



FACILITIES COMMITTEE

Mike McDonough, Deputy Superintendent
Wednesday, October 15, 2025, 1:00 PM

HILLIARD CITY SCHOOL DISTRICT
OPERATIONS DEPARTMENT

Committee Members

Kelley Arnold, Board of Education
Beth Murdoch, Board of Education
Mike McDonough, Deputy Superintendent
Mark Dudgeon, Chief Operating Officer
Rich Boettner, Chief Technology Officer

Derek Farwick, Accountant
Mark Tremayne, Director Innovation & Extended Learning
Matt Middleton, Principal Hilliard Darby High School
Cort Hamilton, Assistant Principal Hilliard Bradley High School
Matthew Sparks, Principal Beacon Elementary

MINUTES

Updated Facilities & Project Request Form

Mike McDonough shared the updated Facilities & Project request form. He explained the history behind the Buildings and Grounds committee and the use of this form before it was updated. This committee used to be called Buildings and Grounds and would meet monthly. Any type of improvement in a building or on their school grounds was run through this process. We would review these monthly. As this committee evolved, those forms fell by the wayside.

We wanted to reinstitute the form given some things that we had made some changes going into the school year. We created a district furniture fund by reducing 1 to 2% of each principal's budget. We use that fund, perfect example, Livi Constantinovich, just last week emailed Mark and I, hey, we need a new half-round table for small group instruction in one of our rooms. Am I able to use the district furniture fund? We had that request already. Mark has already had an order in for ten of those. We were able to get a significantly better discount by purchasing in bulk. There was some heartburn from our principals for taking some of their monies away from them, but this is to be able to create better purchasing power on our side. We did it based off some work Mark had done the prior fiscal year with his Ops Department. We essentially created an Ops fund and skimmed about 7% of each of their budgets. They weren't real happy at first but it proved to be a really good tool for us to be able to go to the kitty, so to speak, to do some of these projects and buy things in bulk.

We wanted to include that process in here but given all the renovations and all the things we are doing as part of the MFP; we know that those are going to spill out into our other buildings, and we know buildings are going to be trying to do things to make their spaces better for kids and better for their staff.

We wanted to bring this form back. I know we don't meet monthly here but my intent would be if we do receive any forms in a given month, because some of these are very time sensitive, that we would have a quick Teams or Zoom meeting to review them with this committee and provide feedback to the applicant on whether we are going to move forward or not. We have not gotten any yet to date. Right now, it is still in an editable PDF format. I think you have heard us talk; we migrated all our work order systems into FMX. We have been using the calendaring system for many years. We moved our maintenance work order system as well as our technology ticket system into FMX. We are going to very much try to get this form into FMX so there is just one stop shop for anything repair or improvement related. Nothing fancy here, it included a lot of the same questions that the previous form did. It does ask where funding sources are coming from whether it is something you are asking for from the district,

your school budget, grant, PTO, those types of things. It includes different personnel throughout the process, so it is not a big surprise to the building maintenance folks when the project goes forward. We thought it would be good to share this because if we do have those forms you may get a random request for a Zoom or a Teams to review some of these forms.

Summer 25 Project Recap

Mark Dudgeon gave a recap of the summer 2025 projects. The first phase of our playgrounds has been completely closed out. We are about three or four days away from final acceptance on the secured entrances. We are waiting on some mechanical equipment to come in. The Darby Weight Room was the other big one. We are waiting on the electrical connection from AEP, which we are hoping will take place this Friday or next Monday. Once we have power connected, we can call for final inspection. Once final inspection happens, they will start disassembling the equipment in the auxiliary gym, moving the flooring and resetting the equipment. That is all scheduled for next week. Best case scenario, within about ten days we will have full occupancy of the weight room, and they will be able to start using the space and we will get that project closed out.

In addition to those MFP projects, we completed carpet and flooring on the first floor of Weaver. We did concrete throughout the district, seal coated and striped staff parking lots at Davidson and Darby and phase two of the Bradley roof.

That is the high-level overview of what we were able to complete in 2025. This summer we did approximately \$10 million of work between bond projects and PI projects.

Winter/Summer 26 Project Preview

Stadium Lighting
Band Towers x3
Darby and Davidson Tennis Courts
Middle School Turf Fields x3
Secured Entrances (round 2/3)*
Playgrounds (round 2/2)*
High School PAC Improvements*

Timeline

December - January
March - May
April - August
April - August
May - September
June - August
TBD

*ADA improvements included

On Deck

High School Aux Gym Improvements
Middle School Gym Improvements
Secured Entrances (round 3/3)

26 Construction

Pre-K
Beacon
Walker Rd

Mike McDonough said this list is what we have in motion already or will soon be out on the streets for bid from an MFP perspective. These are all part of the promises we made to the community.

Stadium Lighting – we had the preconstruction meeting for all three of those projects just yesterday. You will start to see some of that work, from a tear down and prep standpoint, begin maybe even late October but most likely in November. The materials are going to land here at each location on December 1. The retrofits will begin. I would say, by the New Year, we will have fully functional LED lighted stadiums outside.

Band Towers – those are in final design right now. All three schools will be getting new band towers. We worked with Mark Sholl and he has worked with each of the band directors to assess their needs and

improve what they have. All three are going to stay in their current locations. It will just be safer and a much better option for them.

Darby and Davidson Tennis Courts – We are in the design phase. We are going to completely tear out each of those sets of tennis courts and replace them. They are beyond repairable. We are going to have to get creative with schedules, because we want to make sure it is done prior to August 1. We are going to displace Davidson beginning April 1. We did five new tennis courts at Weaver that are a couple years old; we are removing the courts at Heritage. We are moving to a model where we will have ten courts at the high school that will support both the high school and middle school. Weaver will just have brand new courts as well. Davidson will have a place to move to and still kind of be home. Darby's courts will need to be vacated by June 1. Darby and Bradley will help when needed if scheduling becomes a challenge.

Middle School Turf Fields – We put a thumbs up yesterday to move forward with this project. The goal would be to have those in place prior to the 2026-27 school year. This will create some scheduling challenges for us. Depending on who would get the contract and how they would structure things, or if we have multiple contracts, Mike didn't foresee being able to do three fields in just the summertime with the same contractor. Two of the ADs have already communicated that if we need to relocate track and lacrosse from the middle school to the high school stadiums to be able to get a crew in earlier, the payoff will be worth it.

Secured Entrances – phase one of this project has proven to be a challenge. We are going to break the remaining buildings into two more rounds. We just completed the security vestibule at Tharp, and we have seven elementaries that are essentially the same entry so that is going to be in this next package. The design is pretty much taken care of. There may be one or two other buildings that we add into this round just because they are a technology solution.

Playgrounds – We are planning to complete the remaining elementary playgrounds except for the three new builds. There will be five playgrounds that we will be moving forward with. We had a great experience with the contractor, and we are working with him to see if we can maintain that relationship in some way, shape or form. He is local and he is fantastic.

High School PAC Improvements – We have started to organize some potential meetings around PAC improvements. We are going to get those evaluated first. There may be a several phased approach that we take to these improvements. It may be an ADA improvement one summer and then the cosmetic stuff and sound stuff or vice versa. We are beginning that process with the architect as well as Mark Sholl is going to bring together a group of our music and performing arts folks that would have some input on that.

That is what we have out of this MFP bucket of bond dollars. If you look over there to the blue, this is what we are committing to moving forward with from a PI perspective:

<u>PI 26</u>		<u>Other</u>
WSH Paving	\$1.2mil	Digitizing Plans
HBR Roof – Phase 3	\$1.2mil	District Standards
HUB Roof	\$750K	Door Assessment
District Cooling Towers	\$1.25mil	
HDB Stadium Locker Rooms	\$ TBD	
District Finishes	\$500,000	
District Phones	\$500,000	

We are going to continue the work that we have tried to do over the last several summers to make more of a lipstick splash for folks. Obviously, we have to do a lot of those things that are at the top of that list. That doesn't really resonate with parents and community and students but certainly resonates with us because it lets us stay operational. We just met this morning at Heritage, if you have been in Weaver or Heritage recently, the first floors look almost brand new. Over winter break we are going to do LED lighting in both the cafeterias. We are going to redo their office suites this summer.

Mark Dudgeon said these are the big projects, the six figures plus projects, but lots of other projects outside of this are in motion. We are continuing to leverage the school calendar as much as possible. The other one that we should have put up there that we didn't, we also have a landscape architect engaged now, who is studying the two high school and two middle school courtyards to improve the looks of them. We will be collaborating with those principals as soon as we get them on board to come up with some better ways of doing business in our courtyards.

Matt Middleton asked if there is any consideration for signage? Mark Dudgeon said the sign company was out last week, but we haven't gotten anything back yet. The technology is dated and no longer supported. We are hoping in the next week to have something back on those and if it is something we can work into the plan then we will.

Mike McDonough said we have mentioned we are working on getting digitized plans of all of our buildings. We are in an ongoing process to create district standards for all different types of things. The last one there, we did apply for a rather large grant. We haven't heard back yet. We are in the midst of doing a door assessment in hopes of re-keying the entire district and creating basically a grand key and then several masters that are offsets of that and only certain folks would have that main key. The buildings would function very similar to how we have keyed Memorial or the new preschool or how we are planning to key the new buildings. We are hoping to get some grant funding to help us with that. We did get the Attorney General's grant, so we are planning to use that to do our next round of night locks next summer.

MFP Updates

a. Timelines

Mike McDonough shared and reviewed the Tentative Timelines for the MFP projects.

GMP for Beacon is tentatively scheduled for the January 12, 2026 Board meeting. GMP for the Preschool is tentatively scheduled for the February 26, 2026 Board meeting. Those are still on track, and GMP is just guaranteed maximum price. That would be when we would present to the board what we believe to be the guaranteed price of Beacon and the preschool, and essentially the construction manager at that point has to build that building for less than that dollar amount. Certainly, if we add something throughout that process, then that could change. Basically, it is on them to manage the project. At that point, we know what we're going to spend, and we have a target to beat from a bid standpoint and we can begin some of those bid packages and hope that in late February, early March, that we would break ground for those two locations.

With the preschool essentially being able to be open in the 27-28 school year, we wanted to be able to start that planning process of what this split is going to look like. Beginning in January and over the course of the next 12 months, we're going to plan for what that's going to look like. Part of that means we don't envision opening the 12-classroom addition at Norwich with all 12 classrooms completely full with staff and kids. I think everybody's got this vision in their mind

that that's going to open day one with 16 kids in every class, two sections a day, three staff members a day and that's just not the case. We need to work with transportation to figure out how we want to split the district and look for how we would move staff, so that planning process will go over those 12 months. That way, well in advance of your child going to preschool that following year, you know which one they would be targeted to go to, that type of thing.

We were hopeful that, and it still may be the case, construction beginning at Brown Elementary late spring or summer of 2026. Annexation continues to be a thorn in our side. We did not get the greatest update this past Monday. We are still hopeful to be able to have a summer construction start, but if we move beyond the summer, that is going to drastically alter the rest of this timeline.

Ms. Arnold asked what is the latest hold up?

Mike McDonough said honestly it is just getting all the i's dotted and t's crossed so the city is happy with where it is from the county.

Mark Dudgeon said it's a soup sandwich, between the city and county. We were hoping to be on this last agenda but then we had to reset some pins for the lot split. When we reset the pins, it required additional signatures from the seller. The sellers were out of the country so getting them tracked down for that has caused some delay.

In our last MFP meeting with Ruscilli and Fanning, Fanning presented a new timeline tracker that has basically all the milestone dates, projected dates, of when we need to hit certain milestones, best case, worst case all the way through groundbreaking. If we follow the worst case, it puts us in September before we would be breaking ground which then means increased dollars for drying a building in and temporary heating for winter months. We are going to have to find ways to squeeze that as much as possible and find opportunities to depress that schedule.

Ms. Arnold said on the city's side of things, and I am just thinking of it from Columbus. Typically, there is a lot of emergency legislation for annexations. Do we know if Hilliard does that?

Mike McDonough said I don't believe so. There are certain timelines that they have, there are specific dates, but they have not shown us anything that would indicate that they are open to an emergency annexation. They did say, once it goes through the hoops that it is going through now, and has those mandatory stays in between, they will approve it. They will get it on an agenda and approve it. They have committed to working with us on that end.

Ms. Kelley said the start of a thirty-day clock with Columbus would start with an emergency legislation, not with two readings kind of thing.

Mike McDonough said I believe they would be willing to do something like that.

You will see where this will start to impact us as we move down this chart a little bit. In 2027, the big milestones you will see there is in August of that year, Beacon and the preschool would open. We feel very confident on that to this point. This chart is probably the biggest question everybody gets, and we are hesitant to put it out, because last Friday I felt good about it, then Monday, I don't feel good about it.

The other big thing that would kick off in the 2027-28 school year is the redistricting process. We have had a lot of conversations here recently about that, given some folks to the north of us are having such a good time with that. We have always intended on bringing in a third party to facilitate that. I think what we may do sooner than later is to put out a request for qualifications for that. Cropper, which is who Dublin is using, would be one of those companies. Cooperative Strategies would be one of those companies. I am sure there are several others out there, but we would want to get that group identified well in advance of that and begin that process to take place throughout the 2027-28 school year. That would include where the ultimate landing locations would be for Arrow, as well as what the future status of the campus model is.

The last bullet you see there, this may be impacted by the annexation conversation, and it may not be, but we know there is a significant amount of MEP work that has to occur at Brown, beyond just the renovation for it to become a sixth grade or even the addition. We are working with Melissa to create ways for us to be able to do some of that mechanical work that we would have done out of PI anyway, to do that over a couple of years. There may be some work that is ultimately an improvement for Brown if Brown would stay Brown but will tie into the ultimate renovation if we begin beforehand.

This is where it starts to become clearer, if we don't start construction at Brown until September of 2026, this milestone here in 2028 is now in jeopardy. We all along have planned to have a winter move in for the new Brown Elementary. If we don't start until September of 2026, that will get kicked back to August of 2028. That is where the news we received Monday was not the greatest, and why we are hesitant to put anything out like this right now. I can go through the rest of that. I don't know how accurate it is going to be until we know for sure on the annexation process. Essentially, once we vacated Brown, we would begin that renovation process with the hopes of having that up and running by the 2028-29 school year.

b. Site Plans

What you see behind us are some of the site layouts and renderings of the new building, both from a 3D perspective as well as a 2D perspective over here. Where you see that baseball field, that is drawn on there to show size. It is not necessarily going to be a baseball field. That is where the current elementary sits now. That site is kind of a weird shaped site, but that back corner is where we are going to tuck the new elementary in so that we are able to stay in session while building the building at the same time. That is critical to the timelines as well.

Ms. Arnold asked, that stormwater basin, is that a dry detention or is it going to go underground?

Mike McDonough said both. We are going to do some underground at Beacon. I do not know exactly how much. That basin, there is going to be a basin behind the building as well. There is going to be a wall back there with a fence to prevent folks from being able to get back into that.

The front loop in front of the school will be for buses. The loop to the left will be for car traffic. It is going to be a tight site. This actually increases the amount of parking at Beacon, probably doubles it.

This is the 3D rendering of the building. This would be the main entrance where you come in. What we have done with the building, similar to Memorial, we have created a public side of the building and an academic side of building. This is the public side, you've got your gym, cafeteria,

media center. This will be a public entrance to the building. We can actually lock down the whole academic wing when there are events.

Ms. Arnold said before you go on, I am still back on the site plan. This if for Matt, how much do you utilize space outside of the playground area, like field space? I am concerned about the fact that there doesn't seem to be much field space back there.

Matt Sparks said when we sat with the architects, we talked about the same thing. Part of the issue is just the site that we are given. We use a lot now, because we have it. To be honest, safety wise, I look forward to having less space. I am not going to tell kids they can't go play soccer right now but safety wise, I wish they were a little closer. We know the playground situation across the district, obviously, ours isn't being replaced because it is going to be replaced. If we had a modern playground, we would not need that much space. I am not overly concerned about it. My gym teacher said we walk out to the back lot all the time now, what would be the difference? There is sidewalk access to that green space. We are going to live it for a year because when they start that construction site, we are going to have a real small space but when it is all brand new, we will be just fine.

Mike McDonough said moving on to what the new Brown site will look like. This is Memorial here. This is a three-and-a-half-acre stormwater detention basin to accept all this water from the north which we already accept. We are working really hard, because this is now what the property line is going to look like, we are working really hard with Fanning Howey. They showed us a conceptual design on Monday of actually splitting, if it needs to have this much volume, splitting this into a couple locations and shifting things because right now, we don't have anywhere for the kids to, for the playground to really go. They came in with a model on Monday where they were able to lump half of this off, move this field over here.

The beauty of the three elementaries that we are building, they are all three going to be the same exact footprint. We had a lot of conversations with our construction manager and as they start to go out and price things, we will for sure buy materials for at least these two at the same time, but potentially three as long as we can find warehouse space for it. We think we will be able to significantly make this thing more competitively priced.

If you want to get real nitty gritty, you can actually see what the layout of the building is. This is the main entry here. This is your office suite, so that would include guidance counselors, mail room, intervention office, principal's office, conference room. When I talk about the public spaces, everything out this way would be public. You've got the music room, gymnasium with stage, student dining here. This is cool, we've got art, we've got a maker space that actually flows right into the media center. All of this stuff will work together. You can get into the maker space from the art room. It is a pretty nifty design. Over here, you've got four classrooms on the first floor. You've got four kindergarten classrooms that will have restrooms in them. We've got our special ed services all throughout here, significantly more space than what you have now. On top of that, we still have eight more classrooms on the first floor and twelve classrooms on the second floor. I think this building is going to come in just over 70,000 square feet. Our cookie cutter, like Norwich, is about 60,000 square feet so we are about 10,000 square feet larger, a couple classrooms larger.

Ohio Department of Development Grant

Mark Dudgeon said last year we had applied for a much larger grant to do some LED lighting upgrades. We were not awarded that grant just based on necessity and need. So, we went back to the drawing

board and last week we applied, through Ameresco, applied for the Ohio Department of Development grant. It is a \$200,000 opportunity. Our grant application was submitted to upgrade all of the light fixtures in Davidson High School to LED. If awarded, if we receive a \$200,000 grant, we will kick in an additional \$234,000, so we exceed the dollar-for-dollar match. This is first come, first served. Our grant was submitted within five minutes of the portal opening. Our return on investment on this, based on what current utility is, our return on investment of this, for the full \$434,000 would be 3.5 years which is an incredible ROI. We have a meeting scheduled with Ameresco next week. We are hoping to hear back anytime.

Mike, Melissa and I had a meeting with Ameresco a few weeks ago. We are looking at additional opportunities to leverage our PI dollars to continue to make big, deferred maintenance improvements. We are currently looking at some finance options to do 60 to \$80 million worth of deferred maintenance improvements across the district and financing that on a 10-year term, at a very low interest rate. Instead of having to carve out 1.2 to 1.5 even up to \$2.5 million out of PI annually for deferred maintenance, basically we would set aside \$250,000 over 10 years and finance it that way with some offsetting kind of performance contracting opportunities through Ameresco. We are exploring different options, bringing Melissa to the table to help us work through that, just to stay out in front and stay innovative and come up with ways to get big chunks of work done.

Ms. Arnold said I have two requests. I mentioned one of them to Mike. As we look at, I don't know if we have stadium improvements on here.

Mark Dudgeon said it should be on the On Deck list. It was on a consideration list and then, as we were going through all the projects yesterday, we weren't able to pull many in from our consideration list, because our capacity is just maxed.

Ms. Arnold said somewhere down the list, at some point, railings for the Davidson stadium. Just getting up and down those stairs, I have been struggling. Just putting that one on the radar.

The other one is something that I am wondering if we could do now. Right at Davidson's exit, the striping has all faded out. People getting in and out of there, it could be just a little bit of a safety improvement. As people are leaving football games, people can't figure out where the lines are.

Mark Dudgeon said some talking points to that, with regards to our stadium improvement placeholder, we have defined stadium improvements as paint, lighting under the stadium, asphalt improvements, concrete and curbing improvements on the outside, ADA assessment and improvements as well and press boxes. We started last year at Darby and Davidson seal coating and striping. We started in the staff lot because there is so much volume there. Our plan there is to continue around those buildings, clockwise around the building, picking up each summer a portion of that work. Eventually we will get to the stadium lots as well.

Signage at Davidson is done. Signage at Darby is happening next week. We will have that signage standardized. Once signage at Darby is done, then they will move to Bradley and Memorial as well. Taking several small bites of the apple but eventually we will get there.

Matt Middleton said speaking of stadiums, and I brought this up numerous times. I know Cort has heard this too. I brought it up with Athletic Council and I will bring it up here. Trying to find creative ways to keep fans off the track or the playing field at the end of games. Looking at eliminating the entryways.

Our goal this year is to keep parents off the field at the end of the games. They can meet their kids under the stadium just because it becomes a playing time disaster, parents going after coaches or whatever it may be. Looking at redesigning where you do not have access, there is a fence all the way around. Your access is on the ends with your ADA and things like that.

Mike McDonough said when we were at Davidson yesterday, we noticed they have gates.

Matt Middleton said I don't know where they got the gates. We don't have gates. We just have one chain, which does nothing.

Mark Dudgeon said the short-term solution would be to deploy the use of gates again. The long-term solution is...

Mike McDonough said we have a joint safety council meeting next week. One of the things we want to get from Norwich Township Fire Department is what kind of egress requirements do we have that we want to make sure we account for in this process.