

RECORD OF PROCEEDINGS
MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION
Special Meeting – February 21, 2019

The Grandview Heights Schools Board of Education met in special session in Room 103 of Grandview Heights High School.

Call to Order: President Jesse Truett called the meeting to order at 5:00 p.m.

Roll Call	Members Present:	Members Absent:
	Eric Bode	
	Debbie Brannan	
	Melissa Palmisciano	
	Jesse Truett	
	Molly Wassmuth	

Discussion

The Board of Education met to review, discuss, and vote on a draft Design Process Programming Summary, which reflects the desired spaces and approximate square footage in the renovated high school and new middle school.

Perkins+Will Architect Steve Turckes and Concord Addis Owner's Rep Doug Addis joined the meeting by skype/phone.

Mr. Turckes explained the importance of deciding on a Program of Requirements before the architects can proceed into the next phase of the Design Process to ensure the project stays on schedule and on budget.

The Program of Requirements was developed based on the results of the Design Process Programming Phase, which was an iterative process that included detailed review of the existing facilities; 3 day-long programming workshops with staff, administration, students, and PTO representatives; a student programming workshop; and the first Design Process Community Meeting.

Mr. Turckes reviewed two schemes in detail with the Board of Education. Scheme #2 was the outcome of the Programming Phase and reflected the following:

- Approximately 86,300 square feet of new construction
- Middle School entry is south facing
- Swing classroom in new middle school to allow for fluctuation in class size
- Special Education classes on 1st floor of new middle school
- Increased size of high school classrooms
- Equitable boys and girls locker rooms on east side of high school breezeway
- Central Office in new middle school

Mr. Turckes reviewed an additional building scheme referred to as #2A with the Board of Education, based on some questions and concerns with Scheme #2. These modifications were evaluated in an effort to reduce square footage to more closely reflect square footage calculated in the budget estimate in the Facility Planning Process. Scheme #2A reflected the following modifications:

- Reduce the size and number of high school classrooms
- Move the central office to the existing high school floor plan and thereby reduce new construction square footage
- Saves approximately 3,000 square feet of new construction

The Board of Education discussed at length the pros and cons of both building schemes. Mr. Bode expressed concerns about the square footage in Scheme #2 being overbudget. He indicated it may be advantageous to trim some square footage now to avoid cuts later in the process.

Mr. Addis pointed out that, although Scheme 2 exceeds the square footage allocation, there will be savings in the overall construction budget from not needing modular classrooms, eliminating the need for a partial demolition of the EI/LMS commons/gym prior to construction, and from estimates for safety/security and ADA at Stevenson being under budget. Mr. Addis stated the additional 11,000 of square feet would equate to approximately \$3.1 million in additional construction costs and stated he was confident that, due to the savings outlined above, the project would remain within the overall budget.

Mr. Truett stated that he was comfortable with additional square footage in Scheme #2 and would prefer to keep the higher square footage at this point and, if needed, reductions could be made in Schematic Design/Design Development when more detailed cost estimates are available. He indicated he would like to specifically see the cost estimates and know exactly what reductions would need to be made (if, in fact, reductions are needed) before reducing square footage from the Programming Phase Program of Requirements. Mr. Truett also preferred Scheme #2 because it allows for more flexibility for possible student growth.

Mrs. Palmisciano stated that the role of the Owner's Rep is to provide feedback and advice to the Board of Education and if he is comfortable with the Scheme #2 being within budget, she feels it would be best to select that option.

Mrs. Brannan stated that she preferred Scheme #2 to honor the work done in the Programming Phase and based on the assurance from Mr. Addis that he was comfortable with the additional square footage in terms of the overall budget.

Ms. Wassmuth also stated she preferred Scheme #2.

Based on the discussion and the assurance from Mr. Addis, the Board members all felt comfortable with moving forward with Scheme #2. Mr. Bode expressed his appreciation for the in depth conversation and thought it was very helpful.

Mr. Truett wanted to highlight a few aspects of Scheme #2 for Board members to be aware of:

- No dedicated high school cafeteria, but there are multiple open collaborative spaces for students to eat
- Middle school gym will be less square footage than the existing middle school gym, but the space will be better utilized.
- New high school and middle school restrooms will be unisex and will allow for more privacy than existing restrooms.

Mr. Culp explained he was looking into changing the Schematic Design and Design Development meetings from the afternoon to the evening to enable 2 board members to attend those meetings as part of the Core Team.

Motion 19-073 (Draft Program Summary) Ms. Wassmuth moved to approve the design phase in-process Draft Program Summary, which reflects approximately 86,300 square feet of new construction.

Mr. Bode seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Brannan, aye; Mrs. Palmisciano, aye; Mr. Truett, aye; Ms. Wassmuth, aye.

Motion carried 5-0

Motion 19-074 (Design Phase Program of Requirements) Mrs. Brannan moved to approve the following:

1. Design Phase Program of Requirements
Recommend the board approve Scheme #2 as an outcome of programming that has the main entrance to the 4-8 building facing south and which allows for the Edison Intermediate & Larson Middle School commons and gym to remain in operation throughout construction.

Ms. Wassmuth seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Brannan, aye; Mrs. Palmisciano, aye; Mr. Truett, aye; Ms. Wassmuth, aye.

Motion carried 5-0

Motion 19-075: (Adjourn) Mr. Bode moved to adjourn the meeting. Mrs. Palmisciano seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Brannan, aye; Mrs. Palmisciano, aye; Mr. Truett, aye; Ms. Wassmuth, aye.

President Truett declared the meeting adjourned.

ATTEST:

President

Treasurer