

Master Plan Name Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2021 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: 98.78%)  
 Cost Set 2021 (for everything)  
 Bracketing Set 2021  
 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	Emergency Responder Radio Coverage Systems for CT SF	\$3,052.00
New Elementary/Middle/High	Storm Shelter allowance (hardening 4,836 SF)	\$339,898.79
New Elementary/Middle/High	Emergency Responder Radio Coverage Systems for 105,123 SF	\$105,123.00
New Elementary/Middle/High	Site Access Safety Improvement Allowance	\$300,000.00

Building	Yellow Springs High School/McKinney	Mills Lawn Elementary / Middle School	New Elementary/Middle/High
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	—
Cost Set	[2021]	[2021]	—
Assessing Consultant	OFCC	OFCC	—
Type	Middle/High	Elementary/Middle	Elementary/Middle/High
Acres	37.82	8.84	—
Grades Housed	7-12	K-6	—
Current Enrollment	383	374	—
Additions to Demolish	<input type="checkbox"/> 1963 Gymnasium / Locker Room Addition 83% 22,232 ft <sup>2</sup> <input type="checkbox"/> 1963 Original Construction 78% 29,506 ft <sup>2</sup> <input type="checkbox"/> 1988 Classroom and Corridor Addition 117% 6,914 ft <sup>2</sup> <input type="checkbox"/> 1999 Elevator Addition 103% 444 ft <sup>2</sup> <input type="checkbox"/> 2002 Classroom Addition 62% 15,133 ft <sup>2</sup>	<input type="checkbox"/> 1952 Original Construction 86% 23,900 ft <sup>2</sup> <input type="checkbox"/> 1957 Classroom and Media Center Addition 83% 10,163 ft <sup>2</sup> <input type="checkbox"/> 2002 Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition 65% 13,261 ft <sup>2</sup>	—
Grades Housed - Proposed	—	—	K-12, CT Low Bay Comprehensive
Projected Enrollment	—	—	607
CT Projected Enrollment	—	—	64
Scope of Work	Abate/Demolish	Abate/Demolish	Build New
CEFPI Rating	Borderline	Borderline	—
Existing ft <sup>2</sup>	74,229	47,324	—
Cost/ft <sup>2</sup> (DM)	\$308.27	\$308.59	—
Cost to Replace	\$22,882,573.83	\$14,603,713.16	\$0.00
Cost to Renovate	\$18,334,558.23	\$11,606,435.90	—
Reprogramming	\$0.00	\$0.00	\$0.00
Renovate+Replace	80%	79%	—
Right Replacement	—	—	—
Right Ratio	—	—	—
Addition Required	No	No	No
	<b>Addition ft<sup>2</sup></b>	<b>Addition ft<sup>2</sup></b>	<b>New ft<sup>2</sup></b>
Proposed Enrollment	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	—	—	105,123.25
ft <sup>2</sup> Existing	74,229	47,324	—
Large Group Restroom Fixture Replacement	No	No	No
Comprehensive Vocational	No	No	Yes
Oversized ft <sup>2</sup>	—	—	0
Less Oversized ft <sup>2</sup>	74,229	47,324	—
CT ft <sup>2</sup> Existing	—	—	—
CT ft <sup>2</sup> Not Programmed	—	—	—
Less CT ft <sup>2</sup>	74,229	47,324	—
Addition ft <sup>2</sup>	-74,229	-47,324	105,123
Cost per ft <sup>2</sup>	see below	see below	see below
<b>Total Addition Cost</b>	—	—	—
	<b>Cost of Additions</b>	<b>Cost of Additions</b>	<b>Cost to Rebuild</b>
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost
Elementary (PK-5)	x = \$0.00	x = \$0.00	\$0.00 36,282.6 x \$308.59 = \$11,196,447.53
Middle (6-8)	x = \$0.00	x = \$0.00	\$0.00 21,589.89 x \$309.47 = \$6,681,423.26
High (9-12)	x = \$0.00	x = \$0.00	\$0.00 47,250.76 x \$308.27 = \$14,565,991.79
Career Technical Program Space	—	—	—
CT Existing ft <sup>2</sup>	—	—	—
CT New ft <sup>2</sup>	—	—	3,051.28
CT Total ft <sup>2</sup>	—	—	3,051
CT Program Total	\$0.00	\$0.00	\$972,835.13
Total Proposed ft <sup>2</sup>	—	—	108,175
Total to Rebuild	\$0.00	\$0.00	\$32,443,862.58
Total to Rebuild All Buildings	—	—	—
Cost to Reno & Reprogram	—	—	\$0.00
Total Addition Cost	—	—	—
Total Career Technical	\$0.00	\$0.00	\$972,835.13
Project Cost	\$0.00	\$0.00	\$33,416,697.71
Asbestos Abatement	\$312,161.84	\$511,944.76	\$0.00
Demolition	\$371,145.00	\$236,620.00	\$0.00
Exclude Storm Shelter	—	—	—
Specific Allowance	\$0.00	\$0.00	\$748,073.79
Total Building Cost	\$683,306.84	\$748,564.76	\$34,164,771.50
Page Subtotal	—	\$35,596,643.10	—
General Allowance	—	\$0.00	—
Project Agreement LFI	—	\$0.00	—
Co-Funded Project	—	\$35,596,643.10	—
Total Project Cost	—	\$35,596,643.10	—

# Master Plan Worksheets for New Elementary/Middle/High

## Storm Shelter

### Storm shelter to be built as part of new construction

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 ( $1 \div 83\% = 120\%$ )	4,836
Required SF with mechanical area (+ 0.0%)	4,836
<b>Total Required SF</b> (+ 0.0% construction factor)	<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> ( $\times 98.78\%$ regional cost factor for Southwestern Ohio)	<b>\$339,898.79</b>

# Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2021 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	\$747,285.00	\$747,285.00	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	\$747,285.00	\$747,285.00	2,310
<b>Building Services Spaces</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$316.57)		Final Sf
Mechanical Electrical 5%		0							115.50		\$36,563.83		115.5
Corridors 14%		0							323.40		\$102,378.74		323.4
Building Services Spaces Subtotal		0							438.9		\$138,942.57		438.9
<b>Building Gross Square Footage</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$316.57)		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		\$95,724.44		302.38
<b>POR Totals</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$316.57)		Final Sf
Net Program		0							2,310		\$747,285.00		2,310
Regional Cost Factor 98.78%											-\$9,116.88		
Building Services Spaces		0							438.9		\$138,942.57		438.9
Construction Factor		0.00							302.38		\$95,724.44		302.38
Total		0							3,051.28		\$972,835.13		3,051

POR Worksheet

Specific Allowances for Master Plan Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2021 Cost Set - Yellow Springs Exempted Village

<a href="#">Return To MasterPlan</a>						
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)	\$339,898.79		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>			\$748,073.79			
<a href="#">Return To MasterPlan</a>						

DRAFT

# Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT\_2021 Cost Set)

	<b>SF per Student</b>		<b>Number of Low Bay Students:</b>	64		
<b>POR SF/Student</b>	47.67	(not to exceed Maximum Allowable)	<b>Number of High Bay Students:</b>	0	<b>Square Footage</b>	
<b>Maximum Program SF/Student</b>	148.39	(Maximum Allowable)	<b>Number of High School Students:</b>	204	<b>Total POR SF</b>	3,051
<b>OSDM Bracketed SF/Student</b>	169.00		<b>Funded Programs Low Bay: 50:1</b>	1	<b>Maximum Program SF</b>	9,497
			<b>Funded Programs High Bay 30:1</b>	0		(Maximum Allowable)
			<b>Low Bay Programs Requiring Funds :</b>	1	<b>OSDM Bracketed SF</b>	10,816
			<b>High Bay Programs Requiring Funds :</b>	0		
<b>POR Planner data Cost Set: 2021</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	\$289.09	\$0.00	
Related Office	120	0	0	\$289.09	\$0.00	
Related Storage	200	0	0	\$289.09	\$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	\$323.50	\$485,250.00	
Related Office	120	0	120	\$323.50	\$38,820.00	
Related Storage	200	0	200	\$323.50	\$64,700.00	
Related Changing Room	490	0	490	\$323.50	\$158,515.00	
Other	0	0	0	\$0.00	\$0.00	
<b>Total:</b>	<b>2,310</b>	<b>0</b>	<b>2,310</b>		<b>\$747,285.00</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	\$291.02	\$0.00	
Practice Room	150	0	0	\$291.02	\$0.00	
Related Classroom	900	0	0	\$291.02	\$0.00	
Related Office	120	0	0	\$291.02	\$0.00	
Related Storage	200	0	0	\$291.02	\$0.00	
Related Changing Room	490	0	0	\$291.02	\$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.						