

Master Plan Name Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2020 Cost Set  
 Program ELPP 2019-03-14 0 (Active)  
 Rank 449  
 School District Yellow Springs Exempted Village School District  
 School District IRN 45674  
 County Greene County  
 Cost Region 1 (New Construction Cost Factor: 97.00%)  
 Cost Set 2020 (for everything)  
 Bracketing Set 2020  
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2025-2026	Grade Configurations		
		Grades	Total	Placed
PK	0			
K	43	PK-12	607	607
1	55	PK-5	270	270
2	30	6-8	133	133
3	48	9-12	204	204
4	47	PK-8	403	403
5	47	6-12	337	337
6	39	CT	64	64
7	39			
8	55			
9	47			
10	57			
11	42			
12	58			
CT Offsite	0			
CT Low Bay Comprehensive	64			
CT High Bay Comprehensive	0			
CT Low Bay Onsite	0			
CT High Bay Onsite	0			
<b>Total</b>	<b>671</b>			

Project Scope:

Allowance to Abate / Demolish Mills Lawn Elementary / Middle School.  
 Allowance to Abate / Demolish Yellow Springs High - McKinney Middle School.  
 Build New Elementary / Middle / High School to house grades K-12 and CT.

Master Planner Commentary:

The DRAFT Enrollment Projection report dated 12-4-20 is used in this Master Plan.  
 The facilities have been physically assessed, with an Assessment Report released on 5-21-17 by Thomas Porter Architects, and an Enhanced Environmental Hazards Assessment released on 10-23-17 by PSI.  
 The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U. S. Green Building Council, Leadership in Energy and Environmental Design) Silver (with a preference for attaining points in the Energy and Atmosphere category).  
 The District qualifies for one (1) Low Bay Career Tech program because they meet the 50 students to 1 program enrollment guideline.  
 The Specific Allowance includes a Site Access Safety Improvement Allowance (i.e., deceleration lane, center left turn lane, metering, signage, etc.) for the New Elementary / Middle / High School.  
 The Specific Allowance includes a Storm Shelter for the New Elementary / Middle / High School.  
 The Specific Allowance includes an Emergency Responder Radio Coverage System for the New Elementary / Middle / High School.

Building	Allowance	
New Elementary/Middle/High	Site Access Safety Improvement Allowance	\$300,000.00
New Elementary/Middle/High	Emergency Responder Radio Coverage Systems for CT SF	\$3,052.00
New Elementary/Middle/High	Storm Shelter allowance (hardening 4,836 SF)	\$333,773.87
New Elementary/Middle/High	Emergency Responder Radio Coverage Systems for 105,123 SF	\$105,123.00

Yellow Springs High School/McKinney Middle School Master Planning Considerations				Mills Lawn Elementary / Middle School Master Planning Considerations				New Elementary/Middle/High			
Expedited Local Partnership Program (ELPP)				Expedited Local Partnership Program (ELPP)							
[2020] OFCC				[2020] OFCC							
Assessing Consultant				Assessing Consultant							
Type Middle/High				Type Elementary/Middle				Type Elementary/Middle/High			
Acres 37.82				Acres 8.84							
Grades Housed 7-12				Grades Housed K-6							
Current Enrollment 383				Current Enrollment 374							
Additions to Demolish				Additions to Demolish							
<input type="checkbox"/> 1963 Gymnasium / Locker Room Addition 80% 22,232 ft <sup>2</sup>				<input type="checkbox"/> 1952 Original Construction 84% 23,900 ft <sup>2</sup>							
<input type="checkbox"/> 1963 Original Construction 75% 29,506 ft <sup>2</sup>				<input type="checkbox"/> 1957 Classroom and Media Center Addition 81% 10,163 ft <sup>2</sup>							
<input type="checkbox"/> 1988 Classroom and Corridor Addition 116% 6,914 ft <sup>2</sup>				<input type="checkbox"/> 2002 Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition 63% 13,261 ft <sup>2</sup>							
<input type="checkbox"/> 1999 Elevator Addition 102% 444 ft <sup>2</sup>											
<input type="checkbox"/> 2002 Classroom Addition 59% 15,133 ft <sup>2</sup>											
Grades Housed - Proposed				Grades Housed - Proposed				Grades Housed - Proposed			
Projected Enrollment				Projected Enrollment				Projected Enrollment			
CT Projected Enrollment				CT Projected Enrollment				CT Projected Enrollment			
Scope of Work Abate/Demolish				Scope of Work Abate/Demolish				Scope of Work Build New			
CEFPI Rating Borderline				CEFPI Rating Borderline				CEFPI Rating			
Existing ft <sup>2</sup> 74,229				Existing ft <sup>2</sup> 47,324				Existing ft <sup>2</sup>			
Cost/ft <sup>2</sup> (DM) \$288.49				Cost/ft <sup>2</sup> (DM) \$288.80				Cost/ft <sup>2</sup> (DM)			
Cost to Replace \$21,414,324.21				Cost to Replace \$13,667,171.20				Cost to Replace			
Cost to Renovate \$16,546,328.32				Cost to Renovate \$10,544,528.32				Cost to Renovate			
Reprogramming \$0.00				Reprogramming \$0.00				Reprogramming			
Renovate+Replace 77%				Renovate+Replace 77%				Renovate+Replace			
Right Replacement				Right Replacement				Right Replacement			
Right Ratio				Right Ratio				Right Ratio			
Addition Required No				Addition Required No				Addition Required			
Addition ft <sup>2</sup>				Addition ft <sup>2</sup>				New ft <sup>2</sup>			
Students	sf/Student	sf required		Students	sf/Student	sf required		Students	sf/Student	sf required	
Elementary (PK-K)	x	=	0	x	=	0		43 x	134.38 =	5,778	
Elementary (PK-5)	x	=	0	x	=	0		270 x	134.38 =	36,283	
Middle (6-8)	x	=	0	x	=	0		133 x	162.33 =	21,590	
High (9-12)	x	=	0	x	=	0		204 x	193.51 =	39,476	
Career Technical Core Space	x	=	0	x	=	0		64 x	121.48 =	7,775	
Total ft <sup>2</sup> Required				Total ft <sup>2</sup> Required				Total ft <sup>2</sup> Required			
ft <sup>2</sup> Existing 74,229				ft <sup>2</sup> Existing 47,324				ft <sup>2</sup> Existing 105,123.25			
Large Group Restroom Fixture Replacement No				Large Group Restroom Fixture Replacement No				Large Group Restroom Fixture Replacement No			
Comprehensive Vocational No				Comprehensive Vocational No				Comprehensive Vocational Yes			
Oversized ft <sup>2</sup>				Oversized ft <sup>2</sup>				Oversized ft <sup>2</sup> 0			
Less Oversized ft <sup>2</sup> 74,229				Less Oversized ft <sup>2</sup> 47,324				Less Oversized ft <sup>2</sup>			
CT ft <sup>2</sup> Existing				CT ft <sup>2</sup> Existing				CT ft <sup>2</sup> Existing			
CT ft <sup>2</sup> Not Programmed				CT ft <sup>2</sup> Not Programmed				CT ft <sup>2</sup> Not Programmed			
Less CT ft <sup>2</sup> 74,229				Less CT ft <sup>2</sup> 47,324				Less CT ft <sup>2</sup>			
Addition ft <sup>2</sup> -74,229				Addition ft <sup>2</sup> -47,324				Addition ft <sup>2</sup> 105,123			
Cost per ft <sup>2</sup> see below				Cost per ft <sup>2</sup> see below				Cost per ft <sup>2</sup> see below			
Total Addition Cost				Total Addition Cost				Total Addition Cost			
Cost of Additions				Cost of Additions				Cost to Rebuild			
SF Required	\$/SF	Cost		SF Required	\$/SF	Cost		SF Required	\$/SF	Cost	
Elementary (PK-5)	x	=	\$0.00	x	=	\$0.00		36,282.6 x	\$288.80 =	\$10,478,414.88	
Middle (6-8)	x	=	\$0.00	x	=	\$0.00		21,589.89 x	\$289.61 =	\$6,252,648.04	
High (9-12)	x	=	\$0.00	x	=	\$0.00		47,250.76 x	\$288.49 =	\$13,631,371.75	
Career Technical Program Space				Career Technical Program Space				Career Technical Program Space			
CT Existing ft <sup>2</sup>				CT Existing ft <sup>2</sup>				CT Existing ft <sup>2</sup>			
CT New ft <sup>2</sup>				CT New ft <sup>2</sup>				CT New ft <sup>2</sup> 3,051.28			
CT Total ft <sup>2</sup>				CT Total ft <sup>2</sup>				CT Total ft <sup>2</sup> 3,051			
CT Program Total \$0.00				CT Program Total \$0.00				CT Program Total \$857,648.08			
Total Proposed ft <sup>2</sup>				Total Proposed ft <sup>2</sup>				Total Proposed ft <sup>2</sup> 108,175			
Total to Rebuild \$0.00				Total to Rebuild \$0.00				Total to Rebuild \$30,362,434.67			
Total to Rebuild All Buildings				Total to Rebuild All Buildings				Total to Rebuild All Buildings			
Cost to Reno & Reprogram				Cost to Reno & Reprogram				Cost to Reno & Reprogram \$0.00			
Total Addition Cost				Total Addition Cost				Total Addition Cost			
Total Career Technical \$0.00				Total Career Technical \$0.00				Total Career Technical \$857,648.08			
Project Cost \$0.00				Project Cost \$0.00				Project Cost \$31,220,082.75			
Asbestos Abatement \$306,536.73				Asbestos Abatement \$502,719.60				Asbestos Abatement \$0.00			
Demolition \$334,030.50				Demolition \$212,958.00				Demolition \$0.00			
Exclude Storm Shelter				Exclude Storm Shelter				Exclude Storm Shelter			
Specific Allowance \$0.00				Specific Allowance \$0.00				Specific Allowance \$741,948.87			
Total Building Cost \$640,567.23				Total Building Cost \$715,677.60				Total Building Cost \$31,962,031.62			
Page Subtotal				Page Subtotal				Page Subtotal			
General Allowance \$0.00				General Allowance \$0.00				General Allowance			
Project Agreement LFI \$0.00				Project Agreement LFI \$0.00				Project Agreement LFI			
Co-Funded Project \$33,318,276.45				Co-Funded Project \$33,318,276.45				Co-Funded Project			
Total Project Cost \$33,318,276.45				Total Project Cost \$33,318,276.45				Total Project Cost			

Main Assessment Menu - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416)

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> Jack Hatert			
<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> 2020-12-15		<b>By:</b> Valerie Montoya	
Current Grades	7-12	Acreage:		37.82	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:		22				
Current Enrollment	383	Classrooms:		1				
Projected Enrollment	N/A							
					<b>Section</b>			
					<b>Points Possible</b>			
					<b>Points Earned</b>			
					<b>Percentage</b>			
					<b>Rating Category</b>			
Addition					Cover Sheet			
Date					1.0 The School Site			
HA					2.0 Structural and Mechanical Features			
Number of Floors					3.0 Plant Maintainability			
Current Square Feet					4.0 Building Safety and Security			
Original Construction	1963	2	3	29,506	5.0 Educational Adequacy			
Elevator Addition	1999	1	3	444	6.0 Environment for Education			
Classroom Addition	2002	1	1	15,133	LEED Observations			
Classroom and Corridor Addition	1988	1	1	6,914	Commentary			
Gymnasium / Locker Room Addition	1963	2	1	22,232	Total			
<b>Total</b>					<b>74,229</b>			
*HA = Handicapped Access					C=Under Contract			
*Rating =1 Satisfactory					Existing Square Feet			
=2 Needs Repair					Cost per Sq. Ft.			
=3 Needs Replacement					Renovation Cost Factor			
*Const P/S = Present/Scheduled Construction					Cost to Renovate (Cost Factor applied)			
					Reprogramming Cost			
FACILITY ASSESSMENT					Cost to Renovate w/ Reprogramming			
Cost Set: 2020					Cost to Replace			
Rating					Renovate/Replace			
Dollar Assessment					N/A			
A.	Heating System	3		\$2,598,015.00	[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]			
B.	Roofing	3		\$1,140,894.40				
C.	Ventilation / Air Conditioning	2		\$10,000.00				
D.	Electrical Systems	3		\$1,204,736.67				
E.	Plumbing and Fixtures	3		\$666,114.00				
F.	Windows	3		\$340,103.00				
G.	Structure: Foundation	2		\$47,340.00				
H.	Structure: Walls and Chimneys	2		\$939,608.50				
I.	Structure: Floors and Roofs	2		\$808,800.00				
J.	General Finishes	3		\$2,187,759.32				
K.	Interior Lighting	3		\$482,488.50				
L.	Security Systems	3		\$310,781.65				
M.	Emergency/Egress Lighting	3		\$74,229.00				
N.	Fire Alarm	3		\$167,015.25				
O.	Handicapped Access	2		\$85,445.80				
P.	Site Condition	3		\$590,120.50				
Q.	Sewage System	1		\$0.00				
R.	Water Supply	1		\$0.00				
S.	Exterior Doors	3		\$210,000.00				
T.	Hazardous Material	3		\$386,886.30				
U.	Life Safety	3		\$357,532.80				
V.	Loose Furnishings	2		\$408,259.50				
W.	Technology	3		\$692,806.00				
X.	Construction Contingency / Non-Construction Cost	-		\$3,349,134.24				
<b>Total</b>					<b>\$17,058,070.43</b>			

**Building Component Information - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416)**

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Gymnasium / Locker Room Addition (1963)														
Original Construction (1963)		8556		7563	2378		2892	1150						
Classroom and Corridor Addition (1988)		1730												
Elevator Addition (1999)		252												
Classroom Addition (2002)		4182												
<b>Total</b>	<b>0</b>	<b>14,720</b>	<b>0</b>	<b>7,563</b>	<b>2,378</b>	<b>0</b>	<b>2,892</b>	<b>1,150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Master Planning Considerations**

There are no readily evident conditions that might significantly effect master planning with regard to the site. There is a drainage ditch which runs through the middle of the site from north to south. Due to the size of the shared site, building expansion is not recommended. Additional acquisition of adjacent rural property could allow for significant facility expansion. The Educational Service Center of Greene County is located in a building on the same site as the Yellow Springs High School, and owned by the county.

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Main Assessment Menu - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)

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> Michelle Person			
<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> 2021-01-06		<b>By:</b> Valerie Montoya	
Current Grades		K-6	Acreage:		8.84		
Proposed Grades		N/A	Teaching Stations:		25		
Current Enrollment		374	Classrooms:		23		
Projected Enrollment		N/A					
<b>Addition</b>				<b>Date</b>	<b>HA</b>	<b>Number of Floors</b>	<b>Current Square Feet</b>
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition				2002	1	2	13,261
Original Construction				1952	2	1	23,900
Classroom and Media Center Addition				1957	2	2	10,163
<b>Total</b>				<b>47,324</b>			
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
<b>FACILITY ASSESSMENT</b>				<b>Rating</b>	<b>Dollar Assessment</b>		
Cost Set: 2020							
A.	Heating System	3	\$1,656,340.00	-			
B.	Roofing	3	\$926,575.10	-			
C.	Ventilation / Air Conditioning	2	\$5,000.00	-			
D.	Electrical Systems	3	\$768,068.52	-			
E.	Plumbing and Fixtures	3	\$432,341.00	-			
F.	Windows	3	\$352,262.00	-			
G.	Structure: Foundation	2	\$46,475.00	-			
H.	Structure: Walls and Chimneys	2	\$347,175.00	-			
I.	Structure: Floors and Roofs	1	\$0.00	-			
J.	General Finishes	3	\$1,386,506.90	-			
K.	Interior Lighting	3	\$307,606.00	-			
L.	Security Systems	3	\$207,197.40	-			
M.	Emergency/Egress Lighting	3	\$47,324.00	-			
N.	Fire Alarm	3	\$106,479.00	-			
O.	Handicapped Access	3	\$213,452.60	-			
P.	Site Condition	2	\$339,078.20	-			
Q.	Sewage System	1	\$0.00	-			
R.	Water Supply	1	\$0.00	-			
S.	Exterior Doors	3	\$84,500.00	-			
T.	Hazardous Material	3	\$437,587.40	-			
U.	Life Safety	2	\$171,436.80	-			
V.	Loose Furnishings	3	\$260,282.00	-			
W.	Technology	3	\$640,648.00	-			
X.	Construction Contingency / Non-Construction Cost	-	\$2,134,312.83	-			
<b>Total</b>					<b>\$10,870,647.75</b>		
<b>Suitability Appraisal Summary</b>							
<b>Section</b>		<b>Points Possible</b>	<b>Points Earned</b>	<b>Percentage</b>	<b>Rating Category</b>		
Cover Sheet							
1.0 The School Site		100	72	72%	Satisfactory		
2.0 Structural and Mechanical Features		200	98	49%	Poor		
3.0 Plant Maintainability		100	59	59%	Borderline		
4.0 Building Safety and Security		200	105	53%	Borderline		
5.0 Educational Adequacy		200	130	65%	Borderline		
6.0 Environment for Education		200	125	63%	Borderline		
LEED Observations							
Commentary							
<b>Total</b>		<b>1000</b>	<b>589</b>	<b>59%</b>	<b>Borderline</b>		
<b>C=Under Contract</b>							
Existing Square Feet							
Cost per Sq. Ft. \$0.00							
Renovation Cost Factor 97.00%							
Cost to Renovate (Cost Factor applied) \$0.00							
Reprogramming Cost \$0.00							
Cost to Renovate w/ Reprogramming \$0.00							
Cost to Replace \$0.00							
Renovate/Replace N/A							
[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]							

**Building Component Information - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)**

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1952)		3571		2481				665						
Classroom and Media Center Addition (1957)					2925									
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)		2727		2109										
<b>Total</b>	0	6,298	0	4,590	2,925	0	0	665	0	0	0	0	0	0
<b>Master Planning Considerations</b>		There are no readily evident conditions that might significantly effect master planning with regard to the site. Due to the size of the site, building expansion is not recommended.												

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# Master Plan Worksheets for New Elementary/Middle/High

## Storm Shelter

<b>Storm shelter to be built as part of new construction</b>	
ES enrollment	270
MS enrollment	133
HS enrollment	204
CTS enrollment	64
Staff	113
Total occupants	784
SF required for occupants (@ 5 SF / occupant)	3,920
Wheelchair occupants (@ 1 / 200 occupants)	4
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	40
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	4,014
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	4,836
Required SF with mechanical area (+ 0.0%)	4,836
<b>Total Required SF (+ 0.0% construction factor)</b>	<b>4,836</b>
SF cost (@ \$62.88 / SF hardened)	\$304,096.77
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$344,096.77
<b>Total storm shelter cost</b> (× 97.00% regional cost factor for Southwestern Ohio)	<b>\$333,773.87</b>

# Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2020 Cost Set)

SF per Student		
POR SF/Student	47.67	(not to exceed Maximum Allowable)
Maximum Program SF/Student	148.39	(Maximum Allowable)
OSDM Bracketed SF/Student	169.00	

General Info	
Number Of Students Low Bay	64
Number Of Students High Bay	0
Number of High School Students	204
Funded Programs Low Bay (50:1)	1
Funded Programs High Bay (30:1)	0
Career Tech Excess SF	

Square Footage		
Total POR SF	3,051	(not to exceed Maximum Allowable)
Maximum Program SF	9,497	(Maximum Allowable)
OSDM Bracketed SF	10,816	

	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
<b>Program Type 1</b>													
Visual Design and Imaging	B2	0	0	1,520	1,520	0.00%	0.00	\$0.00	0	0	\$0.00	\$0.00	0
Program not funded due to 50:1 Guideline.													
<b>Program Type 2</b>													
Engineering and Design	F6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$659,412.60	\$659,412.60	2,310
Program funded due to 50:1 Guideline.													
<b>Program Type 4</b>													
Performing Arts	B1	0	0	3,360	3,360	0.00%	0.00	\$0.00	0	0	\$0.00	\$0.00	0
Program not funded due to 50:1 Guideline.													
Net Program Space Total		0	0				0.00	\$0.00	2,310	2,310	\$659,412.60	\$659,412.60	2,310
<b>Building Services Spaces</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$294.11)		Final Sf
Mechanical Electrical 5%		0							115.50		\$33,969.71		115.5
Corridors 14%		0							323.40		\$95,115.17		323.4
Building Services Spaces Subtotal		0							438.9		\$129,084.88		438.9
<b>Building Gross Square Footage</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$294.11)		Final Sf
Net Program Space + Building Services Spaces (From Above)		0							2,748.9				
Construction Factor (11% Of Additional And Indoor)		0.00							302.38		\$88,932.98		302.38
<b>POR Totals</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$294.11)		Final Sf
Net Program		0							2,310		\$659,412.60		2,310
Regional Cost Factor 97.00%											-\$19,782.38		
Building Services Spaces		0							438.9		\$129,084.88		438.9
Construction Factor		0.00							302.38		\$88,932.98		302.38
Total		0							3,051.28		\$857,648.08		3,051

POR Worksheet



# Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2020 Cost Set)

SF per Student		
POR SF/Student	47.67	(not to exceed Maximum Allowable)
Maximum Program SF/Student	148.39	(Maximum Allowable)
OSDM Bracketed SF/Student	169.00	

General Info	
Number Of Students Low Bay	64
Number Of Students High Bay	0
Number of High School Students	204
Funded Programs Low Bay (50:1)	1
Funded Programs High Bay (30:1)	0
Career Tech Excess SF	

Square Footage		
Total POR SF	3,051	(not to exceed Maximum Allowable)
Maximum Program SF	9,497	(Maximum Allowable)
OSDM Bracketed SF	10,816	

	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
<b>Program Type 1</b>													
Visual Design and Imaging	B2	0	0	1,520	1,520	0.00%	0.00	\$0.00	0	0	\$0.00	\$0.00	0
Program not funded due to 50:1 Guideline.													
<b>Program Type 2</b>													
Engineering and Design	F6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$659,412.60	\$659,412.60	2,310
Program funded due to 50:1 Guideline.													
<b>Program Type 4</b>													
Performing Arts	B1	0	0	3,360	3,360	0.00%	0.00	\$0.00	0	0	\$0.00	\$0.00	0
Program not funded due to 50:1 Guideline.													
Net Program Space Total		0	0				0.00	\$0.00	2,310	2,310	\$659,412.60	\$659,412.60	2,310
<b>Building Services Spaces</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$294.11)		Final Sf
Mechanical Electrical 5%		0							115.50		\$33,969.71		115.5
Corridors 14%		0							323.40		\$95,115.17		323.4
Building Services Spaces Subtotal		0							438.9		\$129,084.88		438.9
<b>Building Gross Square Footage</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$294.11)		Final Sf
Net Program Space + Building Services Spaces (From Above)		0							2,748.9				
Construction Factor (11% Of Additional And Indoor)		0.00							302.38		\$88,932.98		302.38
<b>POR Totals</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$294.11)		Final Sf
Net Program		0							2,310		\$659,412.60		2,310
Regional Cost Factor 97.00%											-\$19,782.38		
Building Services Spaces		0							438.9		\$129,084.88		438.9
Construction Factor		0.00							302.38		\$88,932.98		302.38
Total		0							3,051.28		\$857,648.08		3,051

POR Worksheet

Specific Allowances for Master Plan Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2020 Cost Set - Yellow Springs Exempted Village

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Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
[New Elementary/Middle/High]	Site Development	Site Access Safety Improvement Allowance	\$300,000.00	Allowance for Site Access Safety Improvement in the amount of \$300,000.00	Base CM & A/E Services	no
[New Elementary/Middle/High]	ERRCS	Emergency Responder Radio Coverage Systems for CT SF	\$3,052.00	Allowance Adjustment to Cover Entire Building SF including CT Space	Base CM & A/E Services	yes
[New Elementary/Middle/High]	Storm Shelter	Storm Shelter allowance (hardening 4,836 SF)	\$333,773.87		Base CM & A/E Services	yes
[New Elementary/Middle/High]	ERRCS	Emergency Responder Radio Coverage Systems for 105,123 SF	\$105,123.00		Base CM & A/E Services	yes
<b>Total</b>			\$741,948.87			

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DRAFT

Career Tech Programs - Eligible for Only 1 of the Programs based on Enrollment of Low Bay Students  
 Currently Selected - F6 Engineering & Design based on Highest Enrollment in Questionnaire  
 Funding and SF is allocated for selected program and SF can't be moved into other areas of School Building

**Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2020 Cost Set)**

<b>SF per Student</b>		<b>Number of Low Bay Students:</b>	64	<b>Square Footage</b>	
<b>POR SF/Student</b>	47.67 (not to exceed Maximum Allowable)	<b>Number of High Bay Students:</b>	0	<b>Total POR SF</b>	3,051 (not to exceed Maximum Allowable)
<b>Maximum Program SF/Student</b>	148.39 (Maximum Allowable)	<b>Number of High School Students:</b>	204	<b>Maximum Program SF</b>	9,497 (Maximum Allowable)
<b>OSDM Bracketed SF/Student</b>	169.00	<b>Funded Programs Low Bay: 50:1</b>	1	<b>OSDM Bracketed SF</b>	10,816
		<b>Funded Programs High Bay 30:1</b>	0		
		<b>Low Bay Programs Requiring Funds :</b>	1		
		<b>High Bay Programs Requiring Funds :</b>	0		
<b>POR Planner data Cost Set: 2020</b>					
<b>Program Type 1</b>					
<b>B2: Visual Design and Imaging — housed in new space</b>					
<b>Related Space</b>	<b>Funded Square Feet</b>	<b>Existing Square Feet</b>	<b>Proposed New Square Feet</b>	<b>Cost Per Square Foot</b>	<b>Total</b>
Laboratory	1200	0	0	\$255.10	\$0.00
Related Office	120	0	0	\$255.10	\$0.00
Related Storage	200	0	0	\$255.10	\$0.00
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>1,520</b>	<b>0</b>	<b>0</b>		<b>\$0.00</b>
Reprogrammed SF: 0.00					
<b>Comments:</b> Program not funded due to 50:1 Guideline.					
<b>Program Type 2</b>					
<b>F6: Engineering and Design — housed in new space</b>					
<b>Related Space</b>	<b>Funded Square Feet</b>	<b>Existing Square Feet</b>	<b>Proposed New Square Feet</b>	<b>Cost Per Square Foot</b>	<b>Total</b>
Laboratory	1500	0	1500	\$285.46	\$428,190.00
Related Office	120	0	120	\$285.46	\$34,255.20
Related Storage	200	0	200	\$285.46	\$57,092.00
Related Changing Room	490	0	490	\$285.46	\$139,875.40
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>2,310</b>	<b>0</b>	<b>2,310</b>		<b>\$659,412.60</b>
Reprogrammed SF: 0.00					
<b>Comments:</b> Program funded due to 50:1 Guideline.					
<b>Program Type 4</b>					
<b>B1: Performing Arts — housed in new space</b>					
<b>Related Space</b>	<b>Funded Square Feet</b>	<b>Existing Square Feet</b>	<b>Proposed New Square Feet</b>	<b>Cost Per Square Foot</b>	<b>Total</b>
Laboratory	1500	0	0	\$256.80	\$0.00
Practice Room	150	0	0	\$256.80	\$0.00
Related Classroom	900	0	0	\$256.80	\$0.00
Related Office	120	0	0	\$256.80	\$0.00
Related Storage	200	0	0	\$256.80	\$0.00
Related Changing Room	490	0	0	\$256.80	\$0.00
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>3,360</b>	<b>0</b>	<b>0</b>		<b>\$0.00</b>
Reprogrammed SF: 0.00					
<b>Comments:</b> Program not funded due to 50:1 Guideline.					