



Southwest Licking Local Schools

927-A South Street, Pataskala Ohio 43062
Phone: (740) 927-3941 | Fax (740) 927-7230

Building Project News



March, 2018

Project Approval

In May of 2017, the voters of the SWLSD approved a bond levy to obtain the required local share to participate in an OFCC (Ohio Facilities Construction Commission) project.

Scope of the Project

The SWL building project is an OFCC co-funded \$114,563,000 overhaul of four existing buildings, the abatement of the preschool, the abatement and demolition of the middle school and the construction of two new buildings. In addition, the project also includes \$15,585,375 in Locally Funded Initiatives (LFI). LFI's allow the District to enhance certain areas of the project beyond the OSDM (Ohio School Design Manual) specifications and/or to add features the District believes will enhance the learning experiences of our students. The following is a breakdown of the budget.

High School (9-12) – \$45,668,541 in new construction (196,767 sq. feet) plus \$12,215,704 in LFI

LFI's Include: New Auditorium, Brick Exterior, Sloped Metal Roof, Terrazzo Flooring, Additional Core and Student Spaces

Middle School (6-8) – \$21,508,714 in renovations plus \$577,500 in LFI

LFI's Include: Security Improvements, Reprogramming of Spaces, Auditorium Enhancements

Intermediate School (4/5) – \$20,839,238 in new construction (91,894 sq. feet) plus \$1,257,580 in LFI

LFI's Include: Brick Exterior, Sloped Metal Roof, Terrazzo Flooring, Rubber Playground Surface

Etna Elementary (K-3) – \$6,300,806 in renovations plus \$330,750 in LFI

LFI's Include: Rubber Playground Surface, Vehicular Circulation Allowance, Site Improvements

Kirkersville Elementary (K-3) – \$8,220,094 in renovations/new construction plus \$330,750 in LFI

LFI's Include: Rubber Playground Surface, Parking Lot Improvements, Site Improvements

Pataskala Elementary (K-3) – \$11,180,463 in renovations plus 435,750 in LFI

LFI's Include: Reprogramming and Security Improvements, Rubber Playground Surface, Site Allowance

There is an additional \$437,341 in LFI money set aside for a road with a sidewalk and proper lighting to be built between the existing campus on Watkins Road and the new campus at the corner of Smoke Road and State Route 40.



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Financial

The Southwest Licking Local School District, aided by a bond rating upgrade from SPGlobal Ratings ("S&P"), has been able to issue its new school facilities bonds with more than \$1 million of long-term savings.

On August 9, 2017, S&P upgraded the District's rating to "AA-" from "A+." An improved bond rating means lower interest rates for the District. As a result, the amount that District residents will be paying in bond millage for the new school facilities and its various renovations is less than originally planned. With the rating upgrade, improvements to the repayment schedule, and overall favorable interest rates on the bonds, the District expects to assess only 4.8 mills instead of 6.7 mills as expected with collection beginning in 2018.

Timeline of Events

There have been many questions about the status of our project. The following timeline will help the residents understand what progress has been made since May, 2017.

May, 2017 – Bond Issue Approved

June, 2017 – OFCC began to meet with the District/District prepared for Rating Presentations

July, 2017 – District presented to Moody's and Standard & Poors

August, 2017 – District Bond Sale

September, 2017 – Selection of the Architects/Selection of the Owner Agent

October, 2017 – Selection of Educational Planner

November, 2017 – Community Meeting Held/ Educational Planning Began

December, 2017 – Educational Planning with Staff and Community Continued/CMR Selection and Core Meetings Began

January, 2018 – Educational Planning Concluded/Commissioning Agent Selected/Architects Met with Staff to Develop Program of Requirements (POR)

February, 2018 – Architects begin the Schematic Design Phase (SD)/Eco-Charrette Meeting Held

March, 2018 – OFCC "Kickoff" Meeting Held, Schematic Designs will be submitted to OFCC

Expected Completion Dates

The construction of the two new buildings will occur first. It is our hope that the design phases can be far enough along to allow for the building pads to begin this fall. Construction on the new 4/5 building should be completed by August, 2020 and the construction on the new high school by December, 2020.



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Once the two new builds are completed, the renovations will begin at the existing high school and Etna Elementary. The overhaul at Etna Elementary should be completed by the summer of 2021 and the extensive changes necessary to convert the existing high school into the new middle school should be completed by the summer of 2022. Once these two renovations are completed, work will then begin at Pataskala Elementary and Kirkersville Elementary. Students from these two buildings will be staged in the existing middle school. These final two renovations should be completed by the summer of 2023.

The above timeline allows construction and renovations to occur at the various locations without students sharing the site and without the need to purchase modular buildings for use as swing space. The timeline is also contingent upon EPA results, good weather and no unforeseen delays.

Team Members

1. Architects/Engineers – Garmann and Miller Architects | Engineers (Minster, OH)

Eric Baltzell, PE, RCDD, NTS, PRINCIPAL/CEO - <http://www.garmannmiller.com/>

Garmann/Miller Architects-Engineers is one of the largest architectural and engineering firms in Ohio with 54 design professionals on staff. Their in-house disciplines include architects, interior designers, plumbing/mechanical/electrical engineers, landscape architects, technology designers, construction administrators, graphic designers, and support staff. Garmann/Miller is a recognized leader in K-12 educational facilities, and has completed numerous OFCC projects throughout Ohio.

2. Educational Planner - Warner Concepts, LLC. (Dublin, OH)

Charles H. Warner, RA, ALEP, NCARB – <http://www.warner-concepts.com/>

Mr. Warner is a nationally recognized educational planner and architect with 36+ years of educational and architectural facility planning experience. He holds the designation of an Accredited Learning Environment Planer (ALEP) from the Association for Learning Environments for his innovate and comprehensive approach to school planning, community engagement, and consensus building. With extensive knowledge and background in architectural design, school facility master planning, future visioning, and development and implementation state school planning and construction standards, Mr. Warner leads collaborative processes to develop an educational vision, strategic and master facility plans, educational specifications, and facility concept designs which position his clients to meet the challenges of an ever-changing world.

3. Owner Agent (OA) – Hill International, Inc. (Columbus, OH)

Columbus Office - <https://www.hillintl.com/en>

Hill International provides Owner Agent Services for K-12 facilities in Ohio from their offices in Columbus, Cleveland and Toledo. As a prequalified agent with OFCC, Hill provides tailored services needed to support OFCC and School Districts depending on their program and complication of their specific projects. Currently, Hill's staff has supported over 20 School Districts ranging in value totalling \$3 billion in construction value. As an Owner Agent, Hill works in a team atmosphere with the State, District, A/E and Contractor by holding each party accountable for respective deliverables while maintaining budget and schedule. This includes in-depth preconstruction services of estimating, programming, scheduling, and bidding to construction activities of inspection, quality assurance, change order review, and proper owner training. In addition, Hill works in this collaborative manner to support each District by performing all the



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financial tracking, State draw down of funds, and production of monthly financial reports. Hill has over 65 dedicated Ohio employees.

4. Construction Manager at Risk (CMR) – Robertson Construction Services, Inc. (Newark, OH)

Christian H. Robertson, President - <http://www.robertsonconstruction.net/>

Robertson Construction was founded with a commitment to high standards, integrity and hard work. With those values, we have successfully completed some of the most high-profile projects in the region for clients such as Denison University, Ohio University, The Ohio State University, Licking Memorial Health Systems, Genesis Health Care Systems, G.E. Quartz, Kaiser Aluminum, Owens Corning Fiberglass, Englefield Oil Company, Ohio Presbyterian Retirement Systems and Dublin and Olentangy City Schools, Kroger, Park National Bank, Speedway, Miami University, ODOT, ODRC, Velvet Ice Cream and Boeing.

With an accomplished team of nearly 125, we are one of the largest self-perform contractors in the area and have built strong relationships with customers in all segments of commercial building. Robertson is proud to have built or renovated buildings for every district in Licking County.

5. Commissioning Agent – Four Seasons Environment, Inc. (Monroe, OH)

Website - <http://www.fseinc.net/>

As a veteran-owned small business, FSE has been privileged to provide consulting expertise for more than 30 years. Our services help ensure buildings are performing optimally, as well as help clients be more efficient through Facility Commissioning, Energy Savings Services, and Maintenance Planning, among other avenues. FSE has been honored to serve more than 150 Ohio Schools as one of the OFCC's prequalified commissioning providers.