



General Funding Process/History for the Building and Renovation Project

General Overview

- The funding for Warren's building and renovation project is based on an OFCC process that used fiscal year 2015 amounts to create the Master Agreement's budget.
- The contract with Fanning Howey, Architect and Engineering, is a set/specific amount based on the co-funded Master Agreement. This contract was provided through the OFCC construction process and then board approved in December 2017.
- The contract with Barton Mallow Company, Construction Manager at Risk, is a percentage contract based on the GMP agreement. The contract was provided through the OFCC construction process and then board approved in December 2017. The elementary school GMP was approved in March 2019 and the high school/middle school GMP was approved in July 2019.
- The project Core Team, composed of district administration, school board members, Fanning Howey, Barton Malow, and representatives from the OFCC (with some very special help from local legislatures), petitioned the OFCC for two amendments to increase state funding. The elementary amendment was approved in April 2019 and the high school/middle school amendment is set to pass in August 2019. In recent history, there has not been an amendment to increase OFCC funding, let alone two separate amendments.

Detailed Review of the Funding Process

- Ohio Facilities Construction Commission (OFCC) Preconstruction Process – The OFCC and the WLSD discussed multiple different scenarios for the master plan (September 2014 - August 2015). The middle school went through an assessment process in November 2015. In March of 2016 a master plan was agreed on with the OFCC and the district. The master plan included the location of the construction, a co-funded budget, and the percentage of shared cost (28% local and 72% state). The co-funded budget was set by the OFCC using their internal budget guides from fiscal year 2015.
- The district determined specific additions to the co-funded budget, Locally Funded Initiatives, that would be included in the project in July 2016. To estimate these costs, the district employed an architecture firm (JBA and Associates).
- The district then employed Baird Financial as well as Bond Council (Bricker & Eckler) to advise the district on the bond amount and language to place on the ballot (July 2016).
- The bond issue was then defeated in November, 2016.
- The bond issue passed May 2, 2017.

- The district with the council of both Baird Financial and Bricker & Eckler, went through the process of securing a bond rating (Moody's, July 2017) then sold the bonds to the public in August 2017.
- The OFCC and the district selected an Architecture firm and a Construction Manager at Risk firm. Fanning Howey and Barton Malow Company were board approved in December 2017. The agreement with Fanning Howey covered the complete scope of the co-funded OFCC project. The agreement with Barton Malow Company included their administration fee percentage to be based on future GMP agreements.
- The board approved the elementary school Greatest Maximum Price (GMP) contract with Barton Malow in March 2019. The GMP is made up of the actual construction contracts that are created through the bid and CMR process. The actual construction bids were above the Master Agreement budget. Through the design and budget estimation process, which started in January 2018, it was known that the original budget was going to have a shortfall. The Core Team started the process of "petitioning" the OFCC for a budget adjustment through the amendment process. The Core Team also ensured that the design of the elementary was specifically within the Ohio School Design Manual (OSDM) standards and that any improvements were specifically designated as alternates.
- In April 2019 Amendment 3 was passed by the Ohio Facilities Construction Commission. The amendment is proof of the Core Team's due diligence to ensure that the state pays its fair share for the cost of the elementary school. The amendment is also proof that the building was designed to the OSDM and that market conditions created the shortfall of the budget.
- The board approved the high school and middle school Greatest Maximum Price (GMP) contract with Barton Malow in July 2019. The GMP is made up of the actual construction contracts that are created through the bid and CMR process for the high school portion and a re-evaluation (estimation) of the cost for the middle school. As with elementary school, the design and budget estimation process for the high school revealed shortfalls within the budget. The Core Team again petitioned the OFCC for a budget adjustment through the amendment process as well as an adjustment to the middle school Assessment. The Core Team also ensured that the design of the high school and middle school is specifically within the OSDM standards and that any improvements were specifically designated as alternates.
- The OFCC is set to approve Amendment 4 in late August of 2019. Again, market conditions are specifically responsible for the shortfall of the budget at the high school.

