Insurance	0.12%			\$ 32,877	
Bond Fees	0.00%			\$ -	
Partnering Fees	0.02%				
School Representative/Construction Consultant	0.00%			\$ -	
Commissioning Services (and TAB)	0.60%			\$ 164,386	
Construction Counsel	0.00%			\$ -	
Hazardous Materials Abatement Observation	0.00%			\$ -	
Non-Construction Contingency	1.12%			\$ 306,854	
Subtotal of Non-Construction Costs				\$ 2,684,975	
TOTAL OPINION OF PROBABLE CONSTRUCTION COSTS					
				2019 \$ 30,082,675	\$ 271.56
	1.04			2020 \$ 31,285,982	\$ 282.43
				2021 \$ 32,537,421	\$ 293.72
				2022 \$ 33,838,918	\$ 305.47
				2023 \$ 35,192,474	\$ 317.69

Notes:

- 1 New construction costs based on 2019 OSDM
- 2 Non-Construction Costs generally based on OSDM recommendations.

Margaretta PK-12
MARGARETTA LOCAL SCHOOL DISTRICT
CASTALIA, OH
PROJECT NO. 218061.00

8/7/19

Demolition and Abatement options

Description		Quantity	Unit	Cost/Unit	Cost	Total Cost
Margaretta HS/MS						
Entire Building	Demo	110641	sf	\$ 4.25	\$ 470,224	
Entire Building	Abate				\$ 285,000	
						\$ 755,224
Margaretta HS/MS						
1913 section only	Demo	14376	sf	\$ 5.00	\$ 71,880	
1913 section only	Abate	14376	sf			
MEP system allowance						
Minimal button-up allowance						
						\$ 71,880
Margaretta HS/MS						
1922 section only	Demo	24510	sf	\$ 5.00	\$ 122,550	
1922 section only	Abate	24510	sf			
MEP system allowance						
Minimal button-up allowance						
						\$ 122,550
Margaretta HS/MS						
1957 section	Demo	38499	sf	\$ 5.00	\$ 192,495	
1958 section	Abate	38499	sf			
MEP system allowance						
Minimal button-up allowance						
						\$ 192,495
Margaretta HS/MS						
1913, 1922 and 1957	Demo	77385	sf	\$ 5.00	\$ 386,925	
2-story wing only	Abate	47508	sf		\$ 285,000	
MEP system allowance (allowance only, further investigation needed)					\$ 250,000	
Minimal button-up allowance for exterior walls					\$ 150,000	
						\$ 1,071,925
Margaretta Elementary						
Entire building	Demo	71279	sf	\$ 4.00	\$ 285,116	
Entire building	Abate	71279	sf		\$ 157,000	
						\$ 442,116
Margaretta Elementary						
Original 1959 section only	Demo	56176	sf	\$ 5.00	\$ 280,880	
Original 1959 section only	Abate	56176	sf		\$ 157,000	
MEP system allowance (allowance only, further investigation needed)					\$ 350,000	
Minimal button-up allowance for exterior walls					\$ 100,000	
						\$ 887,880

Margaretta PK-12
MARGARETTA LOCAL SCHOOL DISTRICT
CASTALIA, OH
PROJECT NO. 218061.00

8/7/19

Enhancements/LFI considerations

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Cost/Unit</u>	<u>Cost</u>	<u>Total Cost</u>
Terrazzo in main corridors of PK-12	12000	sf	\$ 20.00	\$ 240,000	
Metal roof for PK-12	81000	sf	\$ 11.00	\$ 891,000	
2,700sf larger gym ¹	2000	sf	\$ 260.00	\$ 520,000 ¹	
New Natatorium	22000	sf	\$ 300.00	\$ 6,600,000 ²	
				\$ -	
				\$ -	

Notes:

- 1 Can be accomplished for no additional cost in a non-OFCC project by reducing class sizes
- 2 Estimate for 8-lane 25 meter pool with deck space and locker rooms

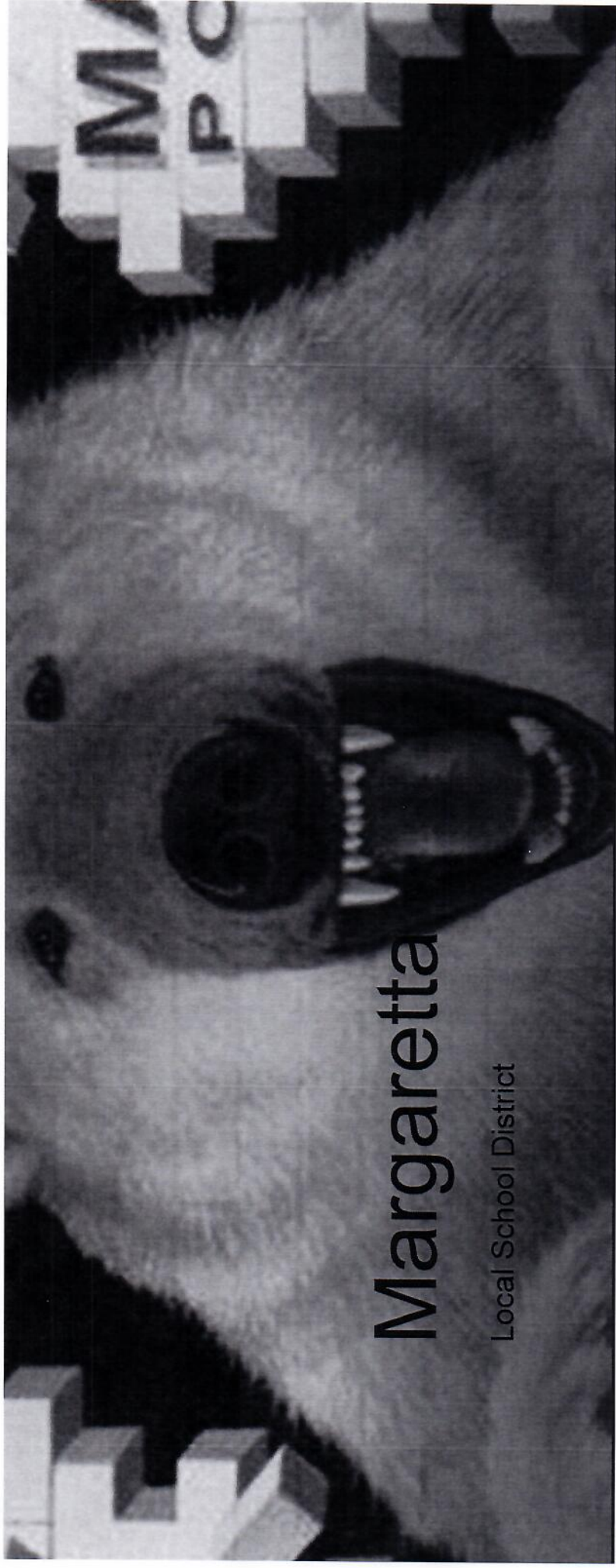
Margaretta PK-12
MARGARETTA LOCAL SCHOOL DISTRICT
CASTALIA, OH
PROJECT NO. 218061.00

8/7/19

"Potential" OFCC vs non-OFCC savings for PK-12

<u>Description</u>	<u>Cost</u>	<u>Total Cost</u>
Save one year construction inflation	\$ 1,867,288	
LEED not required	\$ 405,000	
No CM	\$ 2,997,060	
No partnering	\$ 7,992	
Potential savings		\$ 5,277,340

County Auditor millage estimates for LFI purposes				
1 million	5.2 mills			
2 million	10.3 mills			
3 million	15.5 mills			
4 million	20.6 mills			
5 million	25.7 mills			
Note: not sure how many years this was calculated at				
Architect estimate for LFI projects cost				
LFI projects	Quantity	Cost/Unit	SF	Cost
	Terrazzo in main corridors of PK-12	\$20.00	12,000	\$240,000
	Metal Roof	\$11	81,000	\$891,000
	Larger gym	\$260.00	2,000	520,000
	New natatorium	\$300.00	22,000	\$6,600,000
			Total	\$8,251,000



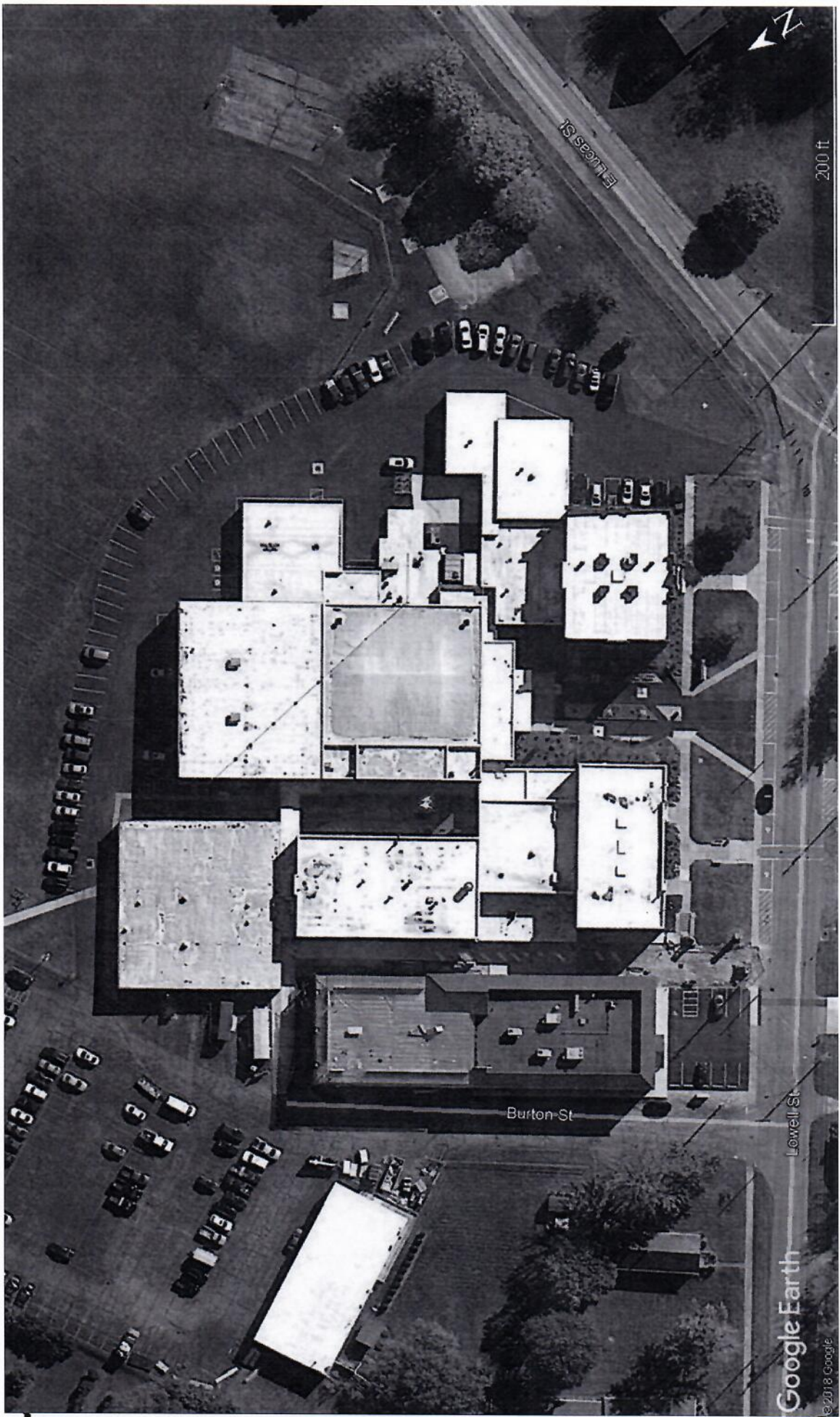
Margaretta

Local School District

FANNING
HOWEY



August 2019



Google Earth

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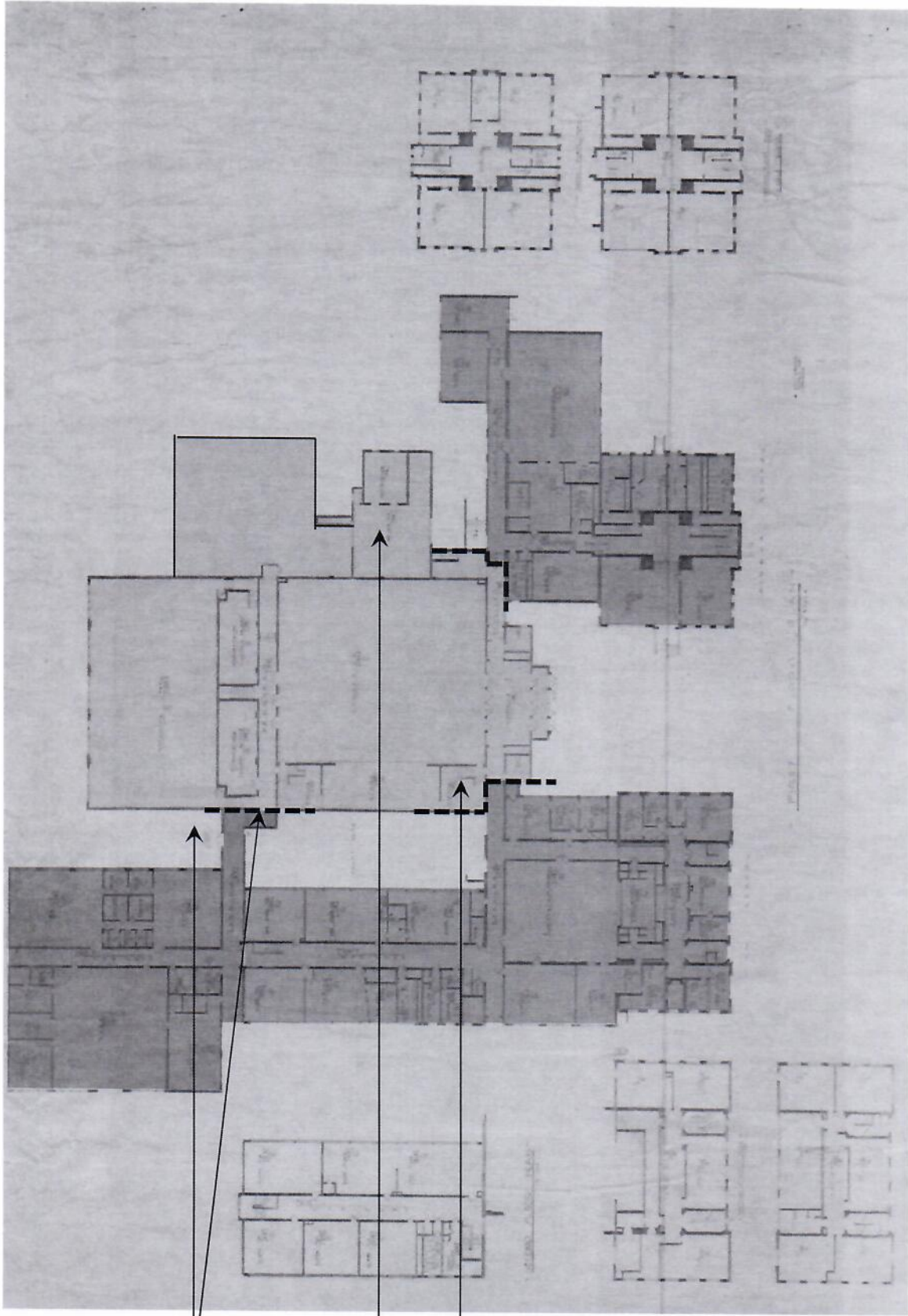


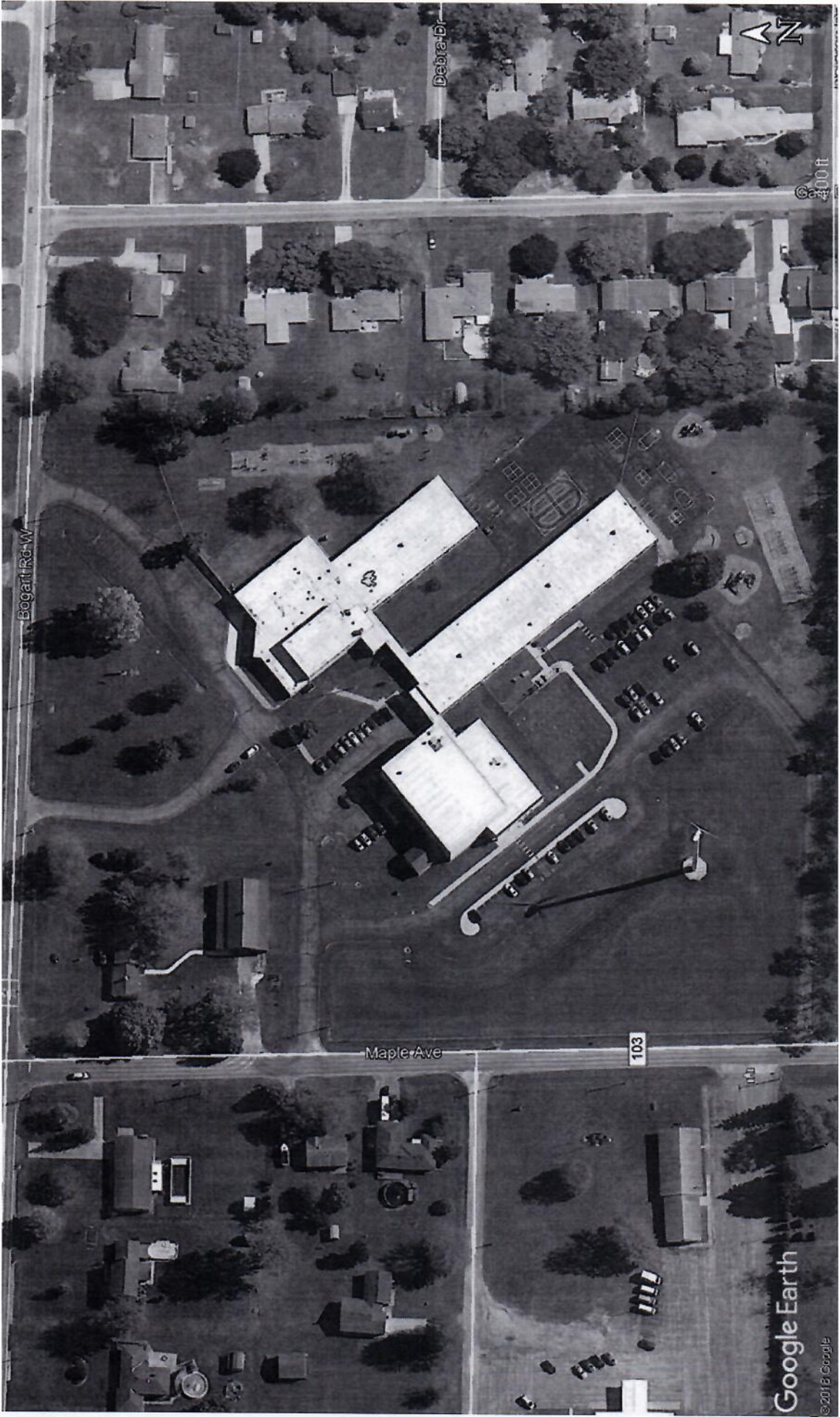
Margaretta HS/MS

Regrade to meet
new exit doors

Maintain existing
boiler room

Run electrical
service to new
switchgear





400 ft

Maple Ave

103

Google Earth

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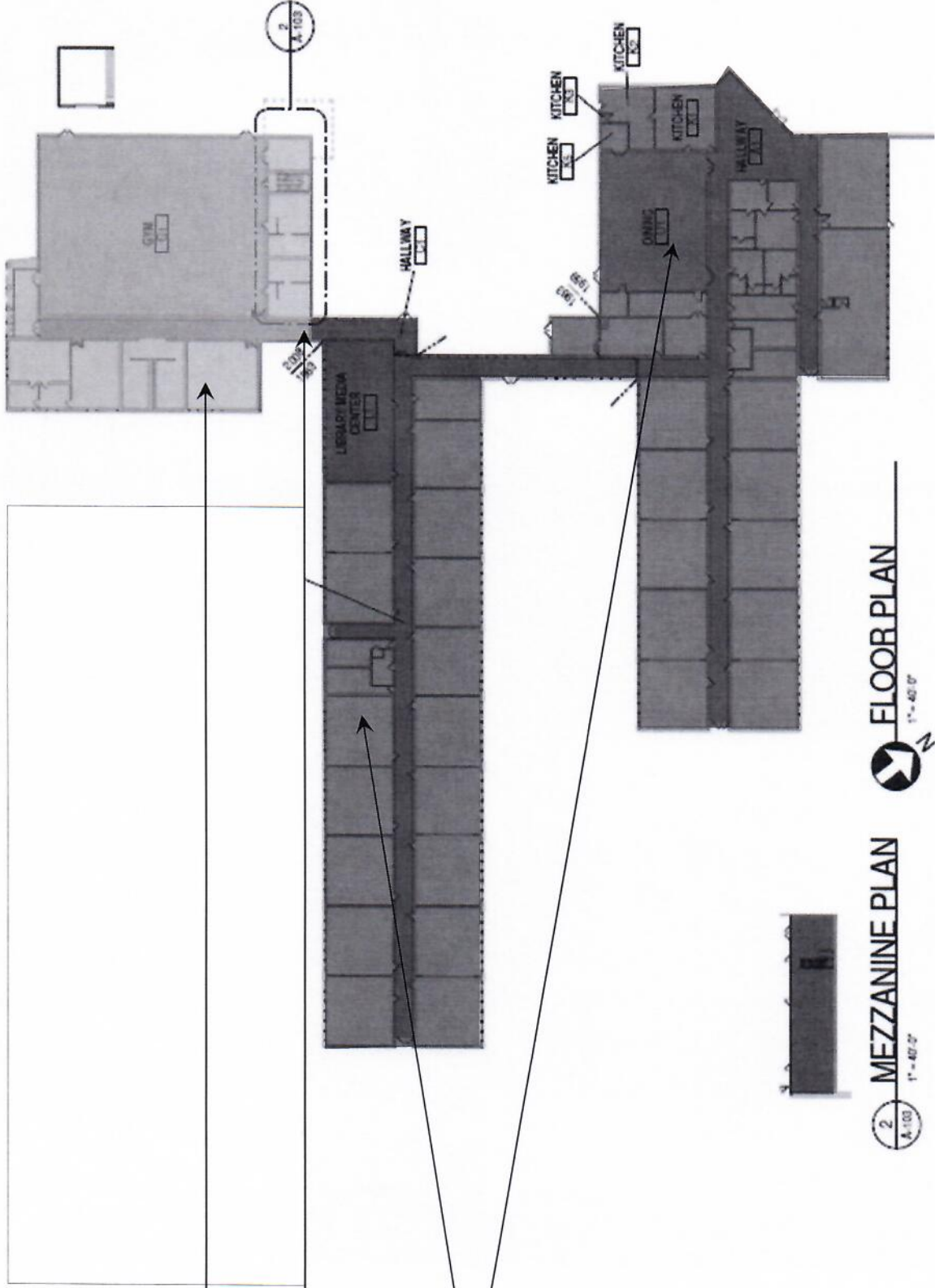


Margaretta Elementary

Create new boiler
room in existing
classroom

Button-up 2008
addition

Demolish original
building



MEZZANINE PLAN
1" = 40'-0"

FLOOR PLAN
1" = 40'-0"

Margaretta Elementary

Demolish original
building

Button-up 2008
addition

Create new boiler
room in existing
classroom

