



FACILITIES COMMITTEE

Mike McDonough, Deputy Superintendent
Friday, September 10, 2021, 9:00 AM, Central Office

HILLIARD CITY SCHOOL DISTRICT
OPERATIONS DEPARTMENT

Committee Members

Paul Lambert, Board of Education
Nadia Long, Board of Education
Mike McDonough, Deputy Superintendent
Cliff Hetzel, Chief Operating Officer
Rich Boettner, Chief Technology Officer

Anita Dalluge, Assistant Treasurer
Mark Tremayne, Director Innovation & Extended Learning
Matt Middleton, Principal Hilliard Darby High School
Chad Schulte, Principal Hilliard Weaver Middle School
Matthew Sparks, Principal Beacon Elementary

MINUTES

1. Public Participation

Community Use of Buildings during summer and evenings – It was requested that we please make sure the custodians know when a group is using one of our buildings so they can make sure the doors are unlocked.

We will make sure custodial staff know to check the scheduler when office staff is not on duty to notify them of building use.

2. Capital Projects

Cliff Hetzel shared and explained the type of information on the attached Capital Projects 2021 document. He also provided an update on each project.

Paving

Alton Darby parking lot replacement/expansion had a couple of change orders for drainage and other needs on the site but is complete, on time and on budget. We were able to add 40+ parking spots to this location.

We completed parking lot seal/stripe at Davidson, Scioto Darby and Bradley.

Building Improvements

We will be talking more about the preschool addition later in our meeting. This summer, we have been doing some early planning with architects at Fanning Howey.

The Cooling tower replacement at Darby High School is substantially complete. The pumps we ordered have been delayed. We have a temporary pump to operate the building until we get the permanent pump installed, which should be at the end of September or early October. There will be no additional costs.

Site Improvements

Nadia Long, Paul Lambert, Cliff Hetzel and Mike McDonough toured Alton Darby Creek Campus this morning. The parking lot improvements, campus signage, painting and graphics have been completed.

The playground at Brown Elementary was a significant project that the PTO funded. We were a partner on this project. Our internal facilities team spent a couple of weeks tearing things out and replacing mulch. Check it out if you get a chance!

We will begin getting quotes on the handicap walk paths at the baseball field at Darby. We will work on these path improvements after football season so they will be complete for spring activities.

Athletics

We replaced the turf and track at Bradley. We had a minor change order related to additional drainage work and leveling of the track's surface that was unexpected. Overall the timelines have been met. We have been having games on the field when needed. The track is lined with the white lines. They will finish the color coating with two to three non-rain days.

The scoreboard went in at Bradley with no problems.

Fundraising is in progress for the Athletic Performance Center at Darby. Paul Lambert shared that he objected to using fundraising for a district facility. Nadia Long asked that this be taken to the Board to possibly be included with the Facilities Taskforce.

Technology

Tube tv's were replaced with monitors at the seven identified elementary buildings. It went very smoothly, and we plan to finish the other buildings next summer.

Esser Funded Projects

We replaced some HVAC equipment at the identified elementary buildings that qualified for the Esser federal funding in response to indoor air quality. We worked with our treasurer's office to add a couple of other opportunities to make improvements at our middle school buildings with the Esser funds. These improvements are designed to make sure the air is turning over in our buildings at an adequate frequency. The frequency is about 4 ½ times per hour which meets the guidelines for a Covid environment.

Modular classrooms have been added at Ridgewood Elementary. We put up canopies and are in the process of finishing the canopy work. The building was ready for occupancy before the start of the school year. We have walkie-talkies and alarms. Everything is tied into the communications system in the building. There are four classrooms that house the 4th grade students. Mike explained that Ridgewood was near capacity at this time last year. We looked into spot redistricting. The redistricting was going to be much larger scale, so it was put on hold. Nadia Long suggested trying to get data from students that are occupying the modular units to see how their experience was.

Small Projects

These are beyond typical work order repairs. The small projects that were completed over the summer are listed on the attached Capital Projects 2021 document.

3. Facilities Database

Cliff shared the Capital Needs Analysis presentation that was presented to the Finance Committee in August. We maintain 30 buildings that total 2.35M square feet with an average age of 32 years. The CRV (Current Replacement Value) of \$672M is what it would take to reconstruct the buildings including soft costs. Our current FCI (Facility Condition Index) is 7.21%. Our Deferred Backlog is \$41.7M and 20 Year Cumulative Needs is \$208M. The presentation slides are attached and show Facilities Age Profile, Unfunded FCI Migration, Current PI Funding w/Decommissioning and Cumulative FCI Needs.

4. Preschool Addition

Cliff and Mike reviewed the attached Preschool Addition information. We have been working with Fanning Howey to put together our bid package. Once we award the bid, we will have a specific schedule. We are planning for a substantial completion date of July 1, 2022.

5. Future Planning

Cliff reviewed the attached 5-Year Capital Improvement Plan. We discussed the current projects that are underway and the need for them to be completed on time.

Mike shared that we will begin bringing back the Master Facilities group in the next few weeks. Two of the big themes that came out of the original Master Facilities plan was the expansion of our special-needs preschool and the expansion of full-day kindergarten that we implemented last year and continued this year. We will pick up where we left off with discussions on some of our facilities (Avery, JW Reason, Beacon) and if we would have space on those campuses to build if we took them off-line. We will bring in the Capital Needs Analysis that we reviewed earlier in our meeting today. We will also look at building capacity. Mike explained that the capacity of a building changes once specific programming is placed in a building. We will need to determine what we want for our ideal programmatic capacity in every building. We will need to be mindful of where we place certain units to limit overflow and amount of time students are on buses. This will factor into redistricting.

6. Next Meeting

Our next meeting will be December 3, 2021.