



# Construction Manager

## Pre-Proposal Submission Meeting

### April 18, 2018

# Agenda

- Introductions
- Selection Schedule
- Project Scope
- Project Schedule
- Project Budget
- OFCC implications
- Q/A
- Tour



# Selection Schedule

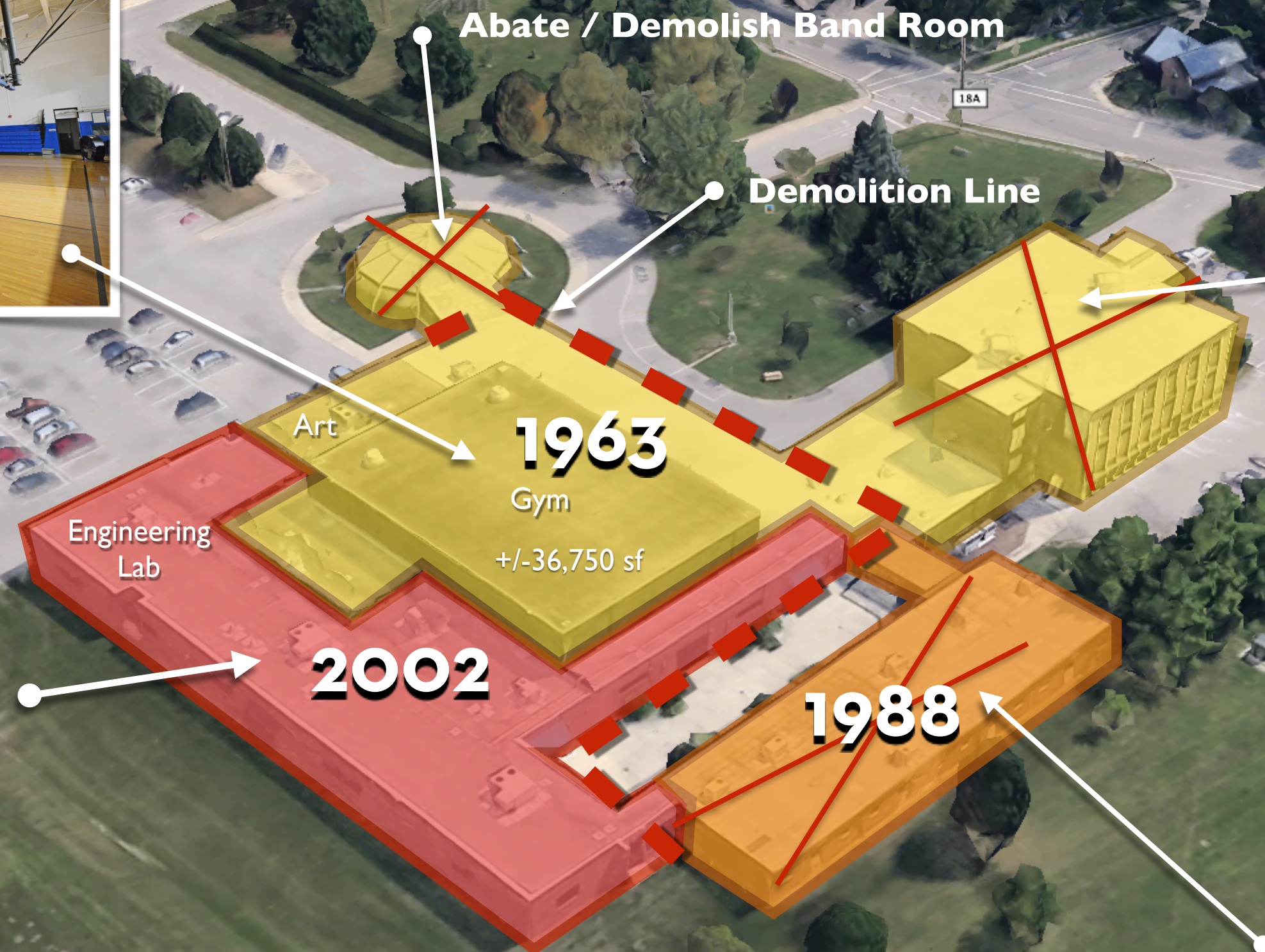
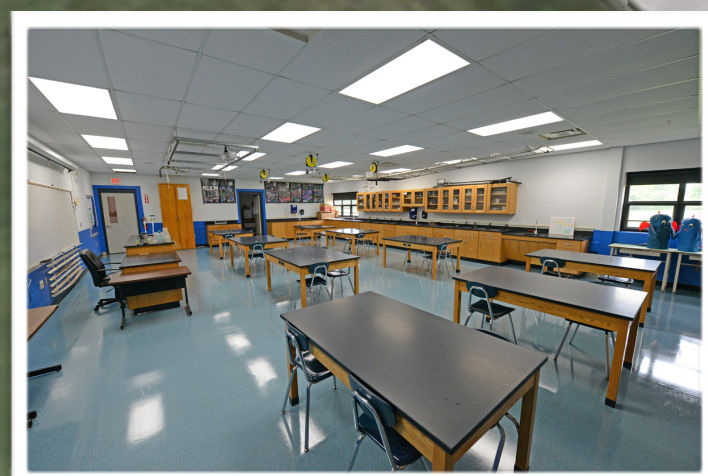
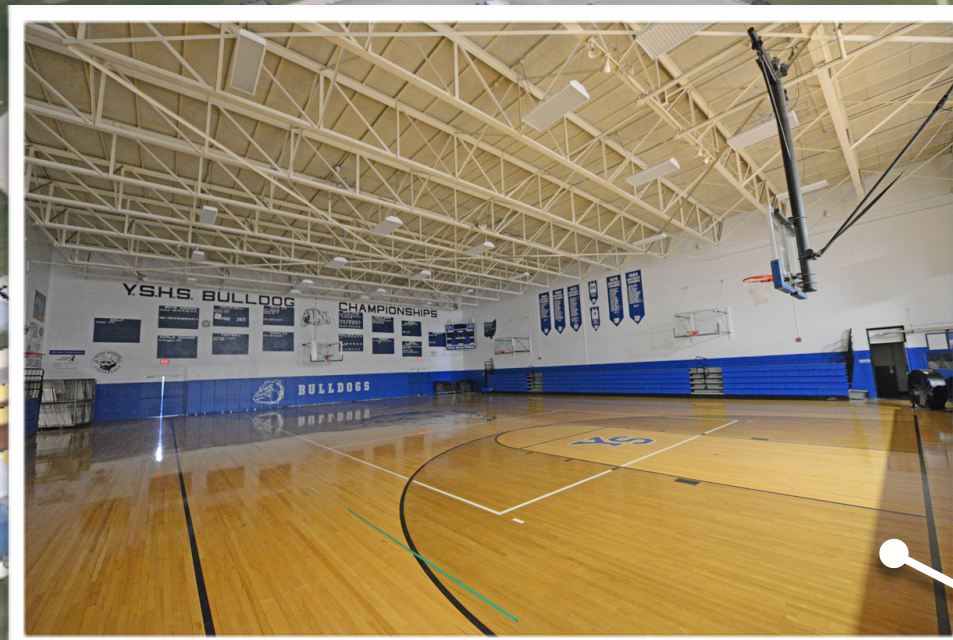
- Proposals Due April 27, 2018 by 4:00 p.m.
- Interviews Monday April 30, 2018
  - 9:00 a.m. Corna-Kokosing / RI
  - 10:00 a.m. Elford
  - 11:00 a.m. Shook / Touchstone
  - located at Graham



Conference Room at Mills Lawn School.

- Selection of CMR, May 10, 2018 Board Meeting





Abate / Demolish Band Room

Demolition Line

Abate / Demolish 3 story  
1963 Original Building

Art  
**1963**  
Gym  
+/-36,750 sf

Engineering  
Lab

**2002**

**1988**

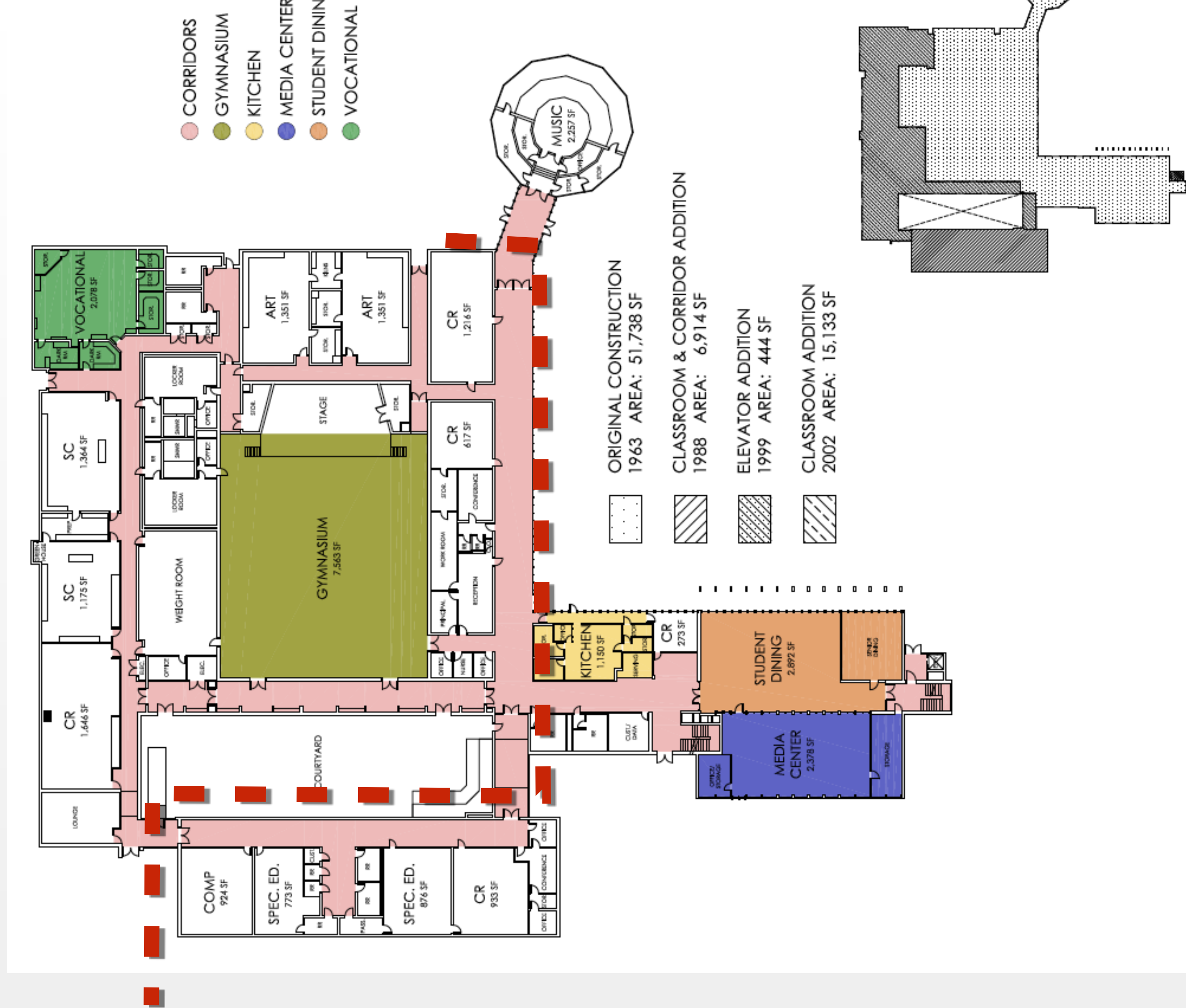
Abate / Demolish "shoebox"  
1988 Addition

# Existing / Demo Plan Facility Master Plan

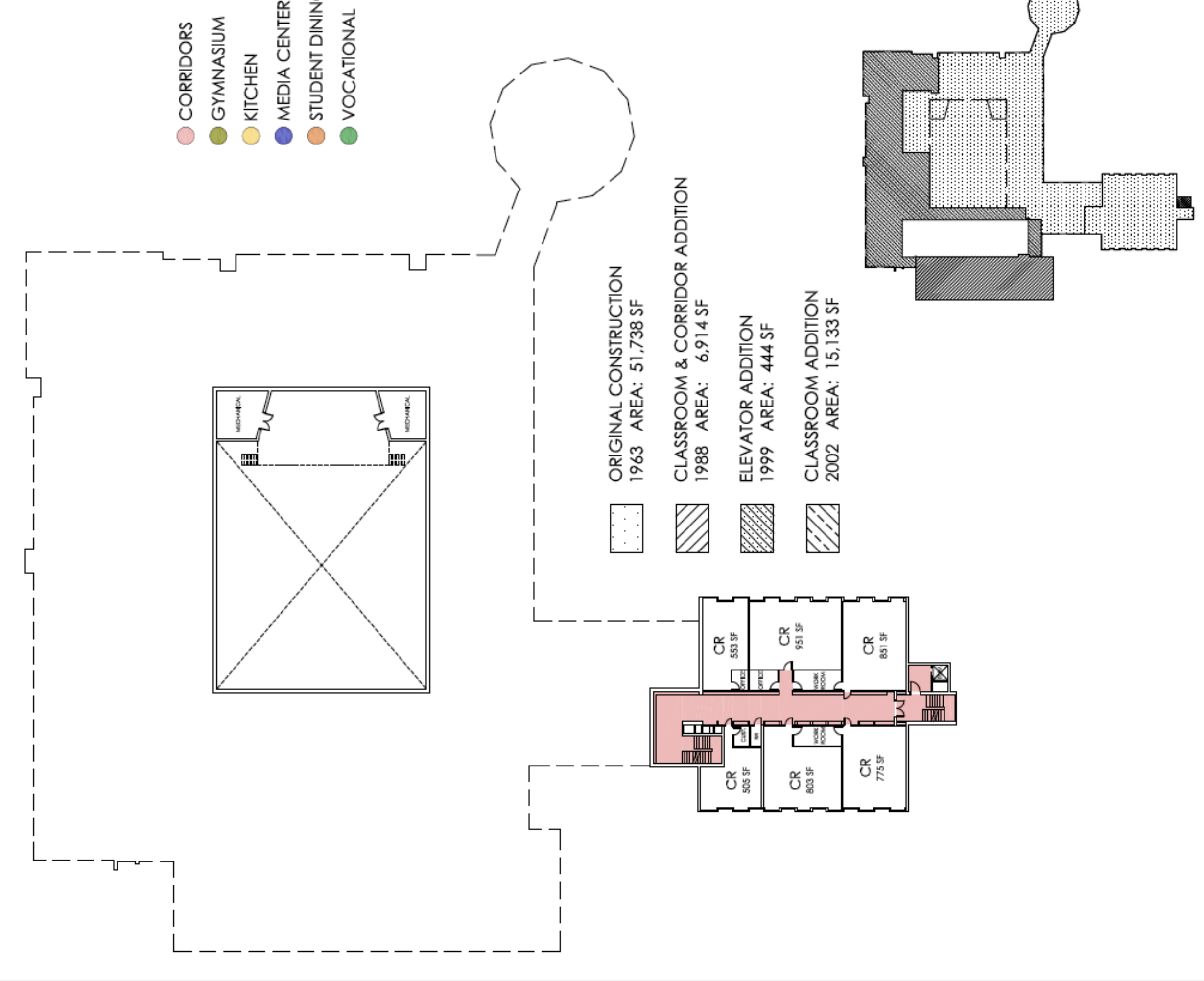


# Existing MS/HS First Floor Plan

## Facility Master Plan



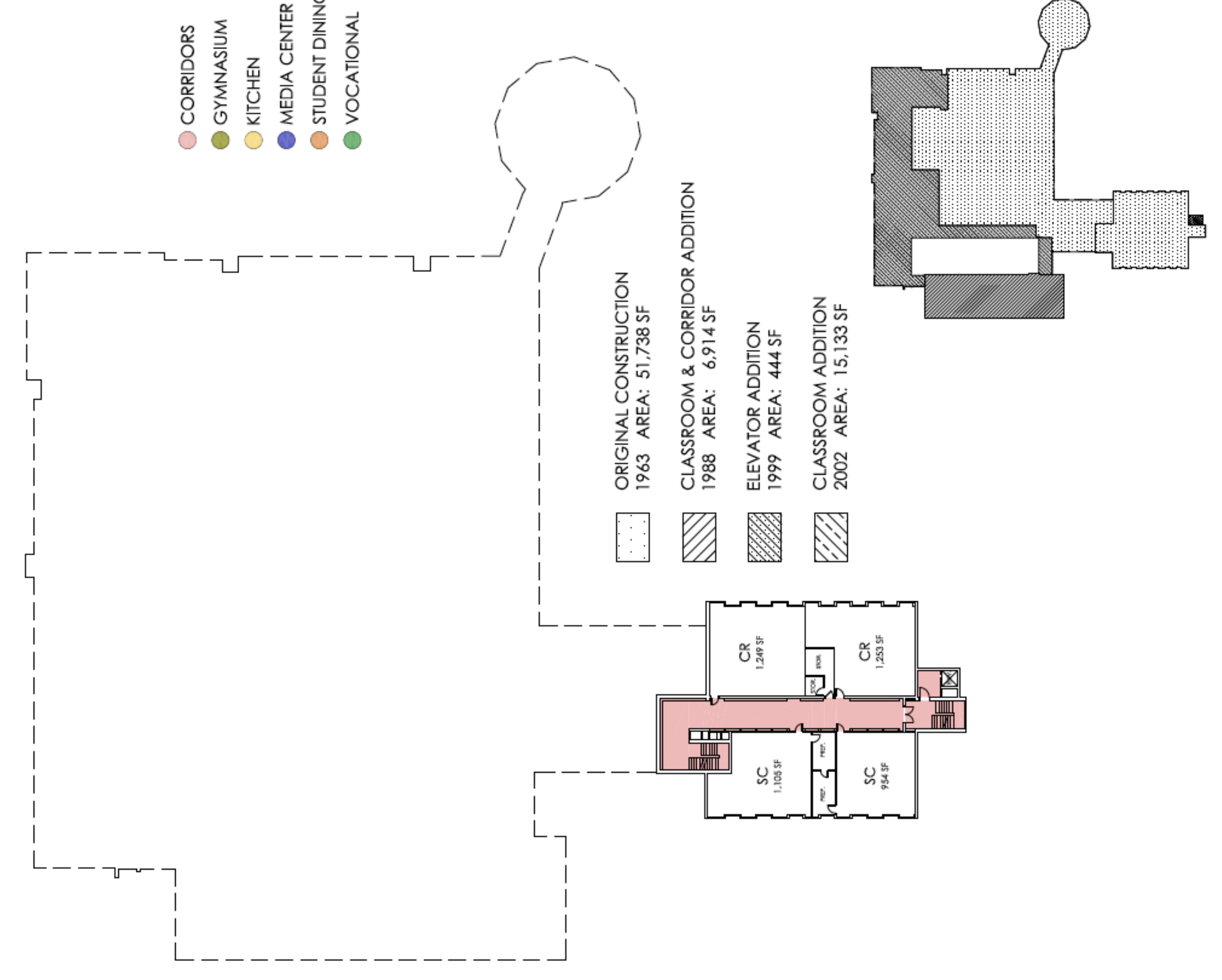




# Existing MS/HS Second Floor Plan

## Facility Master Plan





# Existing MS/HS Third Floor Plan

## Facility Master Plan



				Addition			Renovation			
		OFCC key	#	sf	Total sf		#	sf	Total sf	Notes
	Administration									
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	
					950				2,015	

## 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 / Renovation - Aerial View

### Facility Master Plan





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

## Facility Master Plan

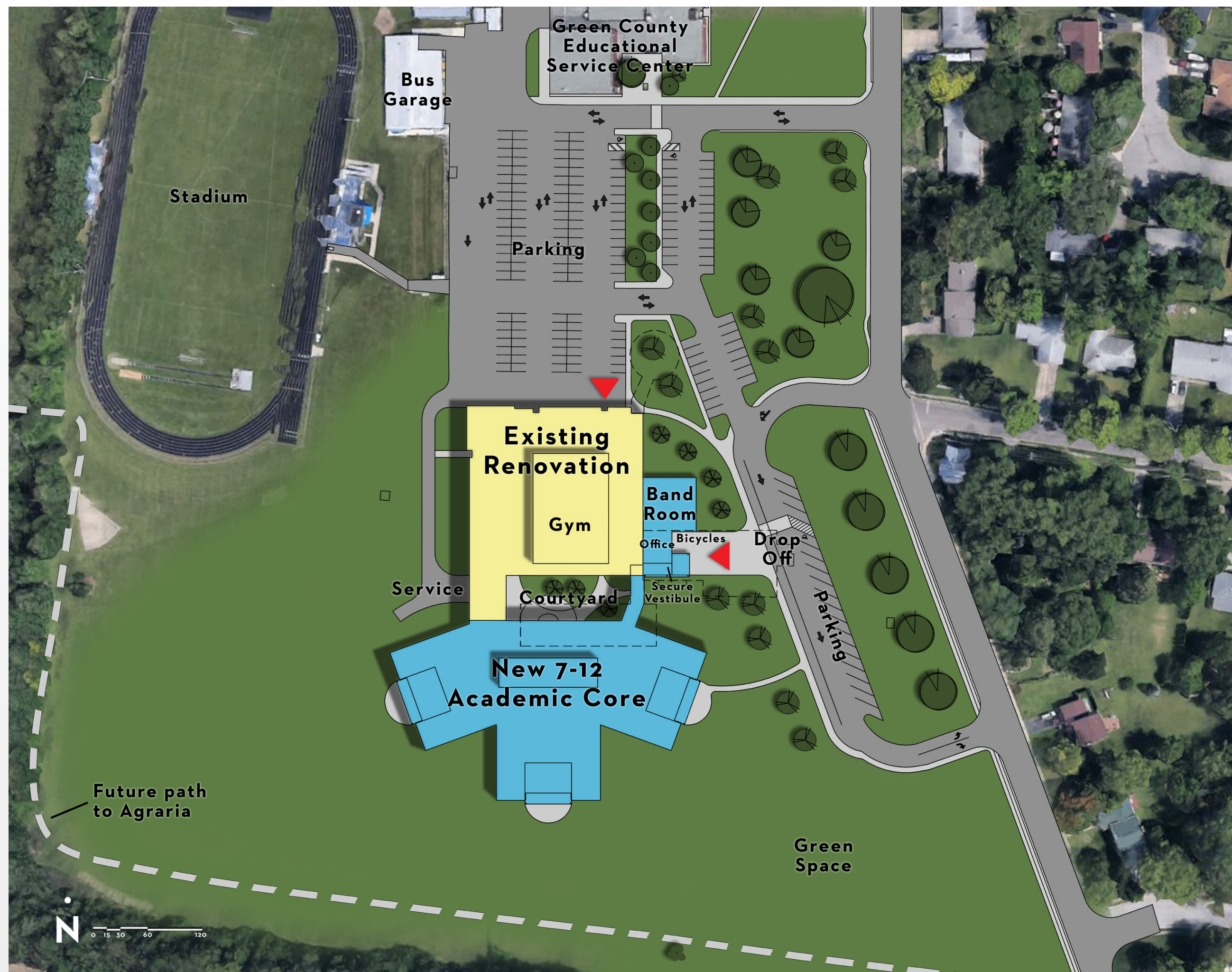




# 7-12 MS/HS Addition / Reno. - Construction Plan Phase 2

## Facility Master Plan





## 7-12 MS/HS Addition / Renovation Site Plan

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		\$14,421,371	Subtotal Hard Costs
			7.50%	\$1,081,603	Hard Cost Contingency
				\$15,502,973	Total Hard Costs
	SOFT COSTS				
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%	\$2,935,990	Total Soft Costs
				\$18,438,963	Total Project Budget



**.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**



# Schedule

- Programming May - August 2018
- Schematic Design September - November 2018
- Design Development December - February 2019
- Construction Documents March - May 2019
- GMP (90% CDs) April 2019
- Construction Start June 2019
- Construction Complete December 2020
- Owner Move - In Winter Break 2020/2021

# Agenda

- Introduction
- Selection Schedule
- Project Scope
- Schedule
- Budget
- OFCC implications
- **Q/A**
- Tour