

RECORD OF PROCEEDINGS
MINUTES OF THE GRANDVIEW HEIGHTS SCHOOLS BOARD OF EDUCATION
Special Meeting – May 19, 2025

The Grandview Heights Schools Board of Education met in special session in Room 1164 of Grandview Heights High School.

Call to Order: President Emily Gephart called the meeting to order at 4:00 p.m.

Roll Call	Members Present: Eric Bode Emily Gephart Kevin Gusé Katie Matney	Members Absent: Molly Wassmuth
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Personnel

Recommendations for Approval (Motion 25-083) Mr. Gusé moved to approve the following:

1. Administrator Contract
Recommend the Board approve the following administrator contract:
 - a. Anthony Paletta, Assistant Principal, \$92,000, effective 8/1/2025 - 7/31/2027, pending results of successful background checks
2. Assistant Principal Transition Days
Recommend the Board approve 10 transition days for Anthony Paletta prior to his contract start date of August 1, 2025, payable at his per diem contract daily rate.
3. One-Year Certificated Contract
Recommend the Board approve the following certificated contracts, effective for the 2025-2026 school year:
 - a. Maredeth Washburn; School Psychologist, MA+45, Step 10, pending results of successful background checks
4. Memorandum of Agreement
Recommend the Board approve a memorandum of agreement with the Grandview Heights Education Association for a supplemental coaching position change.
5. Rescind Supplemental Contract
Recommend the Board rescind the approval of the following supplemental contract for the 2024-2025 school year:
 - a. Rachel Courtney; Technical Director/Advisor, Musical, VII-3-M, \$2,380.95
6. Supplemental Contract
Recommend the Board approve the following supplemental contract for the 2024-2025 school year:
 - a. Mitch Hyde; Technical Director/Advisor, Musical, VII-1-1, \$1,428.57

Mrs. Gephart seconded the motion

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney aye.

Motion carried 4-0.

Construction

Recommendations for Approval (Motion 25-084) Mr. Bode moved to approve the following:

1. Perkins&Will
Recommend the Board approve the following resolution:

**APPROVING THE SCHEMATIC DESIGN PHASE SUBMISSIONS AND AUTHORIZING THE DESIGN
DEVELOPMENT STAGE SERVICES FOR THE CAPITAL IMPROVEMENTS PROJECT**

The Superintendent recommends approval of the schematic design phase submissions from Perkins&Will, Inc. (the "Architect") and Elford, Inc. (the "CMR") for the Capital Improvements Project (the "Project") and recommends authorizing the Architect and CMR to proceed with the preparation design development stage documents for the Project.

Background:

1. The Board previously authorized the Project.
2. The Architect has prepared the schematic design phase submittal documents (the "SD Documents") for the Project. Based on the SD Documents, the CMR prepared a preliminary estimate of construction cost. The CMR's estimate for the Project is in line with the District's budget goals for the Project, and the final SD Documents have been reviewed by the District's representatives.
3. The Superintendent recommends the Board approve the final SD Documents prepared by the Architect and estimate prepared by the CMR for the Project, and authorize the Architect and CMR to proceed with the design development phase for the Project.

The Board of Education hereby resolves as follows:

1. The Board approves the final SD Documents for the Project and authorizes the necessary administrators to execute any necessary documentation related to the approval of the SD Documents.
2. The Board authorizes the Architect and the CMR to proceed with the of the preparation design development stage documents for the Project.

2. Evans, Mechwart, Hambleton & Tilton (EMH&T)
Recommend the Board approve the following resolution:

**AMENDING PRIOR RESOLUTION NO. 25-057 TO CLARIFY THAT EVANS, MECHWART,
HAMBLETON & TILTON, INC. DBA EMH&T IS PERFORMING LAND SURVEY AND
UTILITY LOCATION SERVICES FOR THE STEVENSON ELEMENTARY SCHOOL
SCOPE OF THE CAPITAL IMPROVEMENTS PROJECT**

The Superintendent recommends the Board of Education amend Resolution No. 25-057 passed by the Board on March 12, 2025, to clarify that Evans, Mechwart, Hambleton & Tilton, Inc. dba EMH&T ("EMH&T") is performing land survey and utility location services for the Stevenson Elementary School Scope of the Capital Improvements Project.

Background:

1. Resolution No. 25-057 passed by the Board on March 12, 2025, approved the selection of EMH&T to provide land survey and utility location services for the Capital Improvements Project ("Project"), and authorized the Superintendent and Treasurer, working with legal counsel, to negotiate and execute an agreement in an amount not to exceed \$34,111.
2. The scope of land survey and utility location services that EMH&T is performing for the Project needs to be clarified to state that EMH&T is performing the Stevenson Elementary Scope of the Project.
3. The Superintendent recommends the Board of Education amend Resolution No. 25-057 passed by the Board on March 12, 2025, to clarify that EMH&T is performing land survey and utility location services for the Stevenson Elementary School Scope of the Project.

The Board of Education resolves as follows:

Resolution No. 25-057 passed by the Board on March 12, 2025, is amended to clarify that EMH&T is performing the land survey and utility location services for the Stevenson Elementary Scope of the Project.

Mrs. Matney seconded the motion

Presentation

Mr. Steve Turckes, Mrs. Aimee Eckmann, and Mr. Nick Perry from Perkins & Will Architects presented to the Board on the schematic design for Stevenson Elementary and the Athletic Complex. A copy of their presentation is attached to this official meeting minutes record.

The following was discussed:

- Planning Commission rules would apply to athletic scoreboard sponsorship signs so additional conversations will need to occur.
- The entry plan for Stevenson Elementary is that all students will enter through the front doors. To enhance student safety, there will be no separate kindergarten entrance on First Avenue, which is the recommendation of the Grandview Heights City Police Department.
- The Board wants to ensure the planned lay-by in front of Stevenson Elementary is created in the safest manner possible and does not interfere with sight lines at the cross walk.
- Mr. Culp reported that EMH&T completed a traffic study around Stevenson Elementary and made some recommendations to enhance safety.
- Mr. Josh Myers from Concord Addis reported that Concord Addis and Elford Construction performed a schematic design budget reconciliation with the estimate coming in below the GMP budget.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney aye.

Motion carried 4-0.

Adjournment

Motion 25-085 (Adjourn) Mr. Gusé moved to adjourn the meeting. Mrs. Matney seconded the motion.

Roll Call: Mr. Bode, aye; Mrs. Gephart, aye; Mr. Gusé, aye; Mrs. Matney, aye.

President Gephart declared the meeting adjourned.

ATTEST:

President

Treasurer



GRANDVIEW HEIGHTS
SCHOOLS

Stevenson Elementary School & Athletics Complex Schematic Design

May 19, 2025

Perkins&Will

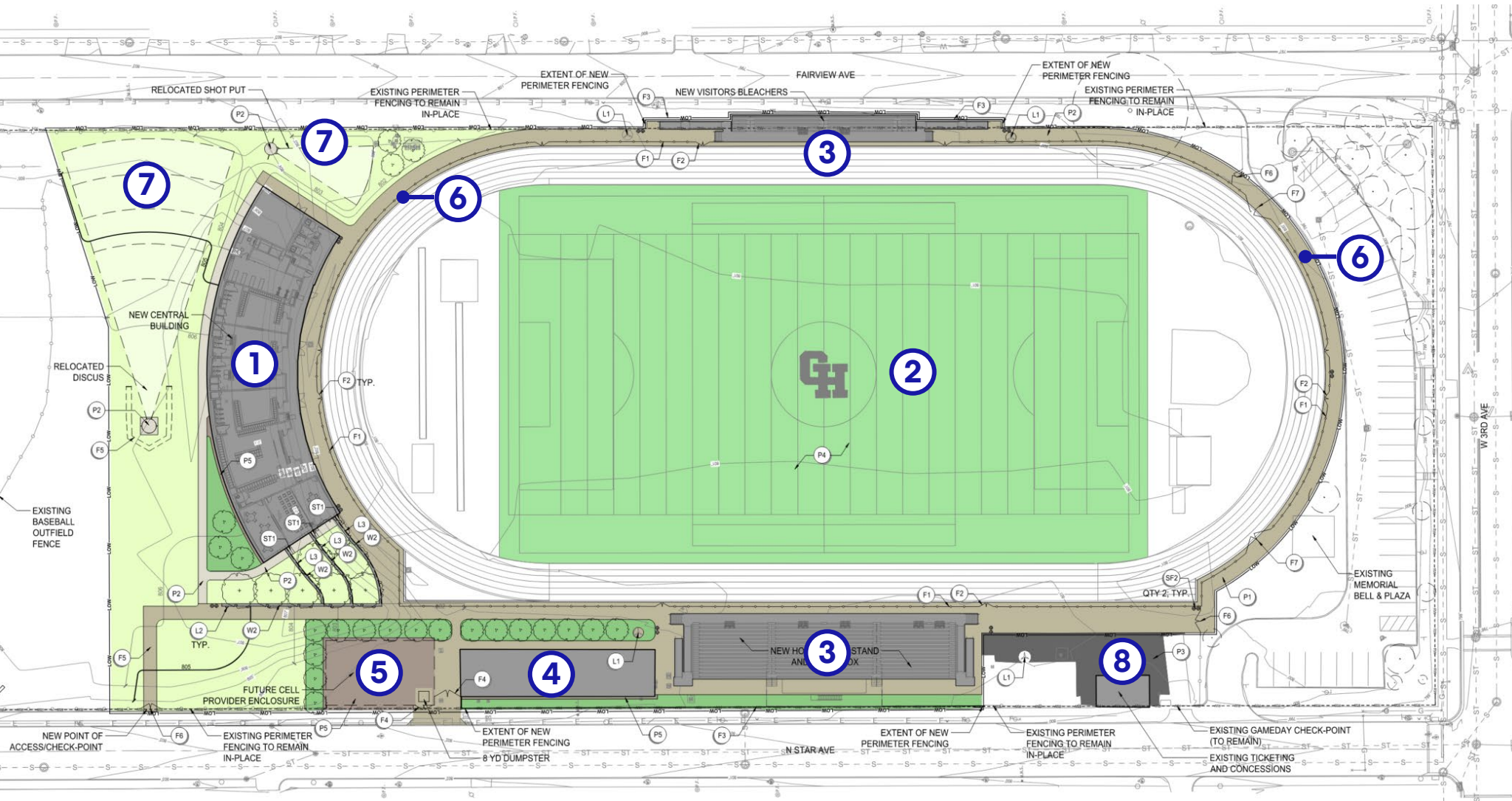


A faint, stylized logo of a bulldog's head is visible in the background on the left side of the slide. The bulldog is facing forward, with its head slightly tilted. It has a large, broad snout, small ears, and a thick, wrinkled neck. The logo is rendered in a light blue-grey color against the dark blue background.

Athletics Complex

Site Plan

Phase 1 & Phase 2 Work Shown in Color



Phase 1 & Phase 2 Work

- ① New Central Building with associated paving & landscaping (Locker Rooms, Athletic Trainer, Coaches Meeting Spaces)
- ② Turf Field Replacement
- ③ New Visitors Bleachers & Home Bleachers with Press Box
- ④ Exterior Repairs of Colburn Building
- ⑤ Cell Provider equipment enclosure and dumpster enclosure
- ⑥ New pavement and fence around track
- ⑦ Relocate discus and shot-put venues
- ⑧ Existing Concessions Building to remain

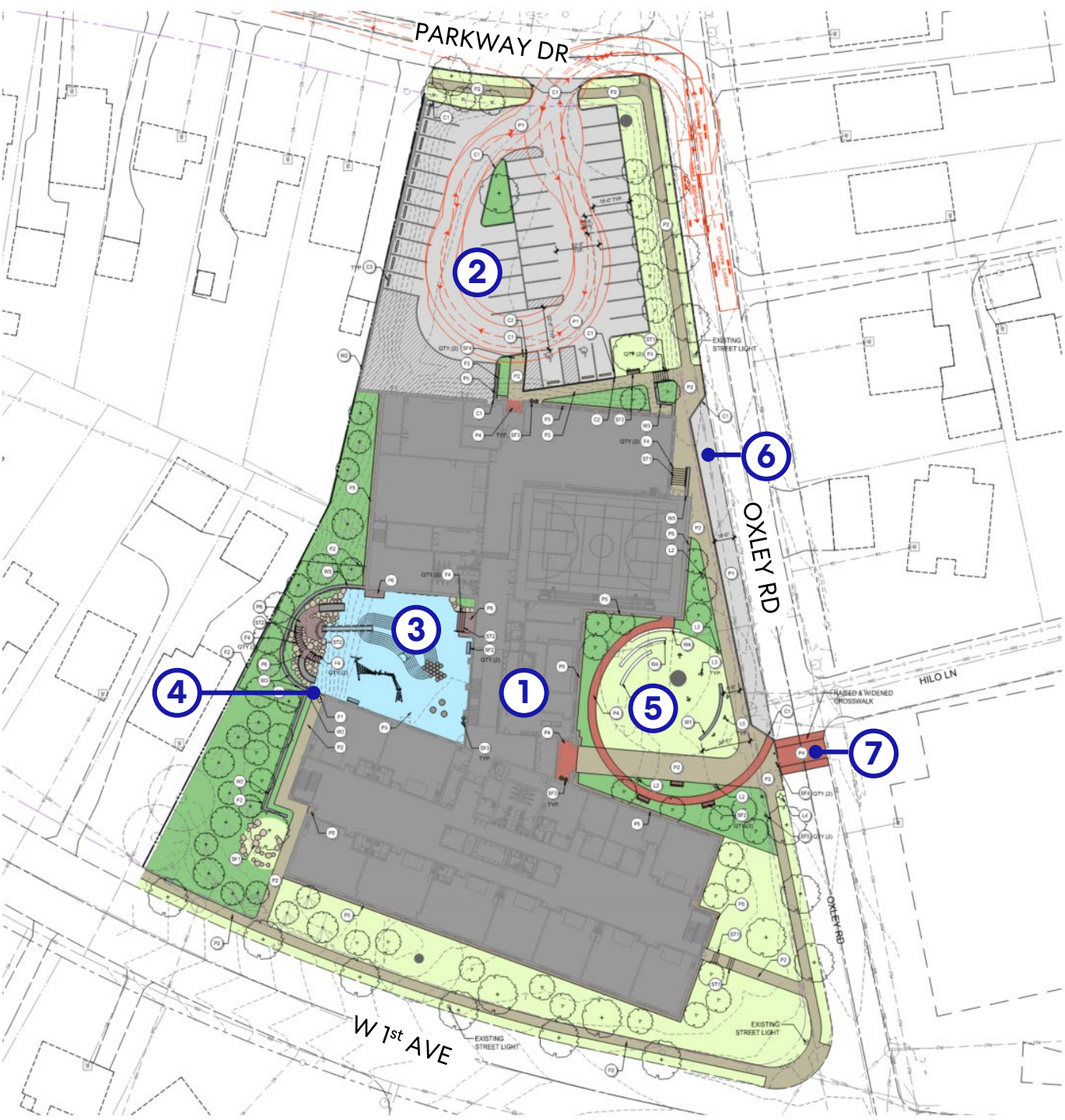
Central Building



A large, faint, stylized logo of a tiger's head is positioned on the left side of the slide. The tiger is facing forward, with its mouth open, showing a tongue and teeth. The logo is rendered in a dark blue color that matches the background.

Stevenson Elementary

Site Plan



Site Plan Legend

- 1 Stevenson Elementary Building
- 2 Parking Lot (40 spaces)
- 3 Play Area
- 4 Gate
- 5 Outdoor Classroom
- 6 Layby Lane
- 7 Raised Crosswalk

First Floor Plan



Second Floor Plan



Exterior Rendering





Budget

Schematic Design Budget

GHS – Stevenson Elementary School & K12 Athletic Complex
 May 14th, 2025
 Budget vs. SD Estimates

	GMP Budget	Elford SD Est.	Concord Addis SD Est.	Comparison (Elford to GMP Budget)
Stevenson Elementary:	\$ 42,619,570	\$ 43,065,214	\$ 44,125,829	\$ 445,644
K12 Athletic Complex:	\$ 14,295,000	\$ 11,663,876	\$ 12,647,649	(\$ 2,631,124)
Combined total (Hard Costs):	\$ 56,914,570	\$ 54,699,090	\$ 56,773,478	
Combined total w/ accepted Alternates:		\$ 54,704,821 *		(\$ 2,209,749) *
Owner Soft Costs:	\$12,585,430			* Includes accepted Alternates
Total Project Budget:	\$69,500,000			

Key points to note (Hard Costs):

1. Delta between Budget and Elford SD Estimate w/ current accepted alternates total = (\$ 2,209,749)
2. Reconciliation on-going since Monday 5/12 – *primarily complete*.
3. Elford and Concord Addis within 3.7% at SD Estimate stage.
4. Noted inclusions within hard costs: Design Contingency, Escalation to mid-point of construction, FF&E, Technology/Low Voltage, Builder’s Risk, Building Permit, Tap Capacity / Aid to Construction, P&P Bonds, Preconstruction Services.
5. Noted exclusions from hard costs: concession/Toilet rooms building, modular classrooms (included within Owner soft costs).

Schematic Design Budget – Pricing Alternates



Alternates

(alternates not noted as "accepted" are being further considered by the Project Team)

Stevensons Elementary School:

1a. Manually Operated Glass Garage Doors	(\$ 95,701.00)	
1b. Folding, Sliding Storefront at Classroom Openings	\$ 71,777.00	
2. Elevator Cab Finishes	(\$ 1,708.00)	
3. 3" Acoustical Roof Deck in lieu of Standard Deck	(\$ 50,110.00)	* accepted alternate

Athletic Complex

1. Colburn Building Cage Dividers and Plan Reconfiguration	\$ 34,194.00	* accepted alternate
2. Colburn Building Garage Door	\$ 21,647.00	* accepted alternate
3. Provide a New Scoreboard	\$ 22,786.00	
4. Provide New Sports Lighting	\$ 145,350.00	
5. Concessions	\$ 1,399,846.00	



ALTERNATES INCLUDING MARKUPS

- Alternate #1: Manually Operated Glass Garage Door ILO Motorized at Classrooms
Alternate #2: Folding Sliding Storefront ILO Motorized GL Garage Door at Classrooms
Alternate #3: Plam Elevator Cab Finishes ILO Stainless Steel
Alternate #4: Colburn Building Cage Dividers and Plan Reconfiguration
Alternate #5: Colburn Building Add Garage Door
Alternate #6: Provide a New Scoreboard
Alternate #7: Sports Lighting Replacement
Alternate #8: Acoustic Roof Deck ILO Standard Roof Deck at Gymnasium

DEDUCT	(\$30,271)
ADD	\$86,209
DEDUCT	(\$18,967)
ADD	\$43,133
ADD	\$20,642
ADD	\$121,398
ADD	\$380,247
DEDUCT	(\$4,211)