

RECORD OF PROCEEDINGS
MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION
Special Meeting – April 29, 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 4:30 p.m.

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

Value Engineering Discussion:

Mr. Truett thanked the Core Team members for their recent work in talking through some of the proposed value engineering recommendations to present to the Board. Mr. Culp also thanked Mr. Truett and Mr. Bode for their leadership throughout this process and their feedback in helping to formulate a “Value Engineering” list to reconcile the proposed building design to the project budget.

- **Site Plan**

The presented site plan, which included opening Fairview Ave. to First Ave., along with other enhancements such as new parking lots, upgraded streetscapes, and outdoor learning spaces, is not in the facility project budget. Potential opportunities to partner with the City of Grandview Heights to make site enhancements are currently being explored and discussed, but at this time, the site plan for design purposes needs to be adjusted to the \$2 million that was originally included in the project budget.

The landscape architectural firm will adjust the design to provide a site plan that falls within the project budget, to provide a “baseline” that can be used as a basis for further discussions and collaboration with the City.

There was further discussion on the possibility of Fairview Ave. being opened to First Ave., and Mr. Culp explained that there was unanimous support by the Architectural Review Committee for opening Fairview Ave. Mrs. Palmisciano also stated that the City Planning Commission was in full support of opening Fairview Ave.

Mr. Culp explained that in initial conversations, the City of Grandview Heights has expressed strong support of helping enhance the site plan of the school district.

Mr. Bode asked whether there was any potential for collaboration with the City of Grandview Heights to get additional funds beyond what is in the project budget to enhance the Grandview Heights High School auditorium since it is a community performing arts center.

- **Architectural/Structural**

Mr. Addis confirmed that if the Board of Education accepts the VE recommendations as presented, the design would be within the overall construction budget of \$45,500,000. He also mentioned that there is a possibility that some items may be added back to the project as alternate bids, depending on how the construction bids are received.

Mr. Truett asked Mr. Steve Turckes and Mr. Doug Addis to review and explain the list of recommended VE items and related cost savings. He stressed that now is the time to discuss and ask questions as making changes will become more expensive as the design process continues to proceed.

Mr. Addis confirmed that there are still contingencies embedded in the budget after considering the recommended VE items. (\$1 million owner contingency, \$2 million design contingency, \$650,000 contractor contingency), plus escalators for inflation.

Mr. Turckes started the presentation by reviewing the following VE items that are NOT being recommended at this time:

1. Reduce middle school square footage by 8,082 sq ft.
2. Lower the theater renovation budget from \$40 to \$20 per sq. ft.

3. Reducing perimeter square footage of the middle school thereby reducing classroom square footage from 850 to 800 sq. ft.
4. Eliminate basement area, which allows for equipment to be moved into the basement near the loading area.
5. Utilizing drywall partitions in lieu of overhead glass doors.
6. Make operable partitions between classrooms an add-alternate.
7. Reducing terrazzo throughout the building by utilizing LVT flooring instead.
8. Utilizing synthetic slate roof in lieu of metal tile roof.
9. Reduce the size of the new middle school windows from 10' to 8'.
10. Utilize an LVT in lieu of rubber flooring throughout the middle school.
11. Utilize an LVT in lieu of the rubber flooring throughout the high school.
12. Utilize a sloped ACT ceiling at the classrooms in lieu of the window pockets.
13. Utilize an exposed acoustical metal deck for the middle school collaborative spaces in lieu of metal baffle ceiling.
14. Make one central stair in the middle school an add-alternate.
15. Flat roof in lieu of pitched roof for the new gymnasium.
16. Utilize a drywall wall at the stairwells in lieu of fire rated storefront.
17. Eliminate window shades at skylights.
18. Utilize a limestone/cast stone flat building facade in lieu of the stone portico.
19. Reduce masonry restoration scope of work to areas where necessary.
20. Utilize ACT ceilings throughout corridors, limiting gypsum board to lobby areas only.
21. Eliminate fire suppression system in the attic of the middle school.

Mr. Truett clarified that while certain VE items are not being recommended at this time, certain features will be done as add-alternates, and depending on those bids, that may help the Board decide later whether or not to accept a particular VE recommendation. While a framework is being discussed and decided today, certain decisions may not be officially made until bid day.

Mr. Turckes confirmed that explanation and further explained that some of these items will depend on the construction market at the time of bidding and the corresponding bids received. Including some add-alternates in the bidding process is a good strategy as it will give the board some room to maneuver on bid day.

Value Engineering Items recommended:

1. Reducing the amount of terrazzo throughout the building.	\$146,238
2. Utilizing a traditional asphalt shingle in lieu of metal shingle.	397,787
3. Reduce the height of the windows at the middle school gym from 13' to 10'.	52,215
4. Reduce the height of the windows at the middle school entry from 13' to 10'.	34,728
5. Replace MS library and cafeteria skylights with one long skylight at cafeteria side of library.	182,369
6. Utilize exposed acoustical metal deck for the MS media center in lieu of metal baffle ceiling.	46,300
7. Utilize exposed acoustical metal deck for the MS cafeteria in lieu of metal baffle ceiling.	64,140
8. Utilize exposed acoustical metal deck for the HS multi-purpose in lieu of metal baffle ceiling.	30,140
9. Utilize exposed acoustical metal deck for HS other areas in lieu of metal baffle ceiling.	66,940
10. Eliminate ceramic tile at the corridors of the high school.	97,258
11. Reduce interior middle school storefront by 25%.	51,223
12. Reduce interior high school storefront by 25%.	32,845
13. Remove 2 northern most chimneys from the middle school.	20,000
14. Make middle school gym curtain an add-alternate.	7,700
15. Reuse certain existing food service equipment.	200,000
16. Utilize LVT in middle school classrooms with rubber in corridors.	67,317
17. Utilize LVT in high school classrooms with rubber in corridors.	41,307
18. Utilize wood sliding doors in lieu of glass sliding doors at all office areas.	43,200
19. Utilize CMU in lieu of concrete for the fire wall.	139,500

Mr. Truett asked the Board members if they were comfortable with the VE items on the recommended list and the VE items on the list not being recommended.

There was some additional discussion on moving the entire middle school gym two additional feet west, which the City Planning Commission allowed, beyond the current design. Mr. Truett explained that there may be some opportunity to expand the hallway on the east side of the middle school gym as a result, and thus allow for possible additional space on the second floor to consolidate the central office and allow for more classroom space in the southwest corner of the new middle school building.

Mr. Truett also discussed the proposed middle school gym floor and explained that the recommendation of the Athletic Director is for a synthetic floor, although the current design includes a wood gym floor. He asked whether changing the middle school gym floor to synthetic would free enough money in the budget to allow for additional terrazzo in the middle school commons. The architects and owner's rep will follow-up on this question.

Mr. Bode pointed out that all of the value engineering discussion pertains only to the construction budget of \$45,500,000. He mentioned that furniture and technology are two areas that are not part of the construction budget and asked Mr. Addis to provide an overview of the soft costs budget. Mr. Addis explained that there is a total of \$9,750,000 budgeted for soft costs, which includes technology and furniture, and that discussions are already underway to assess and evaluate furniture and technology options. He will follow up with providing a breakdown of the soft costs budget.

Mr. Truett explained that once the Board of Education approves the VE list, any future changes to that list would need to be presented to the Board again for approval.

Motion 19-091 (Business and Finance) Mrs. Palmisciano moved to approve the following:

1. Value Engineering Reductions in Overall Budget Reconciliation
Recommend the board approve the recommended value engineering reductions in costs as presented with the following specifications: 1) synthetic middle school gym floor with wood bid as an add-alternate, and 2) terrazzo for the middle school commons with rubber flooring bid as an add-alternate, and 3) direct the design professionals to further evaluate the basement space and middle school attic fire suppression (dependent on building code).

Mrs. Brannan 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 19-092 (Business and Finance) Mr. Bode moved to approve the following:

1. Design Development Phase
Accept and approve the schematic design package with the value engineering recommendations identified and approve the design team moving into the Design Development phase of the design process.

Mrs. Brannan seconded the motion.

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

Motion carried 5-0

Discussion:

The Board of Education also discussed the following facility related topics:

- Transition Plan – The Board discussed staying with the original plan of moving high school students into the new building (as opposed to moving them into the existing EILMS building) while the GHHS is renovated.
- Transition Schedule – overall month-by-month timeline of when buildings, parking lots, etc.. are available for use and when they are taken off-line.

Motion 19-093 (Business and Finance) Mrs. Palmisciano moved to approve the following:

1. Student Education Agreement
Recommend the board approve a student education agreement as recommended by the Superintendent and Director of Student Services.

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

Discussion:

There was additional discussion around the possibility of moving the proposed middle school gym two additional feet to the west, based on the City Planning Commission approving an additional 2 feet to the proposed setback on the west side of the new building. Making that move would allow the hallway on the east side of the new middle school gym to be widened and would allow for some consolidation of the central office as well as additional classroom space on the second floor. The architects will work to determine the additional cost associated with this proposal and report back to the Core Team and Board of Education.

Motion 19-094: (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