



# Your Facility Master Plan

# Community Meeting

## March 1, 2018



FAC1



CF1



CF1



CF1



CF2



CF2



CF2



CP3



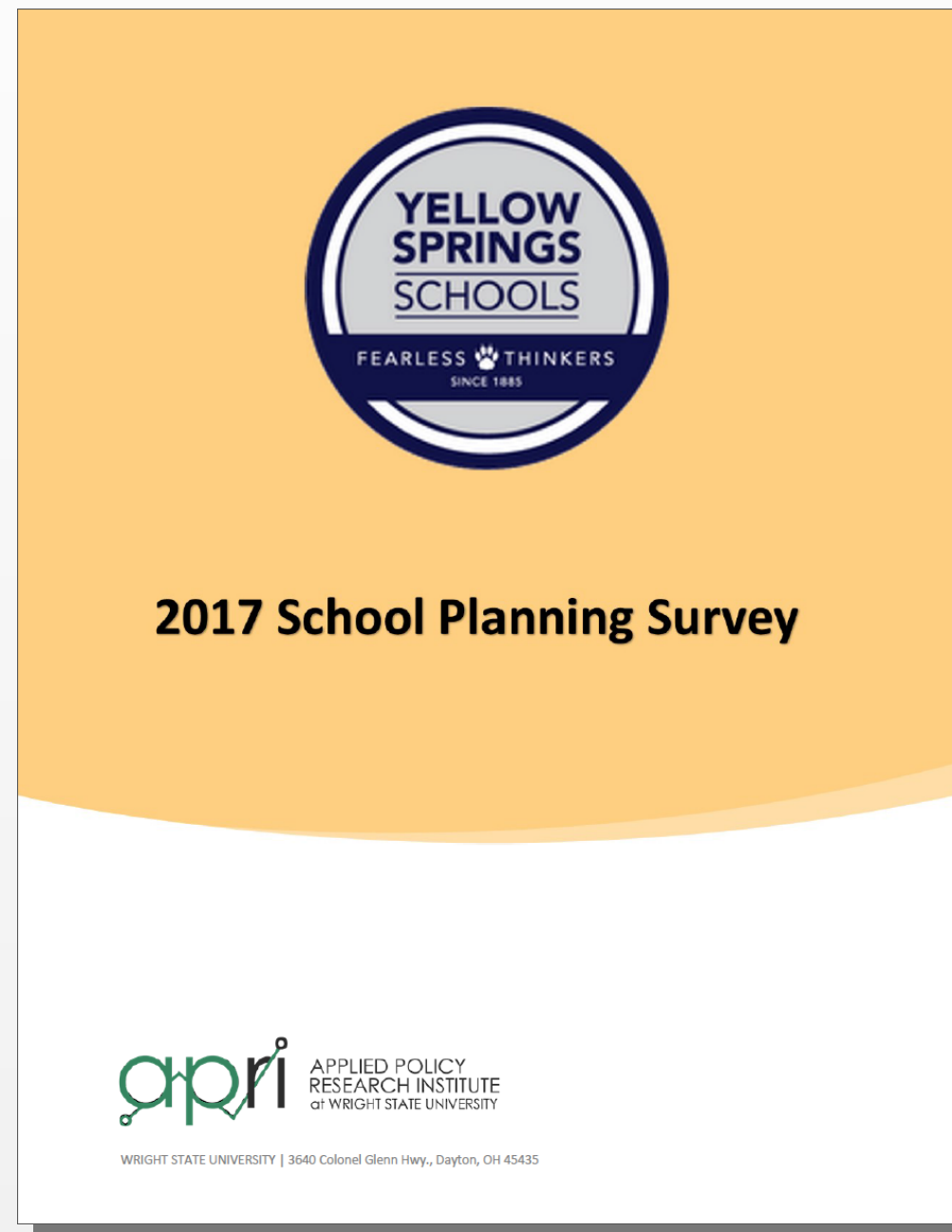
FAC4

# Engagement Photos

## Facility Master Plan

# Statistically Valid Community Survey

- Identified community preference for master plan  
(Addition / Renovation to JH/HS)
- Preference for phased approach
- Preferred combination property tax + income tax



## Survey Results Facility Master Plan

**K-12 at Mills Lawn or separate schools?: 82.5% separate schools**

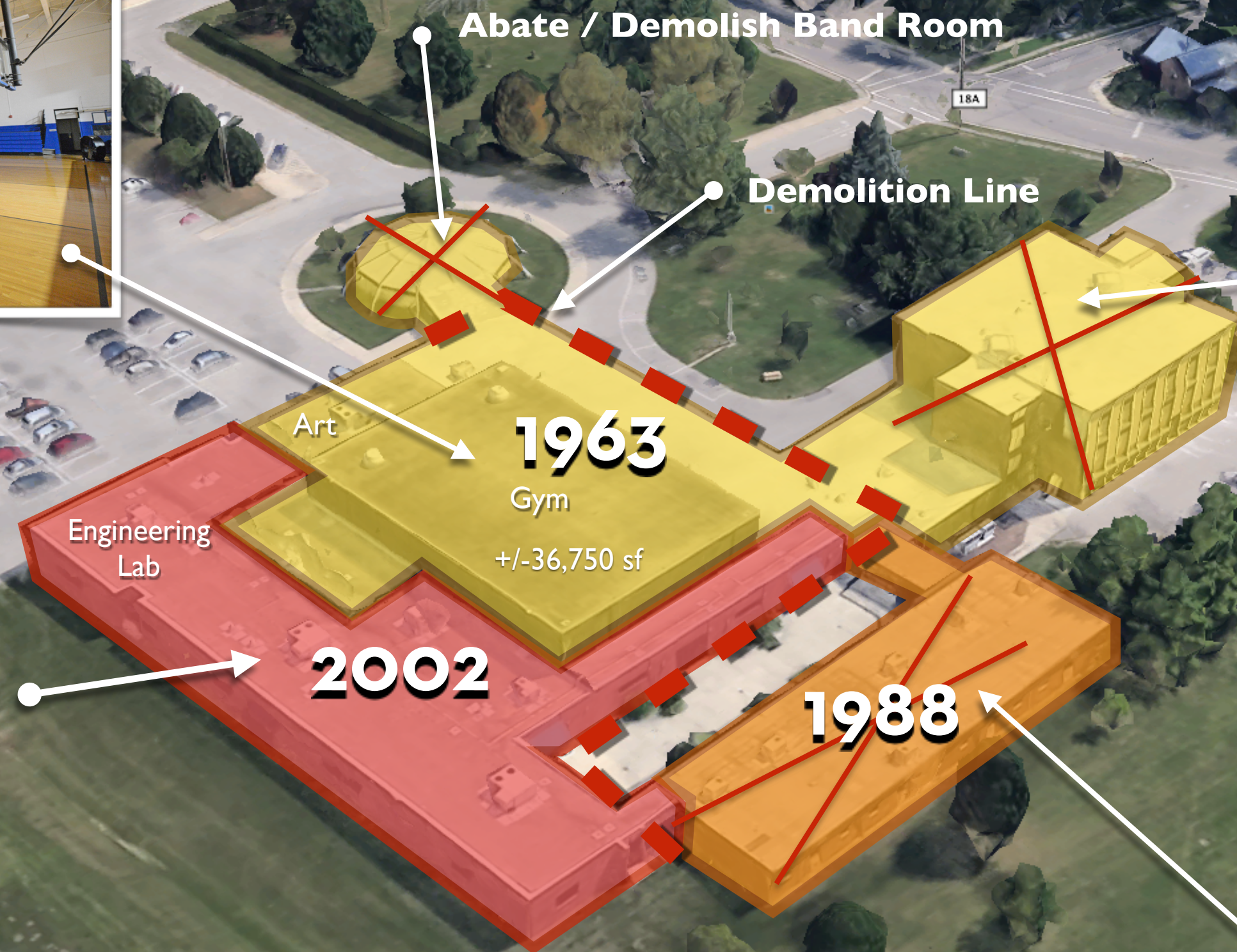
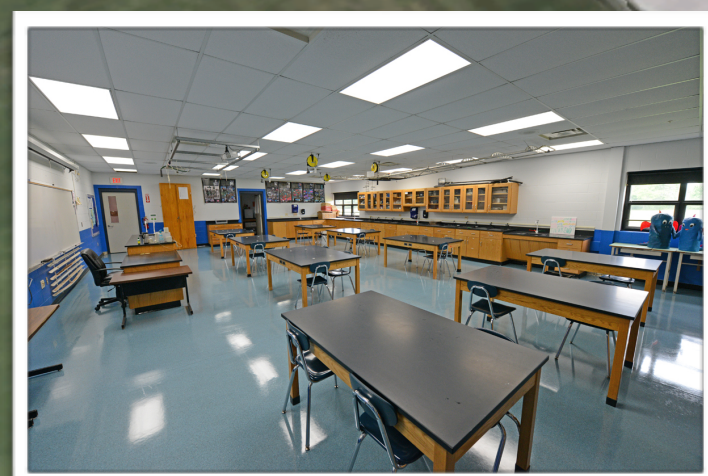
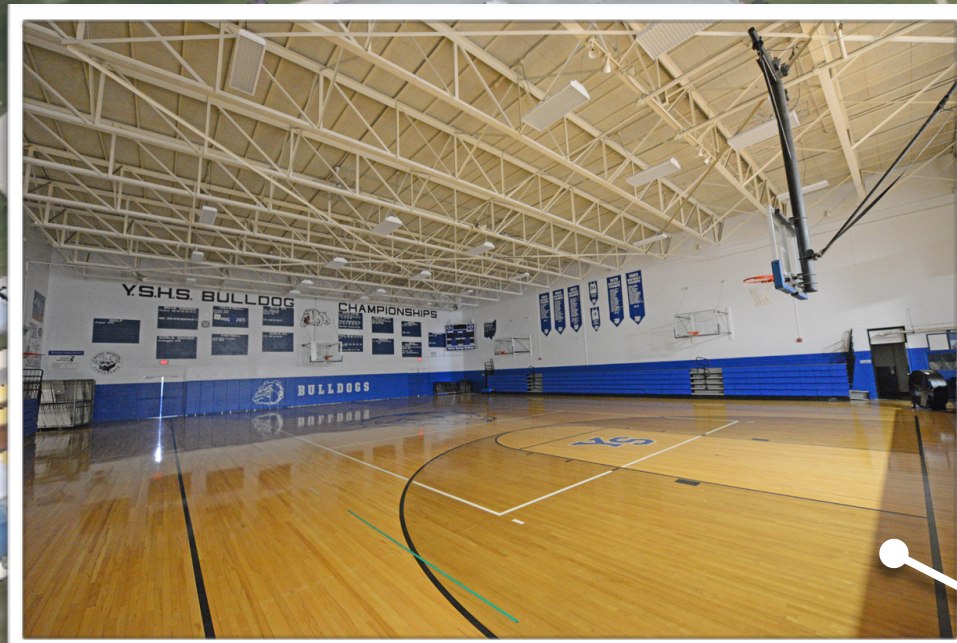
**K-12 at Mills Lawn?: 81.9% against**

**\$34M comprehensive K-12 Plan?: 77.2% against**

**Two Phase Plan?: 84.6% For**

**\$18M MS/HS Project \$14 / month + .25% inc. tax?: 64.2% For**

**Property Tax, Income Tax or Combination?: 64.1% Combination**



Abate / Demolish 3 story 1963 Original Building

Abate / Demolish Band Room

Demolition Line

1963  
Gym  
+/-36,750 sf

Art

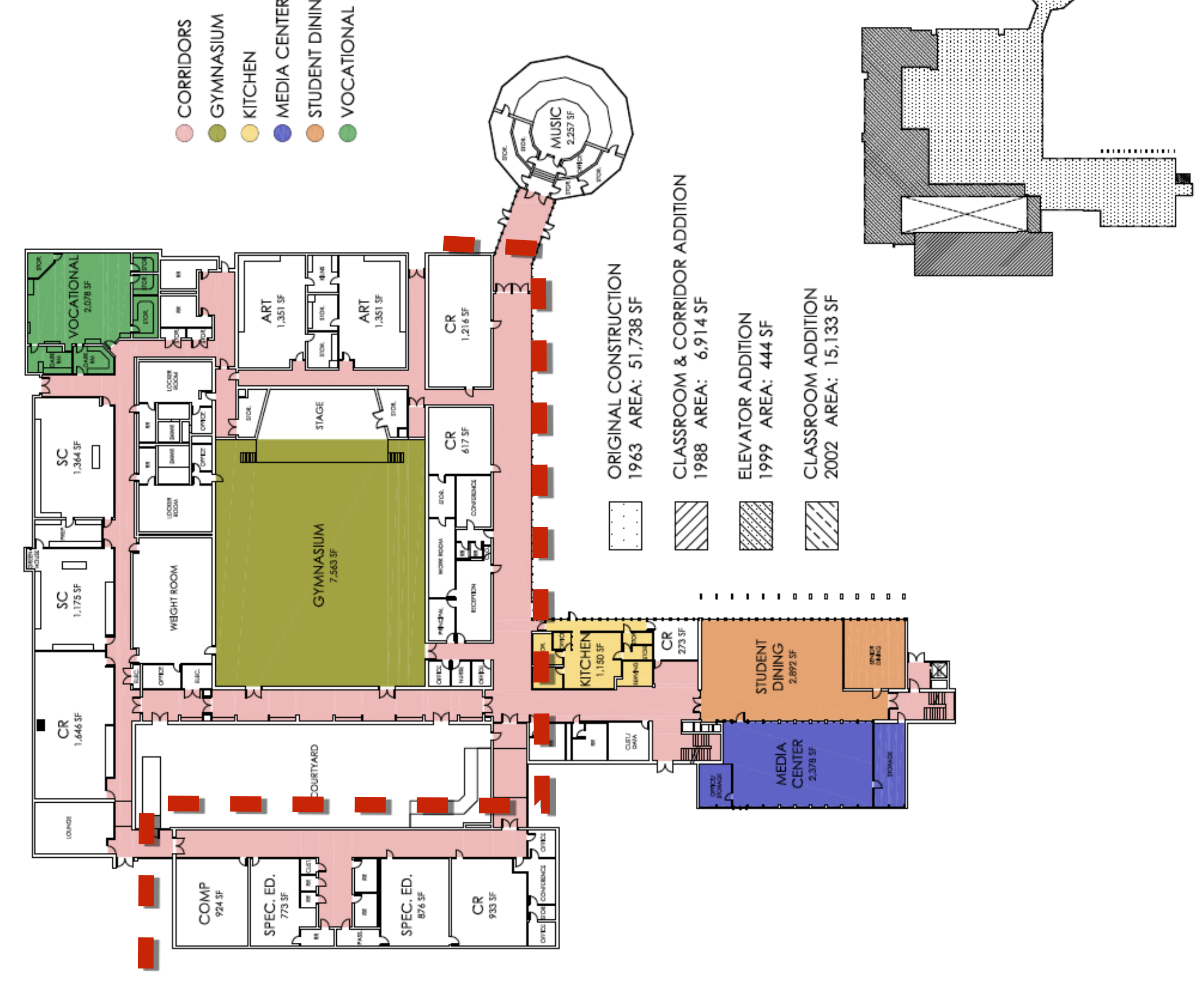
Engineering  
Lab

2002

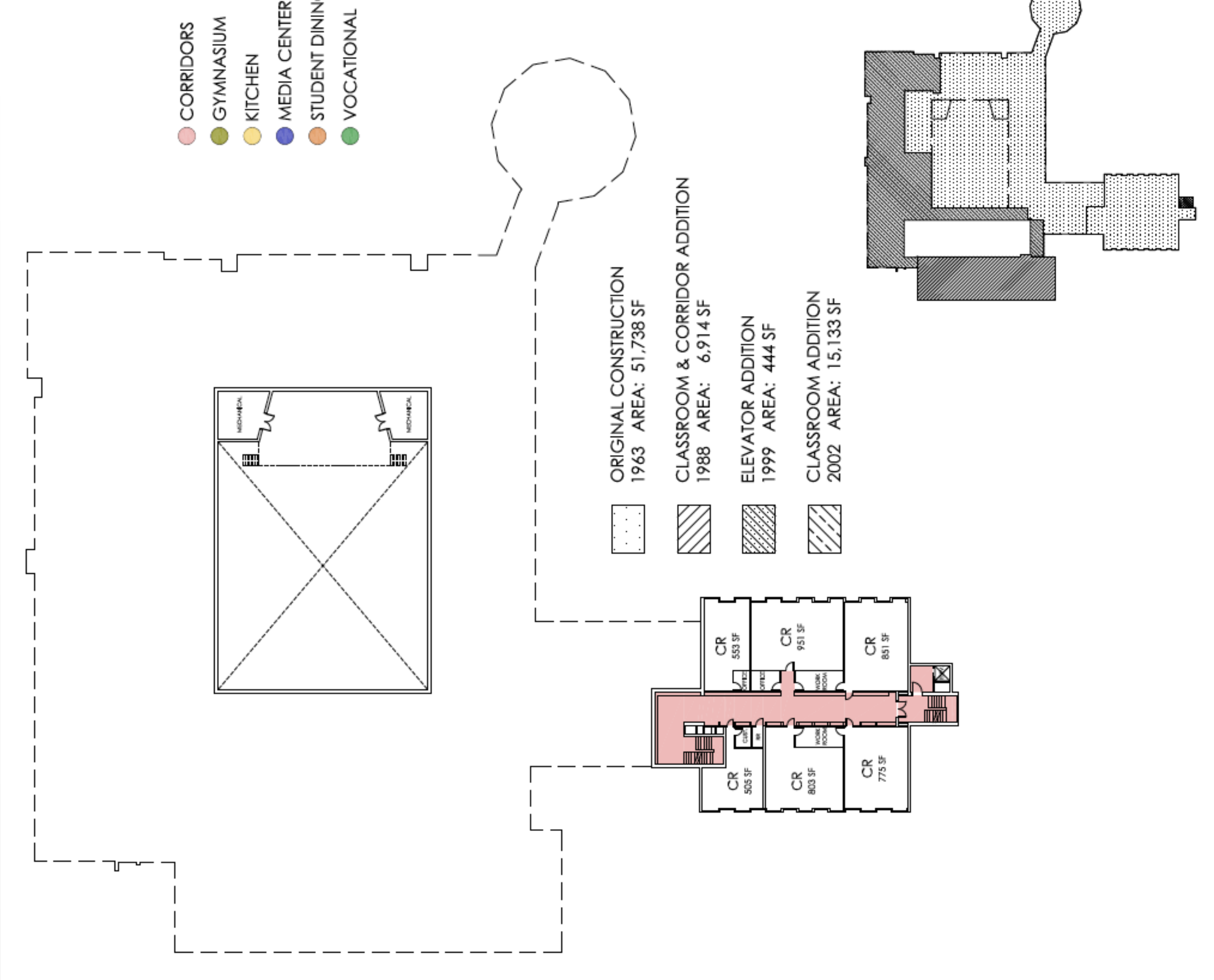
1988

Abate / Demolish "shoebox" 1988 Addition

# Existing / Demo Plan Facility Master Plan

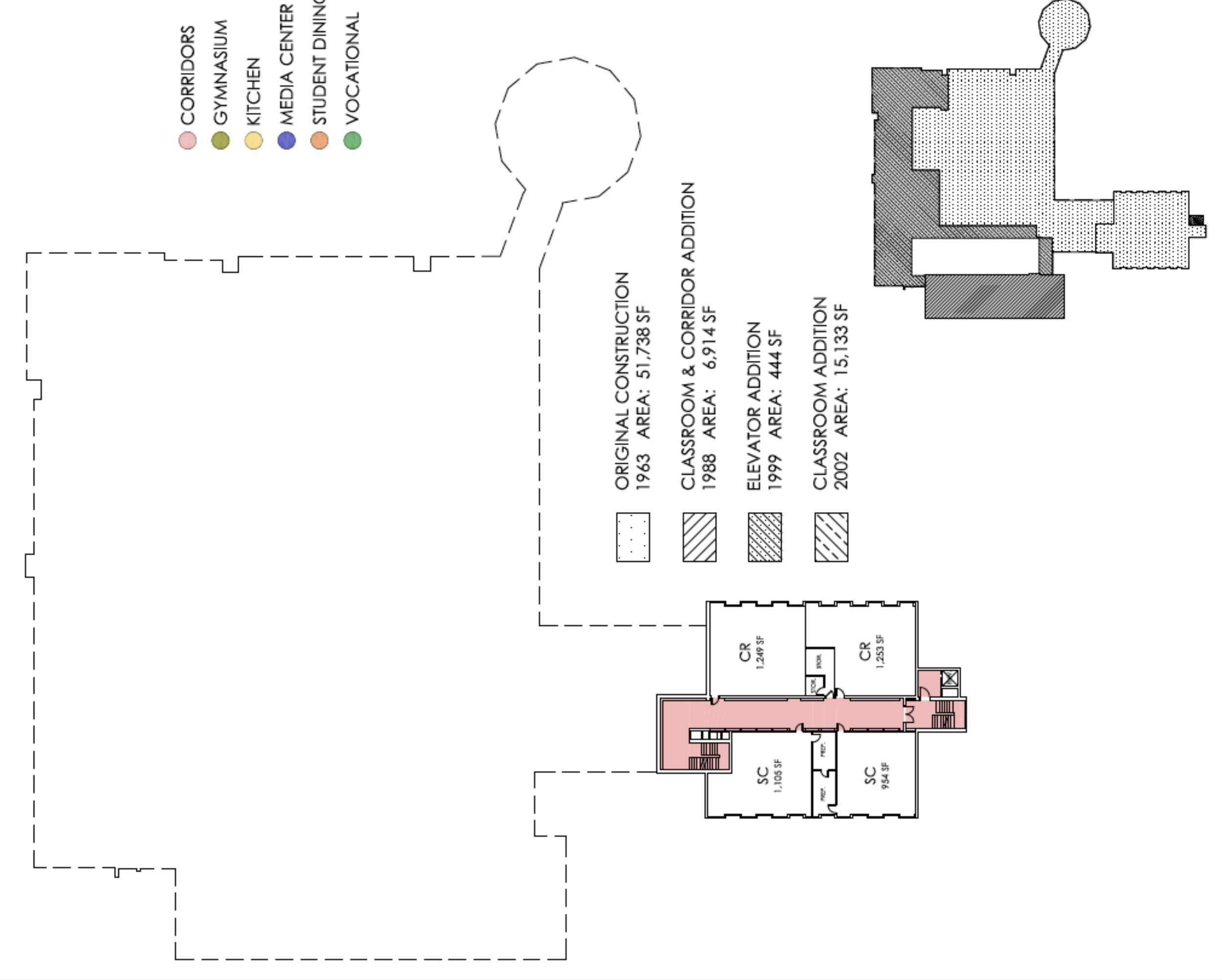


Existing MS/HS First Floor Plan  
Facility Master Plan



# Existing MS/HS Second Floor Plan

## Facility Master Plan



# Existing MS/HS Third Floor Plan

## Facility Master Plan

				Addition			Renovation			
		OFCC key	#	sf	Total sf		#	sf	Total sf	Notes
	<b>Administration</b>									
1	Reception Area	M/H-AD-1	1	200	200					
2	Secretarial Area	M/H-AD-2	1	200	200					
3	Principals Office	M/H-AD-3	1	150	150					
4	Assistant Principals Office	M/H-AD-4	1	150	150					
5	Conference Room	M/H-AD-5	1	250	250					
6	Mail Work Copy Room	M/H-AD-6					1	200	200	
7	Administrative Storage	M/H-AD-7					1	150	150	
8	Vault Records Storage	M/H-AD-8					1	85	85	
9	Restroom	M/H-AD-10					1	60	60	
10	Guidance Counselors Office	M/H-AD-11					2	120	240	
11	Guidance Records Storage	M/H-AD-12					1	100	100	
12	Health Clinic (incl. RR)	M/H-AD-15					1	250	250	
13	Speech / OT / PT	M/H-AD-16					1	450	450	
14	School Psychologist	M/H-AD-16					1	120	120	
15	Student Services	M/H-AD-16					1	120	120	
16	Advancement	M/H-AD-16					1	120	120	
17	Mental Heath Services	M/H-AD-16					1	120	120	
					<b>950</b>			<b>2,015</b>		

# Program of Requirements Facility Master Plan

			Addition				Renovation				
	OFCC key	#	sf	Total sf		#	sf	Total sf			Notes

	Academic Core (386 Students)								
18	Social Studies	H-AC-1	3	810	2,430				1 per neighborhood
19	English Language Arts	H-AC-1	3	810	2,430				1 per neighborhood
20	Math	H-AC-1	3	810	2,430				1 per neighborhood
21	Foreign Language	H-AC-1	2	810	1,620				
22	Health / Foundation	H-PE-11				1	822	822	
23	Science Lab	H-AC-4	3	1,080	3,240				1 per neighborhood
24	Science Prep	H-AC-5	2	300	600				1 back to back in adjacent neighborhoods
25	Extended Learning Area	H-AC-11	3	1,558	4,674				1 per neighborhood
26	Small Group Room	H-AC-9	6	150	900				2 per neighborhood
27	Teacher Prep / Workroom	H-AC-6	2	700	1,400				1 Teacher dining as Teacher WR
28	Individual Restroom	H-AC-7	3	60	180				
29	Instructional Material Storage	H-AC-10	3	175	525				
30	Engineering Lab					1	2,016	2,016	includes support spaces
31	Performance / Theater					1	696	696	
32	Maker Space / Scene Shop					2	1,341	2,682	includes support spaces
					20,429			6,216	

## Program of Requirements Facility Master Plan

				Addition			Renovation			
		OFCC key	#	sf	Total sf	#	sf	Total sf		Notes
	Special Ed									
33	Self Contained Classroom	M/H-SE-1				1	1,147	1,147		MH
34	Self Contained Classroom	M/H-SE-1				1	1,358	1,358		
35	Workroom / Conference	M/H-SE-2				1	169	169		Kitchenette
36	Restroom / Shower	M/H-SE-3				1	100	100		
37	Small Self Contained Classroom	M/H-SE5	3	600	1,800					
					1,800			2,774		
	Art									
38	Art Room	H-VA-1	2	1,080	2,160					
39	Kiln / Ceramic Storage	H-VA-2	2	100	200					
40	Art Material Storage	H-VA-3	2	150	300					
					2,660			0		
	Music									
41	Music Room	H-MU-1	1	2,000	2,000					
42	Music Library	H-MU-4	1	200	200					
43	Music Storage	H-MU-2	1	450	450					
44	Music Storage	H-MU-2	1	580	580					mezzanine
					3,230			0		
	Media Center									
45	Reading Room	H-MC-1	1	1,540	1,540					
46	Media Specialist Office	H-MC-2	1	120	120					
47	Workroom / Storage	H-MC-3	1	350	350					
48	Network Operations Room	H-MC-4	1	300	300					
49	Conference Room	H-MC-5	1	200	200					
					2,510			0		

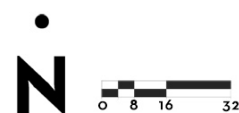
## Program of Requirements Facility Master Plan

				Addition			Renovation			
		OFCC key	#	sf	Total sf	#	sf	Total sf		Notes
	<b>Student Dining / Kitchen</b>									
50	Kitchen - Preperation Area	M/H-FS-1a				1	650	650		
51	Kitchen - Serving Area	M/H-FS-1b				1	750	750		
52	Kitchen - Dry Food Storage	M/H-FS-1c				1	225	225		
53	Kitchen - Cooler	M/H-FS-1d				1	175	175		
54	Kitchen - Ware Washing	M/H-FS-1e				1	150	150		
55	Dietician Office	M/H-FS-2				1	100	100		
56	Restroom / Locker Room	M/H-FS-3				1	150	150		
57	Student Dining Room	M/H-SD-1	1	2,197	2,197					
58	Table Storage	H-SD-8	1	450	450					
59	Stage	M/H-SD-2	1	275	275					Presenters Platform
60	Staff Dining	M/H-SD-1	1	740	740					doubles at Teacher Workroom
					<b>3,662</b>			<b>2,200</b>		
	<b>Athletics</b>									
61	Gymnaism	H-PE-1				1	7,786	7,786		
62	Stage	M/H-SD-2				1	881	881		
63	Student Locker Room	H-PE-3				2	469	938		
64	Student Restroom / Shower	H-PE-4				2	274	548		
65	P.E. / Athletic Office	H-PE-6				2	87	174		
66	Multi-use P.E. Room	H-PE-12				1	1,451	1,451		
67	Phsyical Education Storage	H-PE-5				3	157	471		
					<b>0</b>			<b>12,249</b>		

# Program of Requirements Facility Master Plan

			Addition			Renovation				
		OFCC key	#	sf	Total sf	#	sf	Total sf		Notes
	<b>Building Services</b>									
68	Custodial Workroom / Storage	M/H-CU-1				1	758	758		
69	Custodial Office	M/H-CU-2				1	120	120		
70	Restroom	M/H-BS-10				1	60	60		
71	Large Group Restrooms	M/H-BS-1	1	834	834	1	372	372		
72	Storm Shelter Restroom	M/H-BS-1				1	135	135		
73	Custodial Closet	M/H-BS-2	1	46	46	1	39	39		
74	Electrical Closet	M/H-BS-3	3	50	150	2	80	160		
75	Technology Closet	M/H-BS-4	3	50	150	2	40	80		
76	Corridors	M/H-BS-5	1	7,668	7,668	1	7,442	7,442		
77	Student Storage / Cubbies		3	600	1,800					
78	Mechanical Rooms	M/H-BS-6	1	3,169	3,169					
79	Storm Shelter Mech. Rooms	M/H-BS-6				1	135	135		
80	Loading / Receiving	M/H-BS-9				1	90	90		
81	Recycling Room	M/H-BS-11				1	76	76		
					<b>13,817</b>			<b>9,467</b>		
					<b>49,058</b>			<b>34,921</b>		Subtotal sf
					5,094			1,826		Construction Factor
					<b>54,152</b>			<b>36,747</b>		Subtotal sf + Const. Factor

# Program of Requirements Facility Master Plan

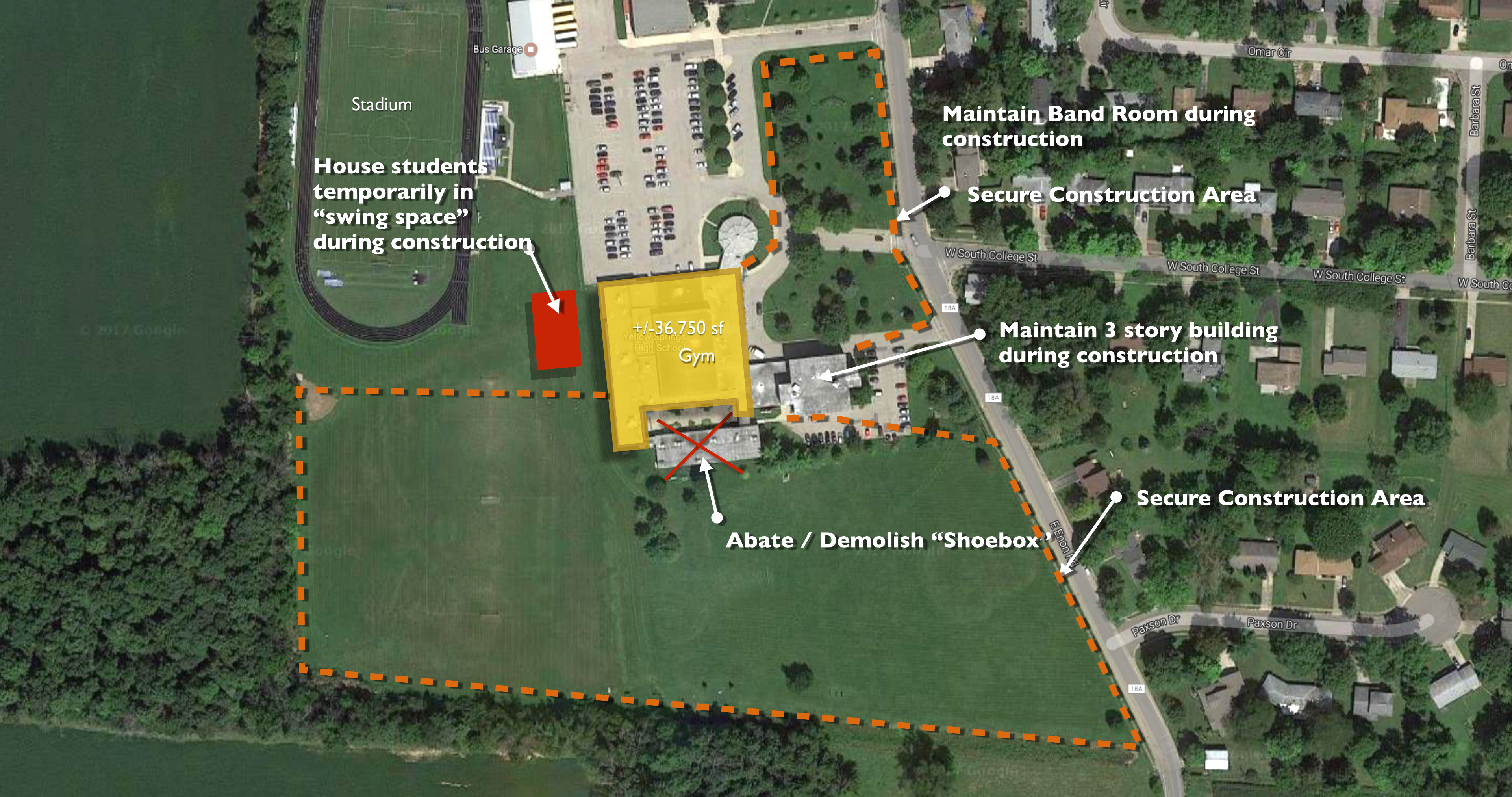


RENOVATION →

ADDITION

ADDITION





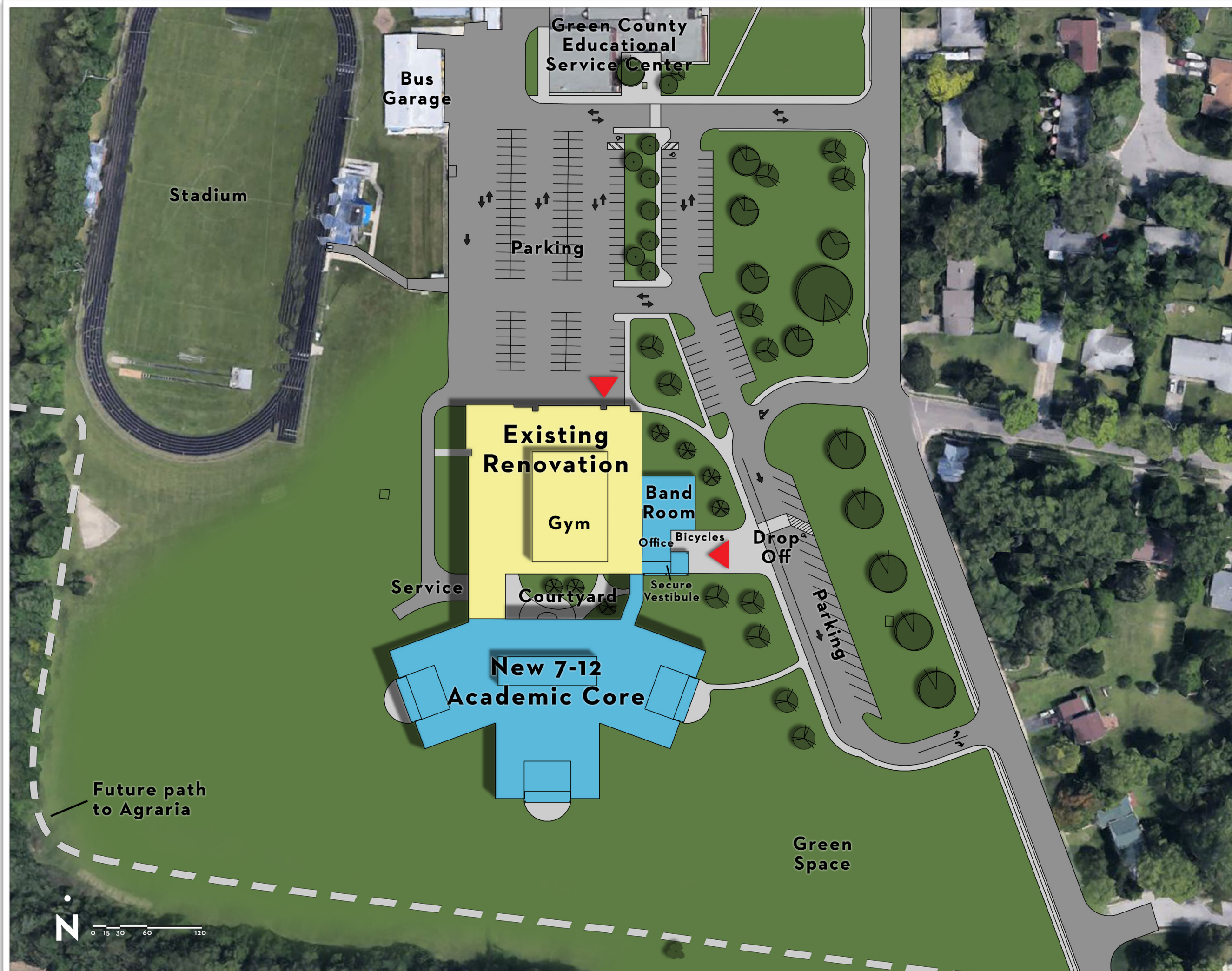
# 7-12 MS/HS Addition / Reno. - Construction Plan Phase 1

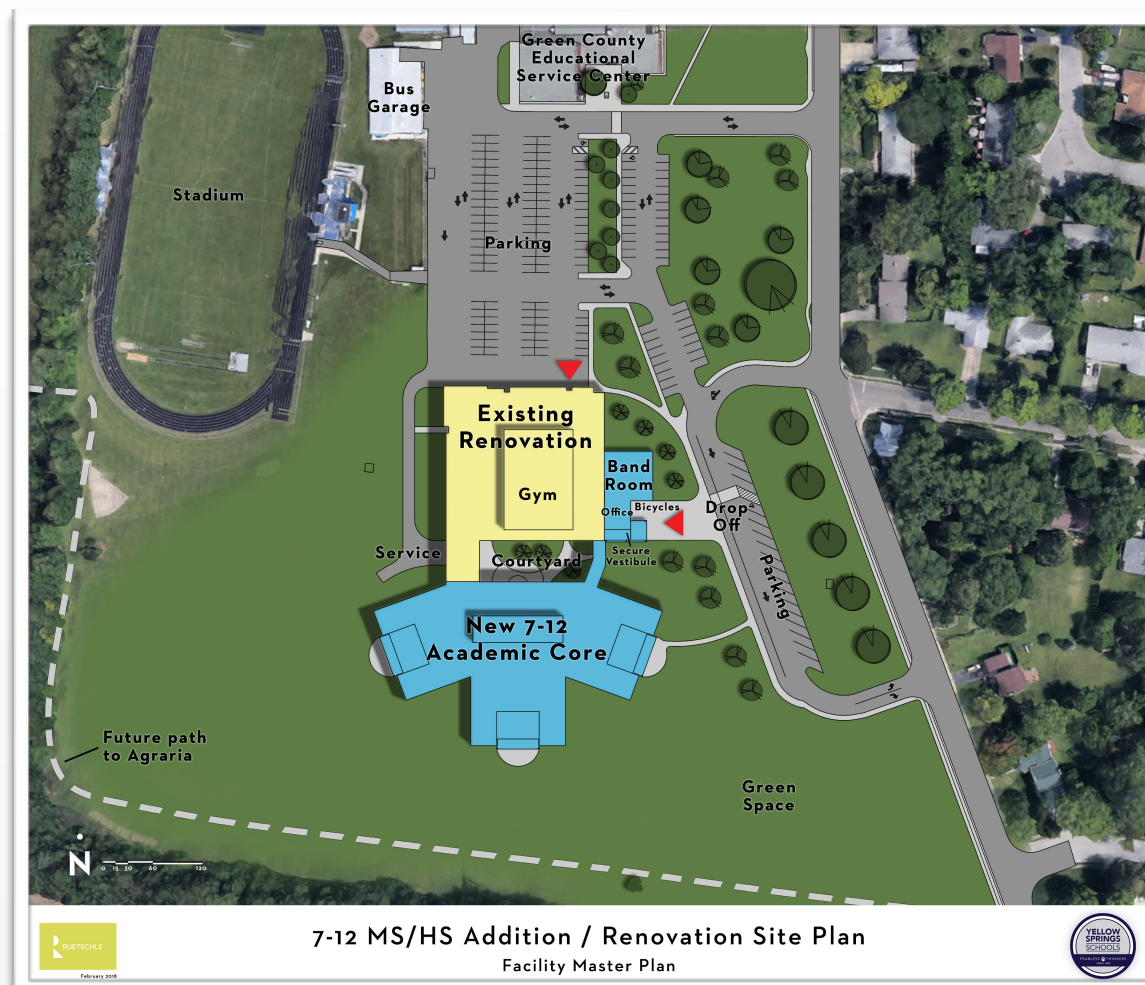
## Facility Master Plan



# 7-12 MS/HS Addition / Reno. - Construction Plan Phase 2

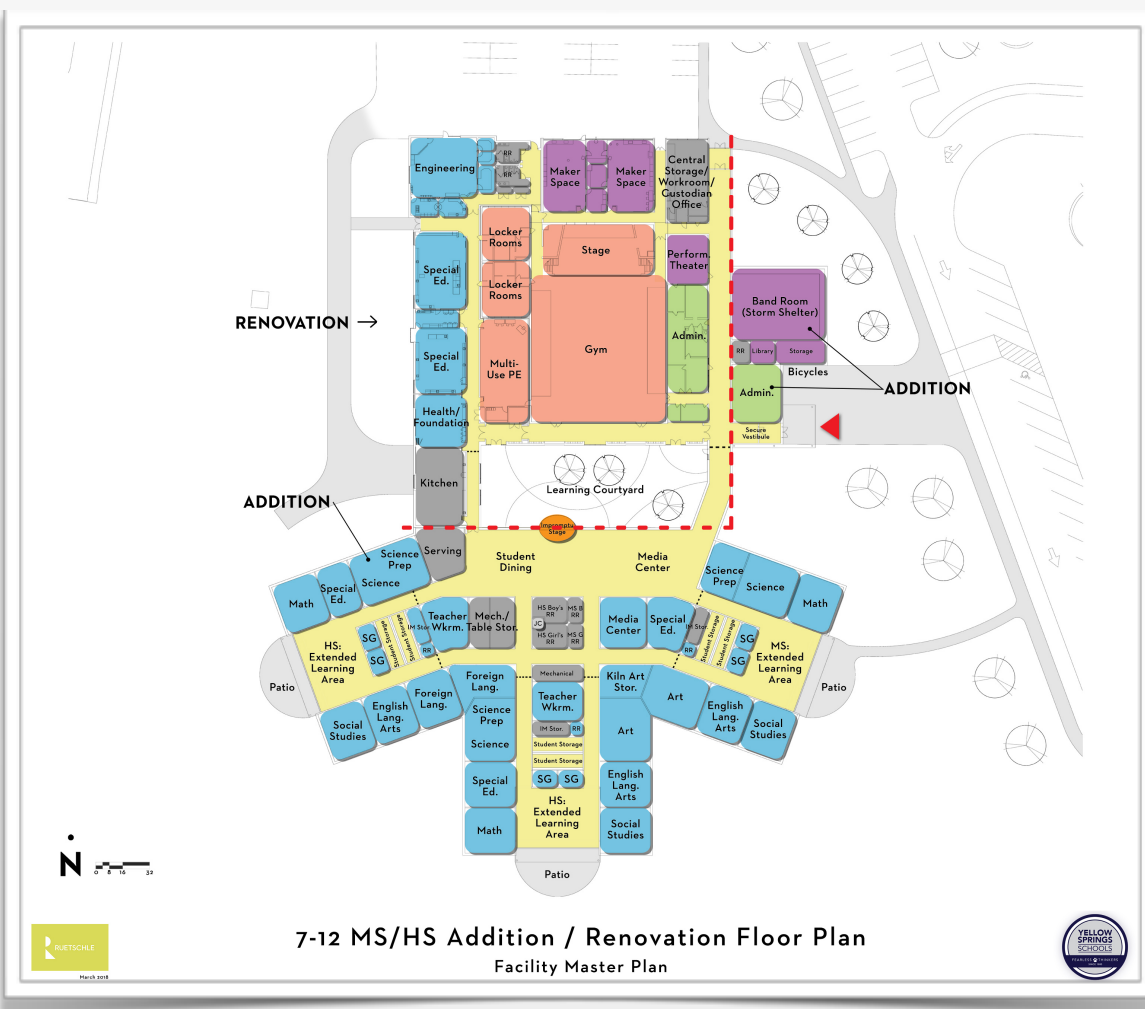
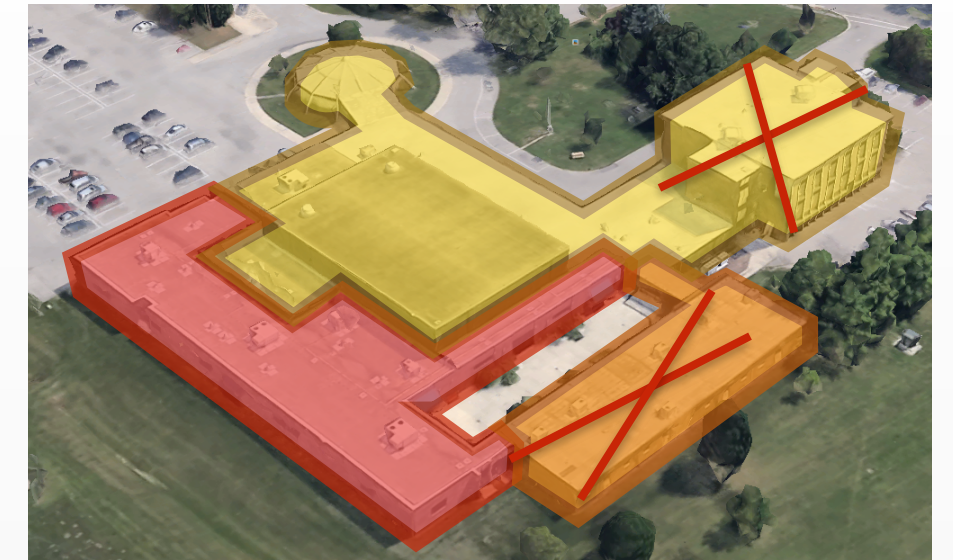
## Facility Master Plan





## \$18.4M Project Budget

- Site Work
- 54,152 sf additions
- Storm Shelter
- Partial Reskin 1963 Addition facing street
- New Kitchen
- Abatement / Demolition of Partial 1963
- Abatement / Demolition of 1988 wing
- Furniture
- Swing Space



## Project Budget Facility Master Plan

**.25% income tax**

30 year

**4.7-mill property tax**

37 year

\$14 per month or  
\$165 annually for the owner  
of a \$100,000 home

**Total Project Cost = \$18.4M**

OFFICIAL QUESTIONS AND ISSUES BALLOT  
PRIMARY ELECTION – MAY 8, 2018

GREENE COUNTY, OHIO

PROPOSED BOND ISSUE AND INCOME TAX LEVY  
YELLOW SPRINGS EXEMPTED VILLAGE SCHOOL DISTRICT

A majority affirmative vote is necessary for passage.

Shall the Board of Education of the Yellow Springs Exempted School District, Counties of Greene and Clark, Ohio, be authorized to do both of the following:

- (1) Impose and annual income of .25% on the School District income of individuals and estates, for 30 years beginning January 1, 2019 for the purpose of **PERMANENT IMPROVEMENTS AND FINANCING THEREOF?**
- (2) Issue bonds for the purpose of **implementing a comprehensive plan through renovation and partial replacement of existing 7-12 facilities, including demolition, site improvements, furniture, utilities and equipment, together with all necessary appurtenances thereto**, in the principal amount of \$12,688,963 to be repaid annually over a maximum period of 37 years, and levy a property tax outside of the ten-mill limitation estimated by the County Auditor to average over the bond repayment period 4.7 mills for each one dollar of valuation which amounts to \$0.47 for each one hundred dollars of valuation, to pay the annual debt charges on the bonds, and to pay debt charges on any notes issued in anticipation of those bonds?

**FOR THE INCOME TAX AND BOND ISSUE**

**AGAINST THE INCOME TAX AND BOND ISSUE**

**Ballot Language  
Facility Master Plan**

# Building Summary - Mills Lawn Elementary / Middle School (24919)

<b>District:</b> Yellow Springs Exempted Village						<b>County:</b> Greene		<b>Area:</b> Southwestern Ohio (1)		
<b>Name:</b> Mills Lawn Elementary / Middle School						<b>Contact:</b> Mr. Matthew Housh				
<b>Address:</b> 200 South Walnut Street Yellow Springs, OH 45387						<b>Phone:</b> (937) 767.7217				
<b>Bldg. IRN:</b> 24919						<b>Date Prepared:</b> 2017-03-29		<b>By:</b> Julie Apt		
						<b>Date Revised:</b> 2017-05-21		<b>By:</b> Bernie Merritt		
Current Grades		K-6	Acreage:		8.84	CEFPI Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:		25					
Current Enrollment		374	Classrooms:		23					
Projected Enrollment		N/A								
Addition			Date	HA	Number of Floors	Current Square Feet	Cover Sheet			
Original Construction			1952	no	1	23,900	1.0 The School Site			
Classroom and Media Center Addition			1957	no	2	10,163	2.0 Structural and Mechanical			
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition			2002	yes	2	13,261	Features			
							3.0 Plant Maintainability			
							4.0 Building Safety and Security			
Total						47,324	5.0 Educational Adequacy			
			*HA	=	Handicapped Access		6.0 Environment for Education			
			*Rating	=1	Satisfactory		LEED Observations			
				=2	Needs Repair		Commentary			
				=3	Needs Replacement		Total			
			*Const P/S	=	Present/Scheduled Construction		1000	589	59%	Borderline
FACILITY ASSESSMENT						Enhanced Environmental Hazards Assessment Cost Estimates				
Cost Set: 2017										
Rating						C=Under Contract				
Dollar Assessment						Renovation Cost Factor				
C						\$96.02%				
A. Heating System						Cost to Renovate (Cost Factor applied)				
B. Roofing						\$10,021,028.49				
C. Ventilation / Air Conditioning						The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.				
D. Electrical Systems										
E. Plumbing and Fixtures										
F. Windows										
G. Structure: Foundation										
H. Structure: Walls and Chimneys										
I. Structure: Floors and Roofs										
J. General Finishes										
K. Interior Lighting										
L. Security Systems										
M. Emergency/Egress Lighting										
N. Fire Alarm										
O. Handicapped Access										
P. Site Condition										
Q. Sewage System										
R. Water Supply										
S. Exterior Doors										
T. Hazardous Material										
U. Life Safety										
V. Loose Furnishings										
W. Technology										
X. Construction Contingency / Non-Construction Cost										
Total										

Previous Page

Mills Lawn = \$10.4M

# Building Summary - Yellow Springs High School/McKinney Middle School (42416)

<b>District:</b> Yellow Springs Exempted Village					<b>County:</b> Greene					<b>Area:</b> Southwestern Ohio (1)																													
<b>Name:</b> Yellow Springs High School/McKinney Middle School					<b>Contact:</b> Mr. Tim Krier																																		
<b>Address:</b> 420 East Enon Road Yellow Springs, OH 45387					<b>Phone:</b> (937) 767-7224																																		
<b>Bldg. IRN:</b> 42416					<b>Date Prepared:</b> 2017-03-29					<b>By:</b> Julie Apt																													
					<b>Date Revised:</b> 2017-05-21					<b>By:</b> Bernie Merritt																													
Current Grades		7-12		Acreage:		37.82		CEFPI Appraisal Summary																															
Proposed Grades		N/A		Teaching Stations:		22																																	
Current Enrollment		383		Classrooms:		1																																	
Projected Enrollment		N/A																																					
Addition		Date		HA		Number of Floors		Current Square Feet		Section					Points Possible					Points Earned					Percentage					Rating					Category				
Original Construction		1963		no		3		51,738		1.0 The School Site					100					77					77%					Satisfactory									
Classroom and Corridor Addition		1988		yes		1		6,914		2.0 Structural and Mechanical Features					200					105					53%					Borderline									
Elevator Addition		1999		yes		3		444		3.0 Plant Maintainability					100					61					61%					Borderline									
Classroom Addition		2002		yes		1		15,133		4.0 Building Safety and Security					200					110					55%					Borderline									
Total								74,229		5.0 Educational Adequacy					200					139					70%					Satisfactory									
										6.0 Environment for Education					200					108					54%					Borderline									
										LEED Observations					-					-					-					-									
										Commentary					-					-					-					-									
										Total					1000					600					60%					Borderline									
										Enhanced Environmental Hazards Assessment Cost Estimates																													
										C=Under Contract																													
										Renovation Cost Factor																				96.02%									
										Cost to Renovate (Cost Factor applied)																				\$15,615,640.82									

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MS / YSHS = \$16.3M

## OFCC ASSESSMENT REPORTS Facility Master Plan

	HARD COSTS	sf	\$/sf	Total Cost	
1	Swing Space			\$444,000	3 mods / 6 classrooms
2	Storm Shelter per OBC / ICC 500			\$289,525	per OFCC 10/23/2017
3	Abatement: 2002 Addition	15,133	\$2.73	\$41,314	from assessment report
4	Abatement: 1988 Addition	6,914	\$12.25	\$84,731	from assessment report
5	Abatement: Partial 1963 Building: 3 story + music	27,788	\$4.49	\$124,815	3 story building plus Music Rm.
6	Demolition: 1988 Addition	6,914	\$7.00	\$49,850	
7	Demolition: Partial 1963 Building: 3 story + music	27,788	\$7.00	\$200,351	3 story building plus Music Rm.
8	Kitchen Renovation	1,483	\$168.58	\$250,000	
9	Renovation allowance	36,747	\$0.00	\$0	funded via OFCC ELPP, or Alt. Fund.
10	Reskin 1963 Addition facing street	1,400	\$100.00	\$140,000	
11	Site Work	54,152	\$21.39	\$1,158,479	
12	Addition	54,152	\$199.81	\$10,820,214	
13	Furniture	90,899	\$9.00	\$818,091	
		90,899		<b>\$14,421,371</b>	<b>Subtotal Hard Costs</b>
			7.50%	\$1,081,603	Hard Cost Contingency
				<b>\$15,502,973</b>	<b>Total Hard Costs</b>
	<b>SOFT COSTS</b>				
14	Land Survey		0.08%	\$12,402	
15	Soil Borings / Phase 1 Environ. Report		0.10%	\$15,503	
16	Agency Approval Fees, Permitting		0.25%	\$38,757	
17	Construction Testing		0.40%	\$62,012	
18	Printing - Bid Documents		0.15%	\$23,254	
19	Advertising for Bids		0.02%	\$3,101	
20	Builders Risk Insurance		0.12%	\$18,604	
21	Architect Fees		5.10%	\$790,652	
22	Engineering Fees*		3.40%	\$527,101	
23	Construction Manager Compensation		7.50%	\$1,162,723	
24	Commissioning Agent / Maint. Plan Adv.		0.60%	\$93,018	
25	Abatement Consultant		0.12%	\$18,604	
26	Legal Fees		0.15%	\$23,254	
27	Soft Cost Contingency		0.95%	\$147,005	
			18.94%	<b>\$2,935,990</b>	<b>Total Soft Costs</b>
				<b>\$18,438,963</b>	<b>Total Project Budget</b>

# Project Budget

## Facility Master Plan

		YSHS / MMS	Mills Lawn ES	Total
A	Heating System	\$2,532,693	\$1,614,695	\$4,147,388
B	Roofing	\$1,133,894	\$919,075	\$2,052,970
C	Ventilation / Air Conditioning	\$10,000	\$5,000	\$15,000
D	Electrical Systems	\$1,204,737	\$768,069	\$1,972,805
E	Plumbing and Fixtures	\$666,114	\$432,341	\$1,098,455
F	Windows	\$320,068	\$333,302	\$653,370
G	Structure: Foundation	\$47,340	\$46,475	\$93,815
H	Structure: Walls and Chimneys	\$891,130	\$324,414	\$1,215,544
I	Structure: Floors and Roofs	\$808,800	\$0	\$808,800
J	General Finishes	\$2,163,870	\$1,443,209	\$3,607,079
K	Interior Lighting	\$371,145	\$236,620	\$607,765
L	Security Systems	\$236,553	\$159,873	\$396,426
M	Emergency Egress Lighting	\$74,229	\$47,324	\$121,553
N	Fire Alarm	\$111,344	\$70,986	\$182,330
O	Handicapped Access	\$85,446	\$213,453	\$298,898
P	Site Condition	\$585,961	\$336,742	\$922,704
Q	Sewage System	\$0	\$0	\$0
R	Water Supply	\$0	\$0	\$0
S	Exterior Doors	\$36,000	\$50,000	\$86,000
T	Hazardous Material	\$457,285	\$422,388	\$879,673
U	Life Safety	\$357,533	\$171,437	\$528,970
V	Loose Furnishings	\$296,916	\$189,296	\$486,212
W	Technology	\$678,833	\$602,645	\$1,281,478
X	Const. Cont. / Non-Const. Costs	\$3,193,014	\$2,049,053	\$5,242,067
		\$16,262,904	\$10,436,397	\$26,699,301

Ohio Facility Construction Commission Assessment Reports generated May 2017  
Costs to bring schools up to state standards  
All costs in 2017 dollars

## Assessment Report Summary

### Facility Master Plan

	Date	Location	Agenda
FAC1	3/23/2017	HS/MS	LFIs, Options A1 A2 B1 B2 C1 C2, Pros / Cons, Budget Range \$16-\$33M
CF1	3/27/2017	HS/MS	FAC1 Content, Student led Small Groups and report out, QA
Teacher Meeting	4/12/2017	ML	CF1 Content, QA, survey follow up
FAC2	4/27/2017	ML	Engagement Summary, Teacher Survey, Options B3 and C3, Parking at ML Pros / Cons
CF2	5/4/2017	ML	FAC2 Content, Small Groups and report out, QA, dotting exercise
Board Meeting	5/11/2017	Board Rm.	Engagement Summary, New Options A3 C4 C5
CP1	6/15/2017	HS/MS	OFCC Assessment, HS/MS Tour, QA
CP2	7/11/2017	ML	Teacher Panel, ML Tour, QA
CP3	8/12/2017	HS/MS	Financing Options, Listening Session
FAC3	9/6/2017	HS/MS	New Option A4, Options Summary, Discussion
Board Work Session	9/13/2017	Board Rm.	Engagement Summary, New Option A4, K-12 at ML, Decision to Survey
Community Survey	10/2017	339 voters	K-12 ML vs. Separate Schools, 1 phase vs. 2, tax and cost options PAC
FAC4	11/8/2017	HS/MS	Engagement Summary, Survey Results, Opt. A5, Black Box, Discussion