

NELSD Community Forum #12

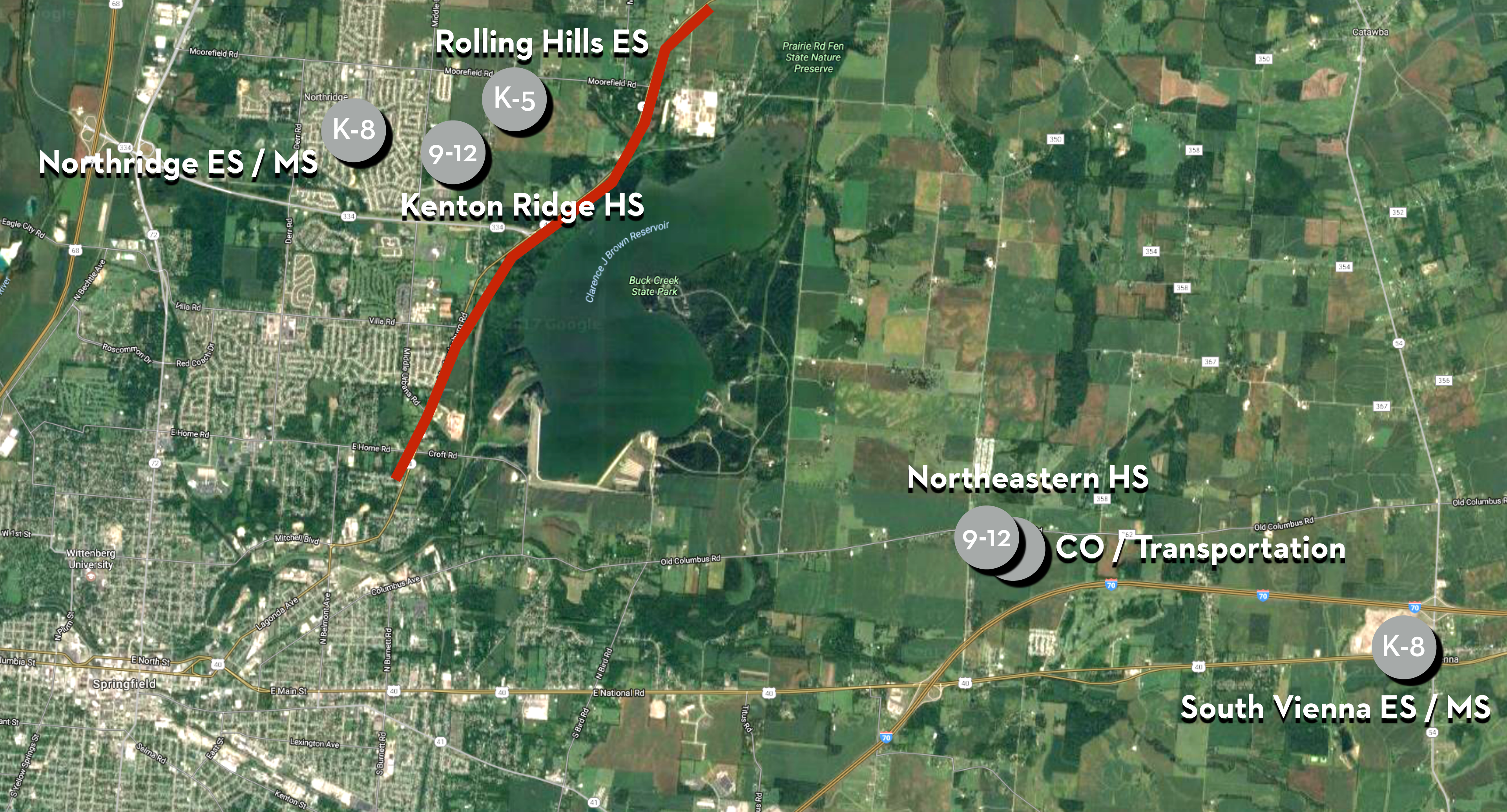
Facility Master Plan

Jan. 30, 2020 - Kenton Ridge, 7:00 p.m.



Agenda

- Facility Master Plan Review
- What have we been doing to reduce cost?
- Current Budget Status
- Kenton Ridge Site Plan / Floor Plans /3D model
- Northeastern Site Plan / Floor Plans / 3D model
- Project Schedule
- Q/A



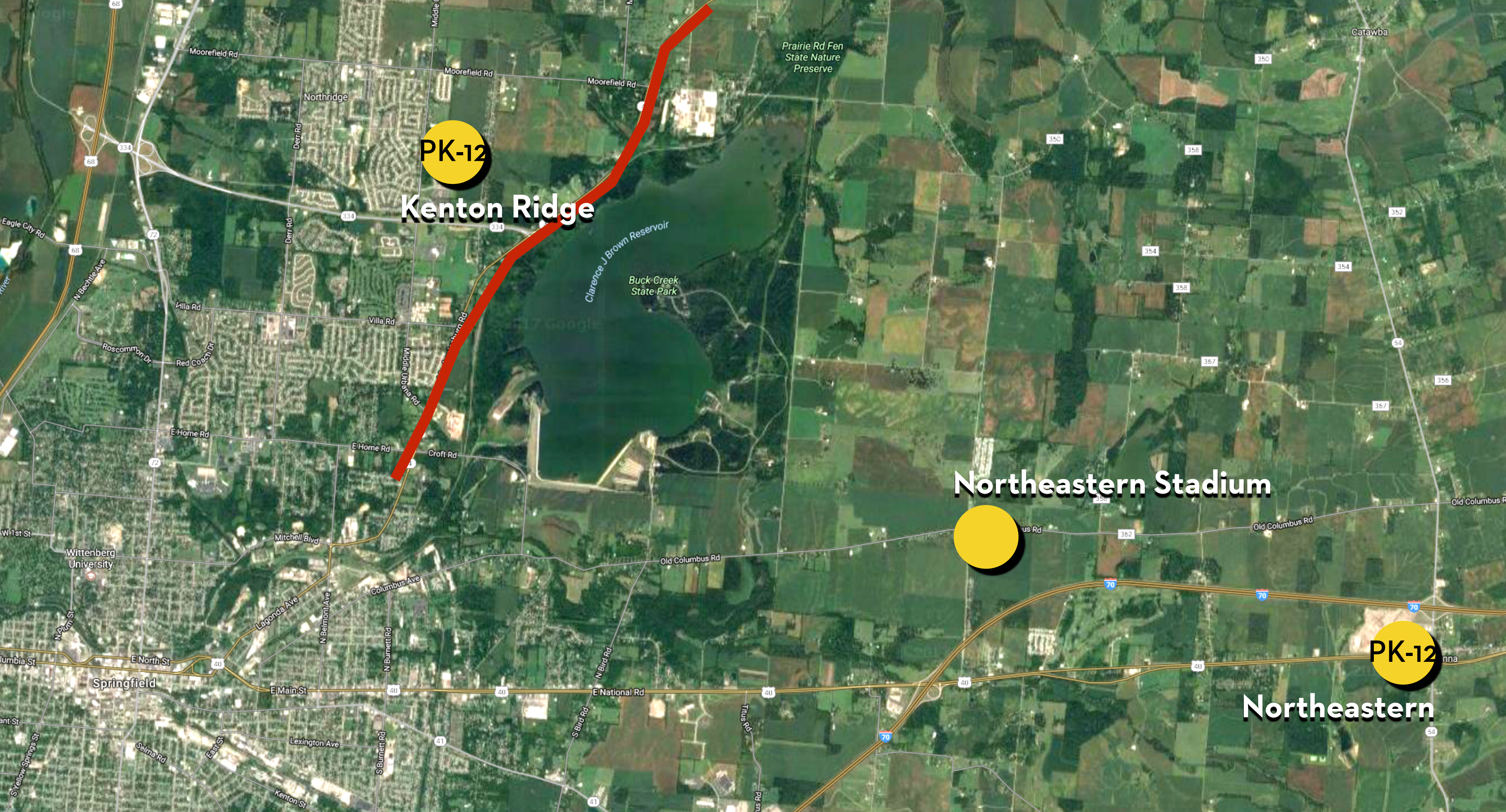
EXISTING BUILDING CONFIGURATION

Facility Master Plan



Jan. 30, 2020





Jan. 30, 2020



MASTER PLAN

Facility Master Plan



Agenda

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- **What have we been doing to reduce cost?**
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What have we been doing to reduce cost of project?

- Complete redesign of both buildings
- Compress floor plans
 - Reduce 7,328 sf from Northeastern PK-12
 - Reduce 17,233 sf from Kenton Ridge PK-12
 - Reduce building footprint (KR now 3 story academic core)
 - Reduce exterior wall area
 - Consolidate office areas from 2 to 1
- Complete site redesign
 - Combine bus drop off and playground hard surface
 - Landscaping to zoning minimum, removal of courtyards
 - Reduce parking spaces (sizes / quantity) to zoning minimum

COST REDUCTIONS

Facility Master Plan

What have we been doing to reduce cost of project?

- Reduce scope of standing seam metal roof
- Remove storm shelters
- Change exterior walls from architectural precast panels to structural metal stud backup
- VRF HVAC system
- Reduce material quality selections
- Delete rainwater harvesting system
- Delete majority of interior windows
- Reduce size of typical exterior windows to (2) at 5' x 6'-8"

COST REDUCTIONS

Facility Master Plan



V1 DESIGN NORTHEASTERN PK-12



V2 DESIGN

NORTHEASTERN PK-12



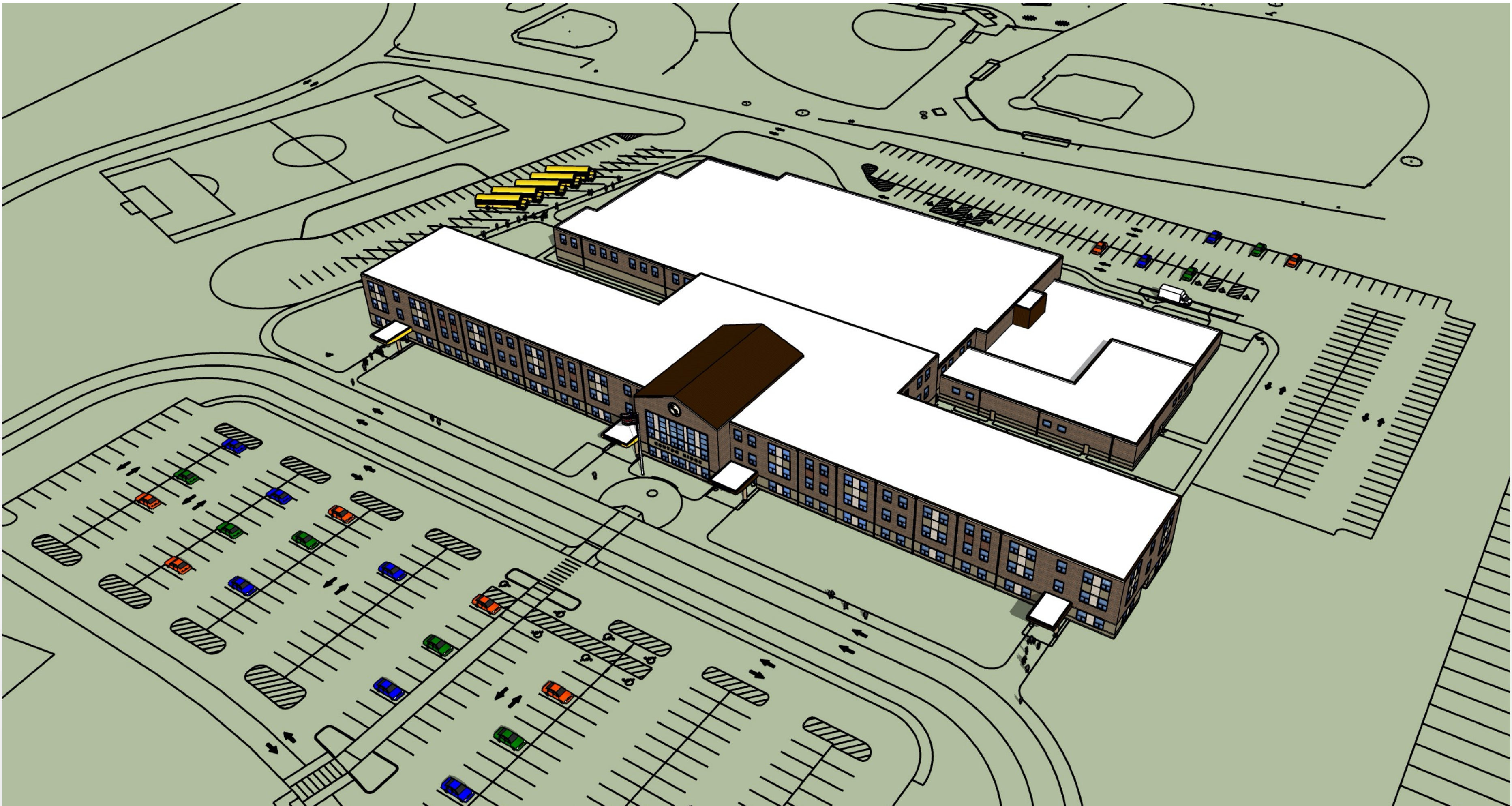
Jan. 30, 2020





V1 DESIGN

KENTON RIDGE PK-12



V2 DESIGN
KENTON RIDGE PK-12



Jan. 30, 2020



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	Northeastern Co-Funded Budget (Subcontracted Cost of Work)	Northeastern LFI Budget (Subcontracted Cost of Work)	Northeastern Total Budget (Subcontracted Cost of Work)	Building Size	CM Estimate	Estimated Overage	Local LFI funds available to offset Estimated Overage	Total unfunded Estimated Overage
Estimate 1 July 2019	\$32.4M	\$5.1M	\$37.5M	187,247 sf	\$49.2M (before VE) 31% over budget	\$11.7M	\$0M	\$11.7M 31% over budget
Estimate 2 December 2019	\$32.4M	\$.8M	\$33.2M	179,919 sf	\$40.3M (after VE) 21% over budget	\$7.1M *	\$4.3M * (60% of overage)	\$2.8M * (40% of overage) 8% over budget

* continuing to work to reduce overage through on-going value engineering and bid savings

NORTHEASTERN BUDGET STATUS

Facility Master Plan



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EXISTING SITE CONDITIONS

KENTON RIDGE PK-12



222 LINWOOD STREET
DAYTON, OH 45405
TEL: 937-481-5390
FAX: 937-481-5829
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Issued:


Revisions:

NORTHEASTERN LOCAL SCHOOL DISTRICT
NEW KENTON RIDGE PRE-K thru 12 SCHOOL

Comm. No.

Sheet No.

NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILED OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES
AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND
THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND
UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO
UTILITY PROTECTION SERVICE AT 1-800-362-2764
BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION
ACTIVITY.

**THE KLEINGERS GROUP**

CIVIL ENGINEERING
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www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45399
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NORTH
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

KENTON RIDGE PK-12

222 LINWOOD STREET
DAYTON, OHIO 45405
TEL: 937-481-5300
FAX: 937-481-6829
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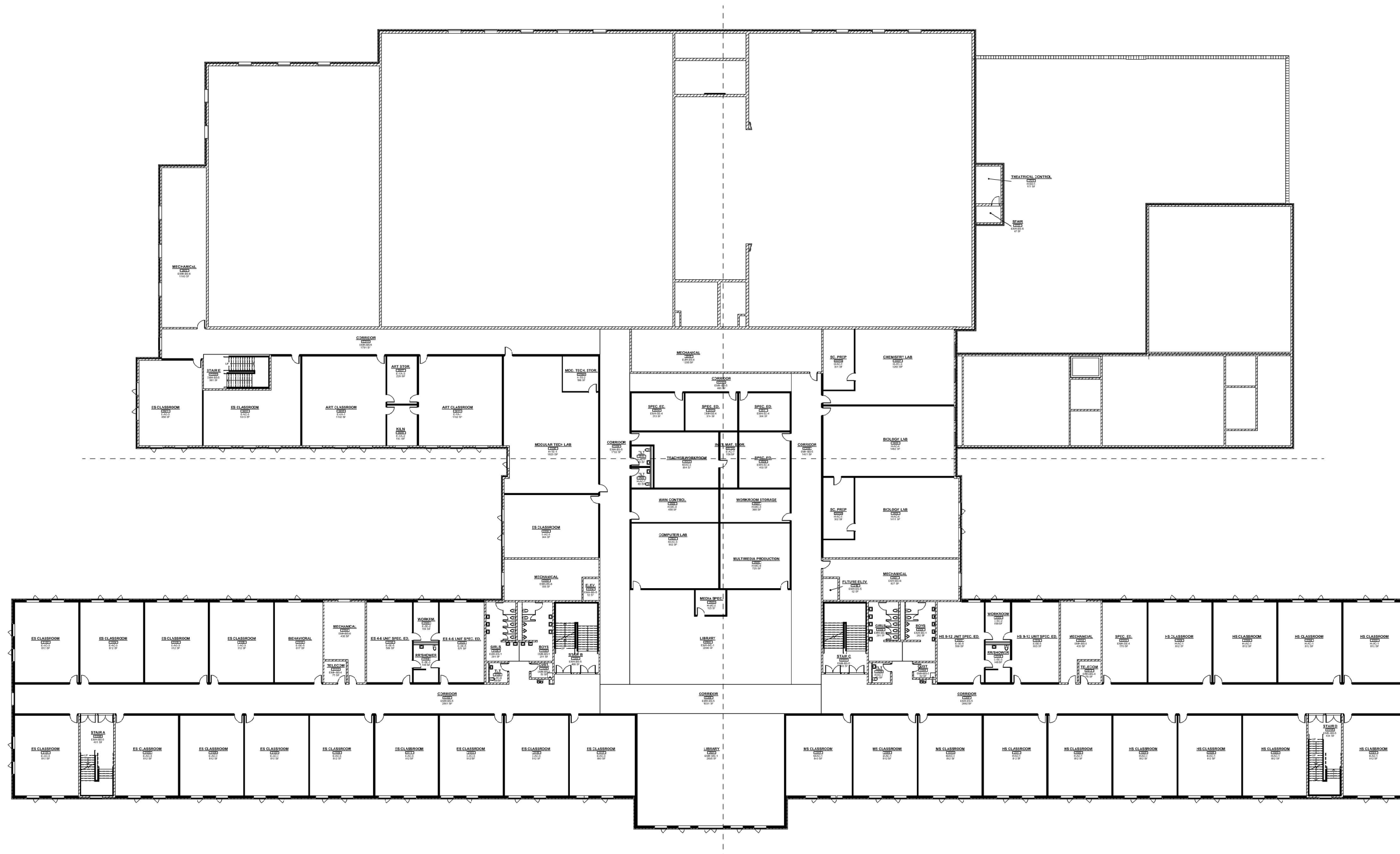


Issued
Jan. 31, 2020
Schematic Design
Revisions:

Northeastern Local School District
Kenton Ridge Pre-K thru 12 School
4444 Middle Urbana Road
Springfield, Ohio 45503

Comm No.
31901

Sheet No.



NORTH

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

KENTON RIDGE PK-12

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DAYTON, OHIO 45405
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FAX: 937-461-6829
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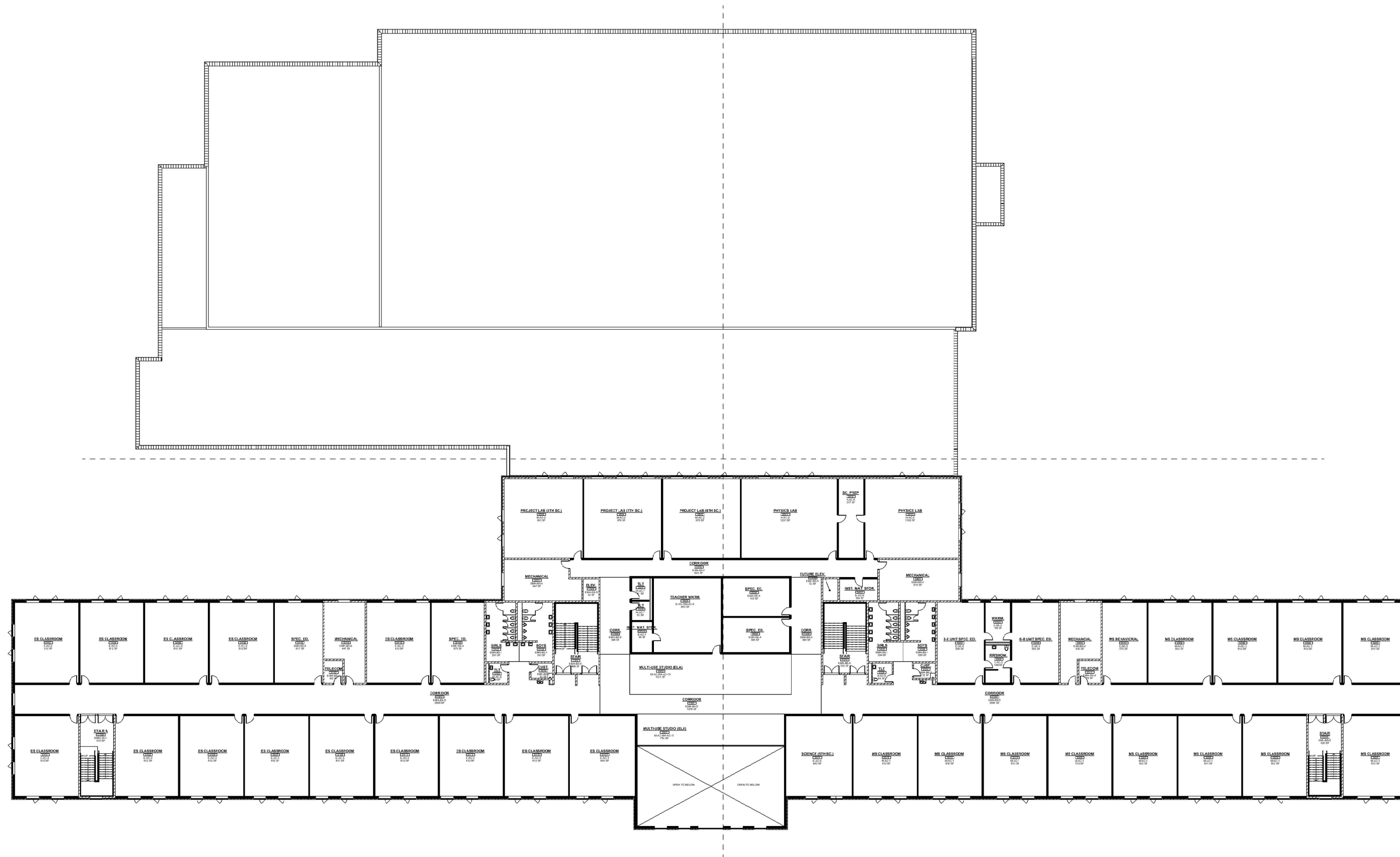
Issued
Jan. 31, 2020
Schematic Design

Revisions:

Northeastern Local School District
Kenton Ridge Pre-K thru 12 School
4444 Middle Urbana Road
Springfield, Ohio 45503

Comm. No.
31901

Sheet No.



NORTH
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN

KENTON RIDGE PK-12

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Jan. 31, 2020
Schematic Design

Revisions:

Northeastern Local School District
Kenton Ridge Pre-K thru 12 School
4444 Middle Urbana Road
Springfield, Ohio 45503

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31901

Sheet No.

Agenda

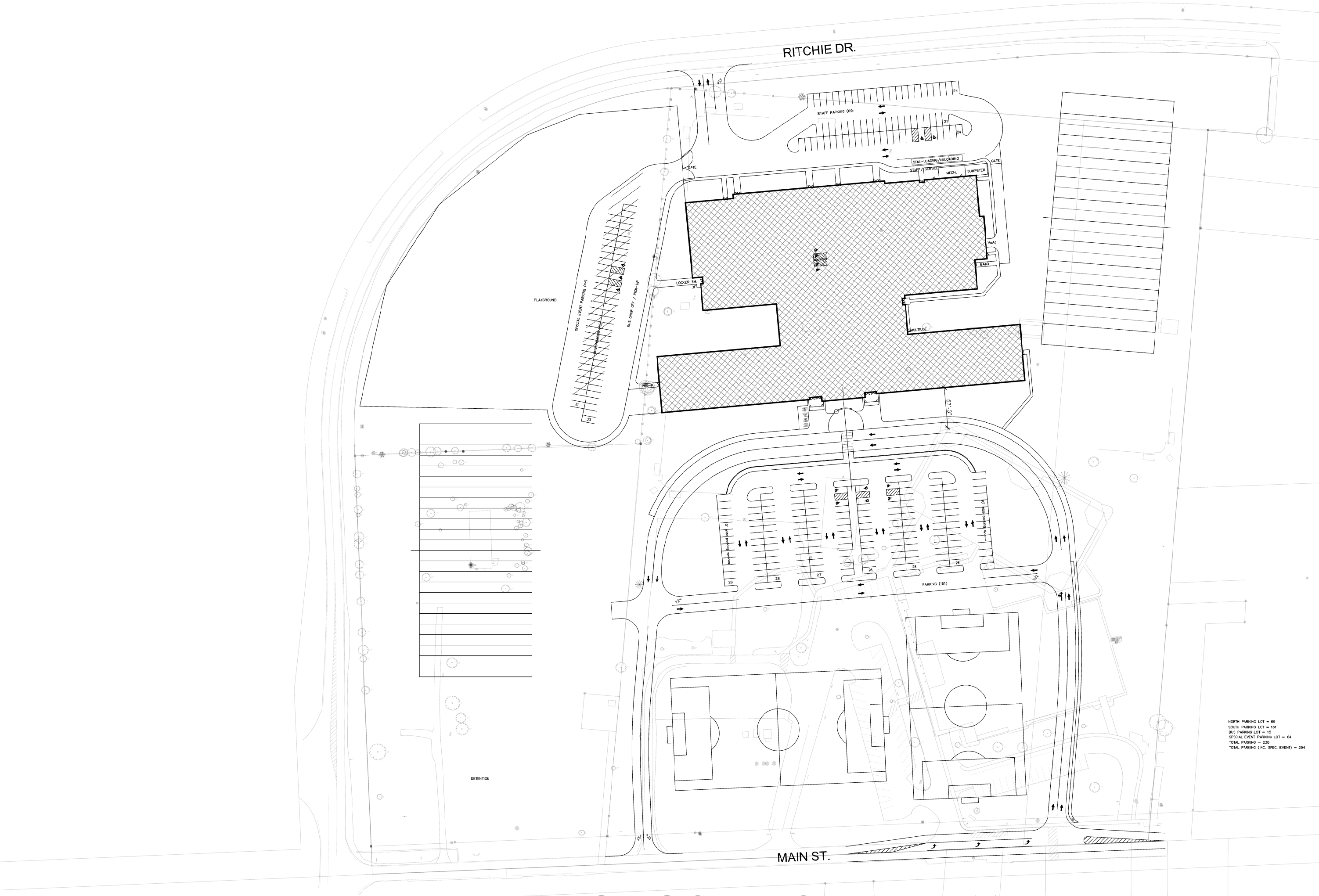
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- Q/A



Stadium at Northeastern High School Site

EXISTING SITE PLAN

NORTHEASTERN PK-12



PROPOSED SITE PLAN

NORTHEASTERN PK-12



PROPOSED SITE PLAN
SCALE: 1" = 50'-0"

222 LINWOOD STREET
DAYTON, OHIO 45418
TEL: 513-461-5380
FAX: 513-461-5829
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Issued
Jan. 30, 2020
Progress Review

Revisions:

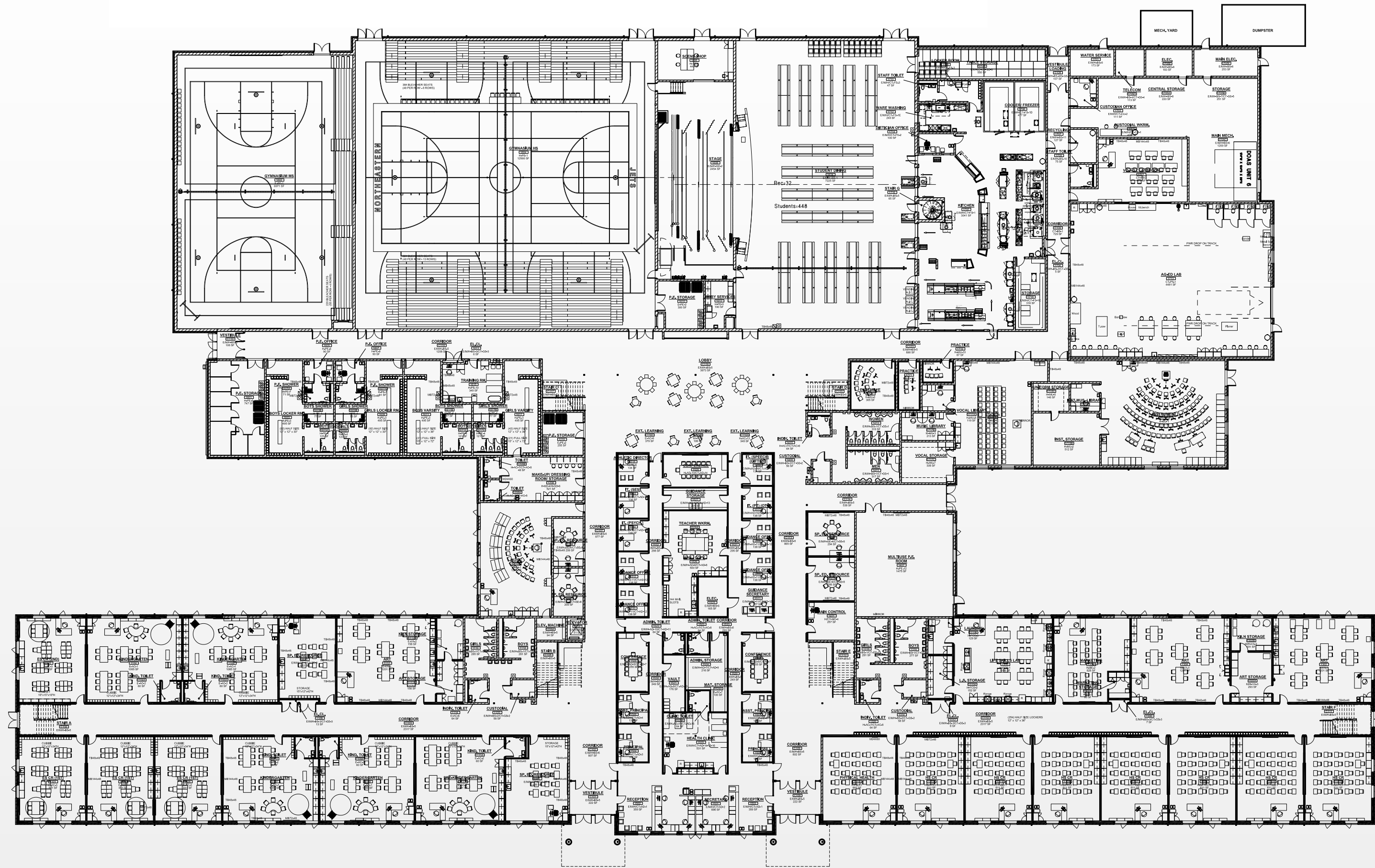
Northeastern Local Schools
Northeastern Pre-K thru 12 School
140 South Main Street
South Vienna, Ohio 45369

Comm No.
31902

Proposed Site Plan

Sheet No.

AS1.1



FIRST FLOOR PLAN

NORTHEASTERN PK-12

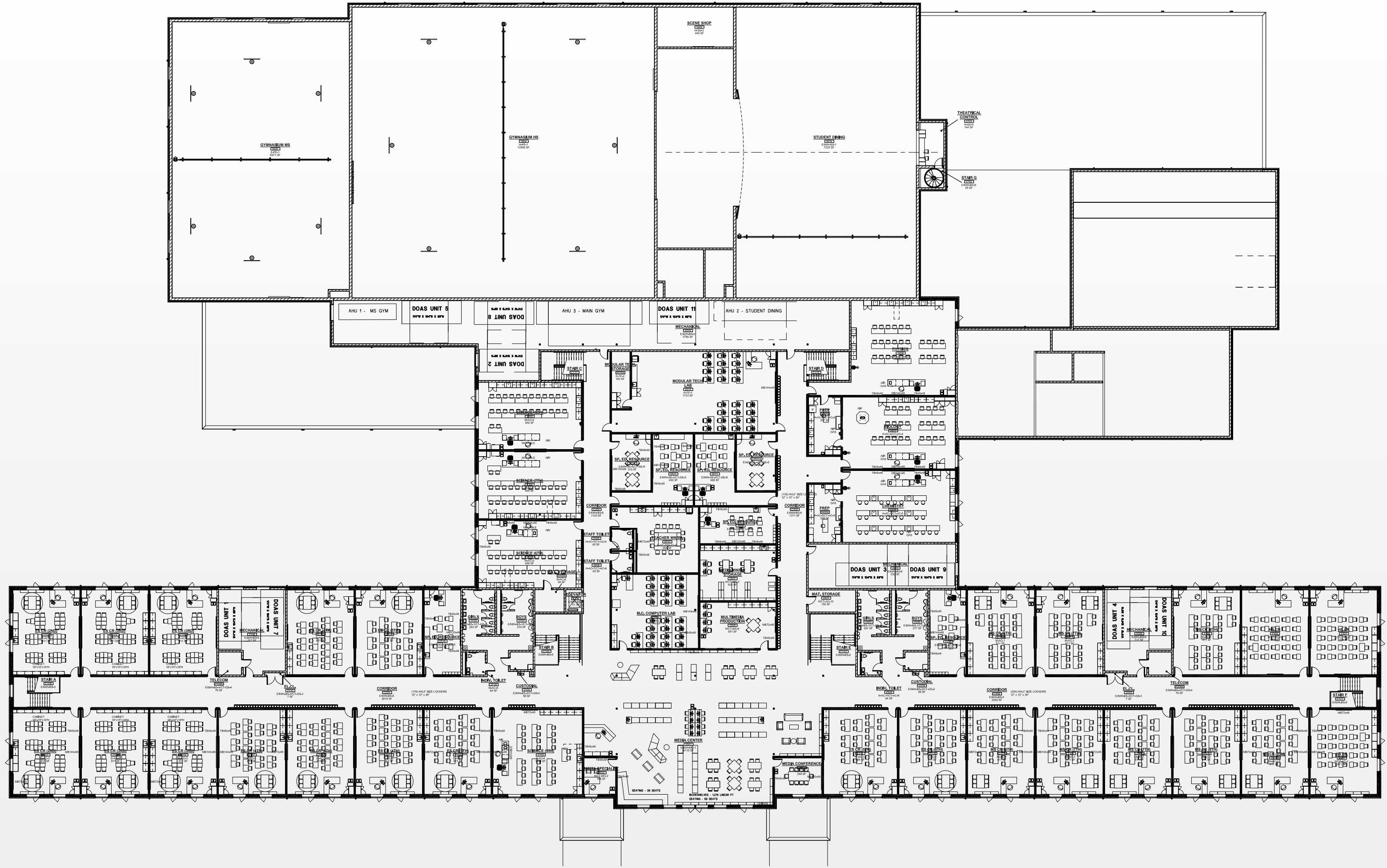
Issued
Jan. 6, 2020
Progress Review

Revisions:

Northeastern Local Schools
Northeastern Pre-K thru 12 School
140 South Main Street
South Vienna, Ohio 45369

Comm No.
31902
OVERALL FIRST
FLOOR FURNITURE

Sheet No.
A8.1



SECOND FLOOR PLAN

NORTHEASTERN PK-12

Issued
Jan. 6, 2020
Progress Review

Revisions:

Northeastern Local Schools
Northeastern Pre-K thru 12 School
140 South Main Street
South Vienna, Ohio 45369

Comm No.
31902
OVERALL SECOND
FLOOR FURNITURE

Sheet No.
A8.2

Agenda

- Facility Master Plan Review
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- Q/A

	2020												2021												2022												2023												
Scope Description	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.			
Northeastern PK-12: Design	8		9	10	11	12																																											
Northeastern PK-12: Construction								1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27															
Northeastern PK-12: Owner move in																																																	
Kenton Ridge PK-12: Design		4	5	6	7		8	9	10	11																																							
Kenton Ridge PK-12: Construction												1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29									
Kenton Ridge PK-12: Owner move in																																																	
Optional Demos																																																	
Northeastern Abatement / Demo																														1	2	3	4	5	1	2	1	2	3	4									
Kenton Ridge Abatement / Demo																																				1	2	3	4	5	1	2	1	2	3	4			
Rolling Hills Abatement / Demo																																				1	2	3	4	5	1	2	1	2	3	4			
Northridge Abatement / Demo																																				1	2	3	4	5	1	2	1	2	3	4			

PROJECT SCHEDULE

Facility Master Plan



Questions?



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Jan. 30, 2020

