



Facility Master Plan

Board of Education Update

May 11, 2017

ENGAGEMENT PROCESS

- Facility Advisory Committee Meeting #1 : March 23
- Community Forum #1 : March 27 at YSHS
- Teacher / Staff Meeting : April 12
- Teacher / Staff Survey: Completed April 26
- Facility Advisory Committee Meeting #2: April 27
- Community Forum #2: May 4th at Mills Lawn



Facility Advisory Committee Meeting #1 - March 23 at YSHS

Facility Master Plan



Community Forum #1 - March 27 at YSHS

Facility Master Plan




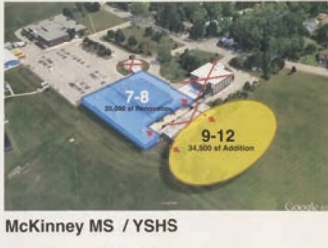
Community Forum #1 - March 27 at YSHS

Facility Master Plan



Community Forum #1 - March 27 at YSHS Facility Master Plan

Pros	Cons
low cost	low return
walking	unlike caption
+ tool	prefer new
	K-5 / 6-12
	don't address need


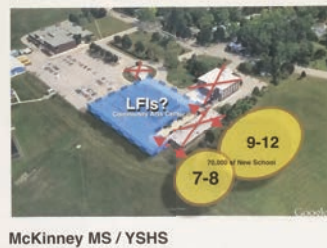



Mills Lawn **McKinney MS / YSHS**

Approx. Budget Segmented Plan = \$16M*
Approx. Budget Full Plan = \$27M*
*Not including LFI

OPTION A1
Facility Master Plan

Pros	Cons
don't take down ML	Waste of effort
safe	not exciting
	students not together


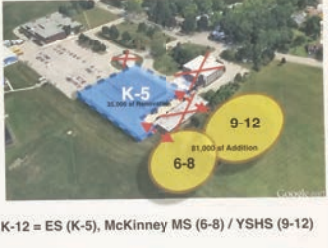



Mills Lawn **McKinney MS / YSHS**

Approx. Budget Segmented Plan = \$18M*
Approx. Budget Full Plan = \$31M*
*Not including LFI

OPTION A2
Facility Master Plan

Pros	Cons
keep ML separate old / young kids	swampy space
walk to train / green space	scheduled
unique HS student parking	ML future?
HS space / some space vs sports	out of town - isolated
reduce traffic at ML / sell land B	biking

Mills Lawn Site? **K-12 = ES (K-5), McKinney MS (6-8) / YSHS (9-12)**

Approx. Budget Full Plan = \$28M*
*Not including LFI

OPTION B1
Facility Master Plan

Pros	Cons
close to athletic fields	loss to downtown






Mills Lawn Site? **K-12 = ES (K-5), McKinney MS (6-8) / YSHS (9-12)**

Approx. Budget Full Plan = \$30M*
*Not including LFI

OPTION B2
Facility Master Plan

Pros	Cons
walking enhanced	traffic
downtown	reduced green space
biking to school	crowded
	sports separated
	enough space for gym
	distraction & downtown






Mills Lawn (K-12) **Middle School / High School Site**

Approx. Budget Full Plan = \$28.5M*
*Not including LFI

OPTION C1
Facility Master Plan

Pros	Cons
good location for LFI	25% open enrollment - need parking
downtown businesses	loss of green space
relationship of older / young kids	
renos are complicated - build	
exciting and totally new	

Mills Lawn (K-12) **Middle School / High School Site**

Approx. Budget Full Plan = \$30M*
*Not including LFI

OPTION C2
Facility Master Plan

PARKING LOT

Cons

Parking?
- traffic garage being built if all moves down town

Parking in both places? (Traffic)

Traffic Flow?
How fix bikes, walking, parking, driving flow

Taxes?
Are there amounts on slide show in addition to current taxes?

Did board consult students yet?

Concern
Sports / Track Stadium → keep Donor's Soccer New Track KFI

What capacity are we @ in our buildings? (%)

What is the ideal capacity for a school building (%)?

What is the life span of a remaining space vs a new construction space?

How do you optimize the pedestrian bicycling and walking plan?

Where is the plan for the open space for B or C - houses a bike location?

If buildings are completely rebuilt on the existing sites with the 2002 accounts or salvaged?

What about the option of keeping MS and HS on the same site? The current HS and MS buildings are highlighted in green. The current HS and MS buildings are highlighted in green.

So this is a concept on one of the HS / MS properties? We could just be used for housing?

Where will kids be during the construction? (Depending on the model)

Start Times
All one or staggered times if one campus? 01 02 03 04

Lunches?
How would lunch times start if all on one campus → cafeteria?

How do we accommodate open enrollment students / bus needs / traffic for commuters?

How do we ease LFI's into the community?

Have we considered collection of other cars, etc.

Space for Art / Critical Reflection (Art, Sculpture, etc.)

How do we address different learning needs / styles or different needs / abilities?

Do we anticipate any significant enrollment inc in the next 10-20 yrs?

How will the different lunch processes work?

Will the plan be a universal design for our students to understand? Playground / School

I feel like we need a list of the goals we want to accomplish by school.

What capacity are we @ in our buildings? (%)

What is the ideal capacity for a school building (%)?

What is the life span of a remaining space vs a new construction space?


PROS

- Keeps a school at Mills Lawn site
- Keeps HS adjacent to track and fields
- Less congestion at Mills Lawn site compared to C Options


CONS

- Does not advance pedagogy (K-12 separate)
- Putting \$ into renovating Mills Lawn
- 2 campuses to maintain

Pros	Cons
low cost	low return
walking	village congestion
+ tech	prefer new
	K-5 / 6-12
	Doesn't address need




Mills Lawn



McKinney MS / YSHS

Approx. Budget Segmented Plan = \$16M*
Approx. Budget Full Plan = \$27M*
*Not including LEIs

OPTION A1
Facility Master Plan



OPTION A1 - SUMMARY FEEDBACK

Facility Master Plan


PROS

- Keeps a school at Mills Lawn site
- Keeps HS adjacent to track and fields
- Less congestion at Mills Lawn site compared to C Options
- Mills Lawn is a new School


CONS

- Does not advance pedagogy (K-12 separate)
- 2 campuses to maintain

Pros	Cons
don't tear down ML	Waste of effort
safe	not exciting
	students not together




Mills Lawn



McKinney MS / YSHS

Approx. Budget Segmented Plan = \$18M*
Approx. Budget Full Plan = \$31M*
*Not including LFIs

OPTION A2
Facility Master Plan



OPTION A2 - SUMMARY FEEDBACK

Facility Master Plan


PROS

- Advances pedagogy (K-12 together)
- More acreage for K-12 (same site as track/fields)
- Opportunity for repurpose of Mills Lawn site


CONS

- Reduced connection to village
- Partial renovation of High School

Pros	Cons
keep ML / separate old / young kids	swim space
walk to town / green space	schedule
unique HS student parking guides	ML future?
✓HS space ✓more space ✓sports	out of town - isolated
reduce traffic at ML / sell land \$	biking




Mills Lawn Site?



K-12 = ES (K-5), McKinney MS (6-8) / YSHS (9-12)

Approx. Budget Full Plan = \$28M*
*Not including LFIs

OPTION B1
Facility Master Plan



OPTION B1 - SUMMARY FEEDBACK

Facility Master Plan


PROS

- Advances pedagogy (K-12 together)
- More acreage for K-12 (same site as track/fields)
- Opportunity for repurpose of Mills Lawn site
- Opportunity for community use of exist HS sf.
- All K-12 in New Buildings


CONS

- Reduced connection to village

Pros	Cons
close to athletic fields	loss to downtown

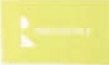


Mills Lawn Site?




K-12 = ES (K-5), McKinney MS (6-8) / YSHS (9-12)

Approx. Budget Full Plan = \$30M*
*Not including LFIs



OPTION B2
Facility Master Plan



OPTION B2 - SUMMARY FEEDBACK

Facility Master Plan


PROS

- Advances pedagogy (K-12 together)
- Reinforces connection to the heart of the village
- Supports more walking / biking (less driving)
- Opportunity for residential development at portion of existing HS land
- one primary campus to maintain


CONS

- Separate location for track / field
- Additional congestion at Mills Lawn site
- Not all K-12 in new buildings
- Reduced green space at Mills Lawn

Pros	Cons
walking enhanced ✓	traffic ✓
Downtown ✓	reduced green space ✓
Biking to school ✓	Crowded ✓
	sports separated ✓
	enough space for gym ✓
	distraction of downtown ✓




Mills Lawn (K-12)




Middle School / High School Site

Approx. Budget Full Plan = \$28.5M*
*Not including LFIs



OPTION C1
Facility Master Plan



OPTION C1 - SUMMARY FEEDBACK

Facility Master Plan


PROS

- Advances pedagogy (K-12 together)
- Reinforces connection to the heart of the village
- Supports more walking / biking (less driving)
- Opportunity for residential development at portion of existing HS land
- one primary campus to maintain
- All students in new buildings


CONS

- Separate location for track / field
- Additional congestion at Mills Lawn site
- Reduced green space at Mills Lawn

Pros	Cons
good location for LFIs	25% open enrollment - need parking
downtown businesses	loss of green space
relationship of older w/ young kids	
renos are complicated - build new!	
exciting and totally new	

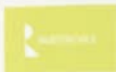


Mills Lawn (K-12)




Middle School / High School Site

Approx. Budget Full Plan = \$30M*
*Not including LFIs



OPTION C2

Facility Master Plan



OPTION C2 - SUMMARY FEEDBACK

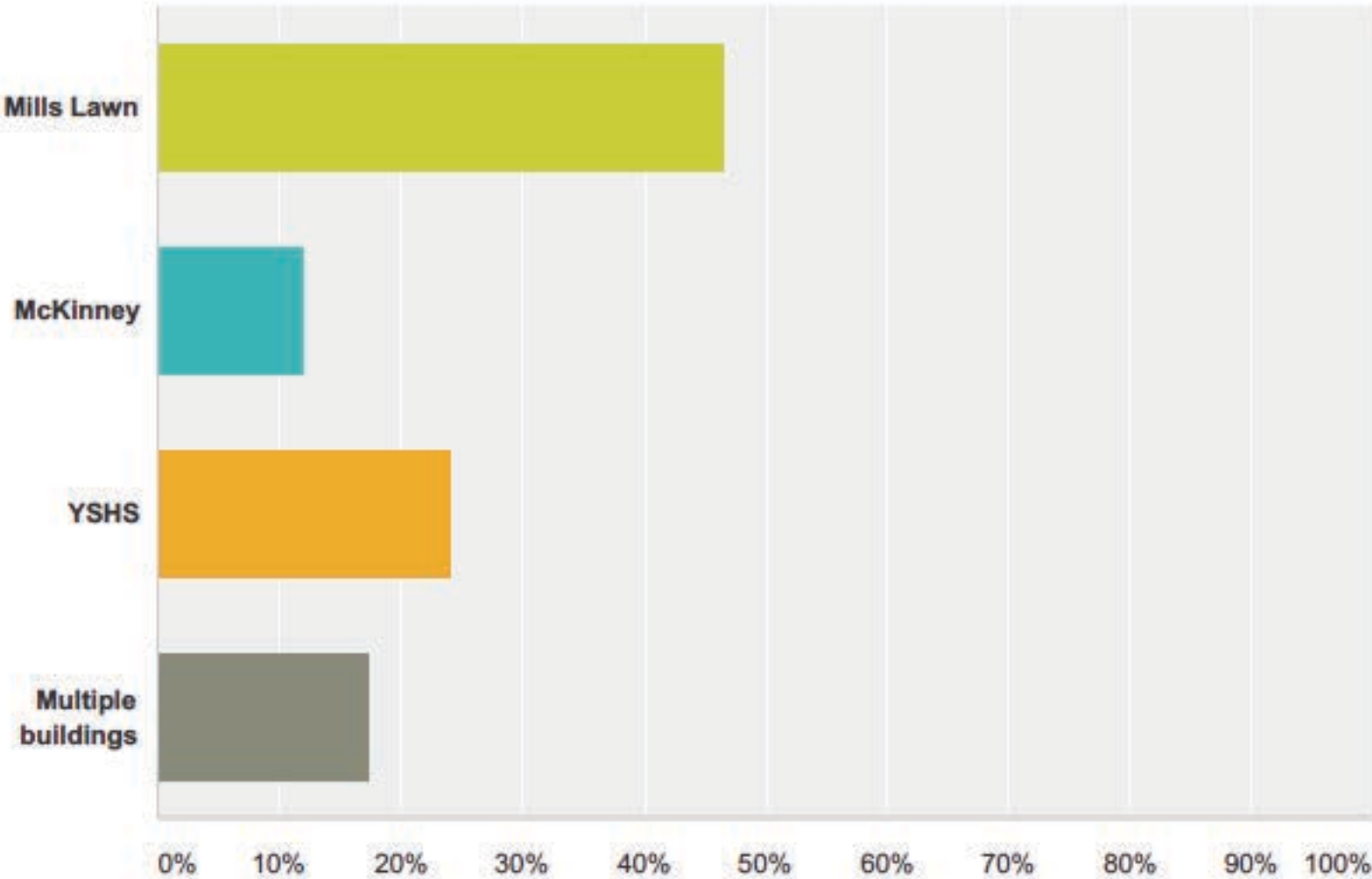
Facility Master Plan

Teacher / Staff Meeting / Survey

- Meeting April 12
- Survey completed April 26th

Q1 At which school are you a teacher or staff member?

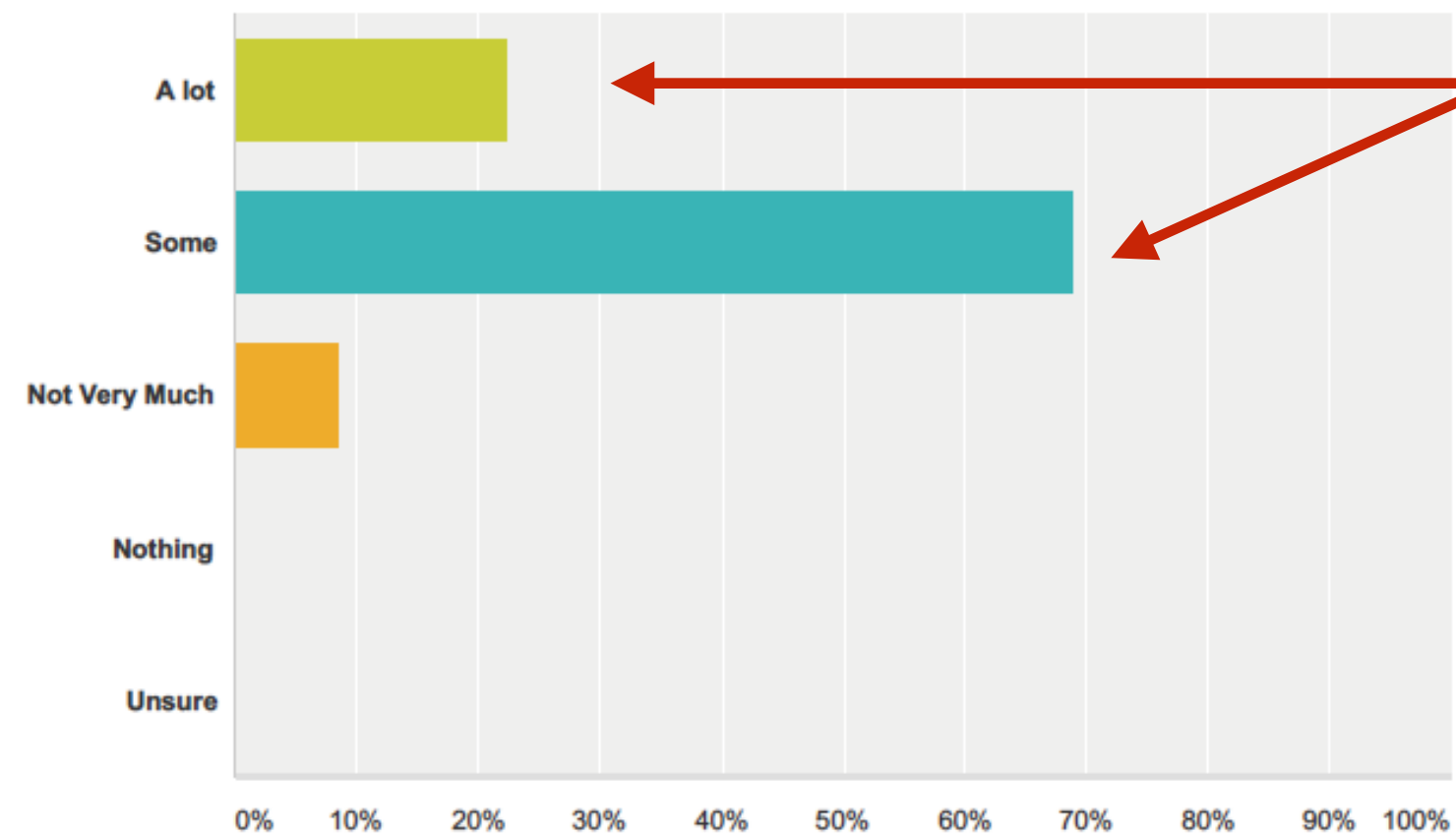
Answered: 58 Skipped: 0



Answer Choices	Responses
Mills Lawn	46.55% 27
McKinney	12.07% 7
YSHS	24.14% 14
Multiple buildings	17.24% 10
Total	58

Q2 At this time, the School District is currently exploring plans for new or upgraded school buildings in the community. How much news and information have you seen, read, or heard about this matter?

Answered: 58 Skipped: 0



91% have heard some or a lot

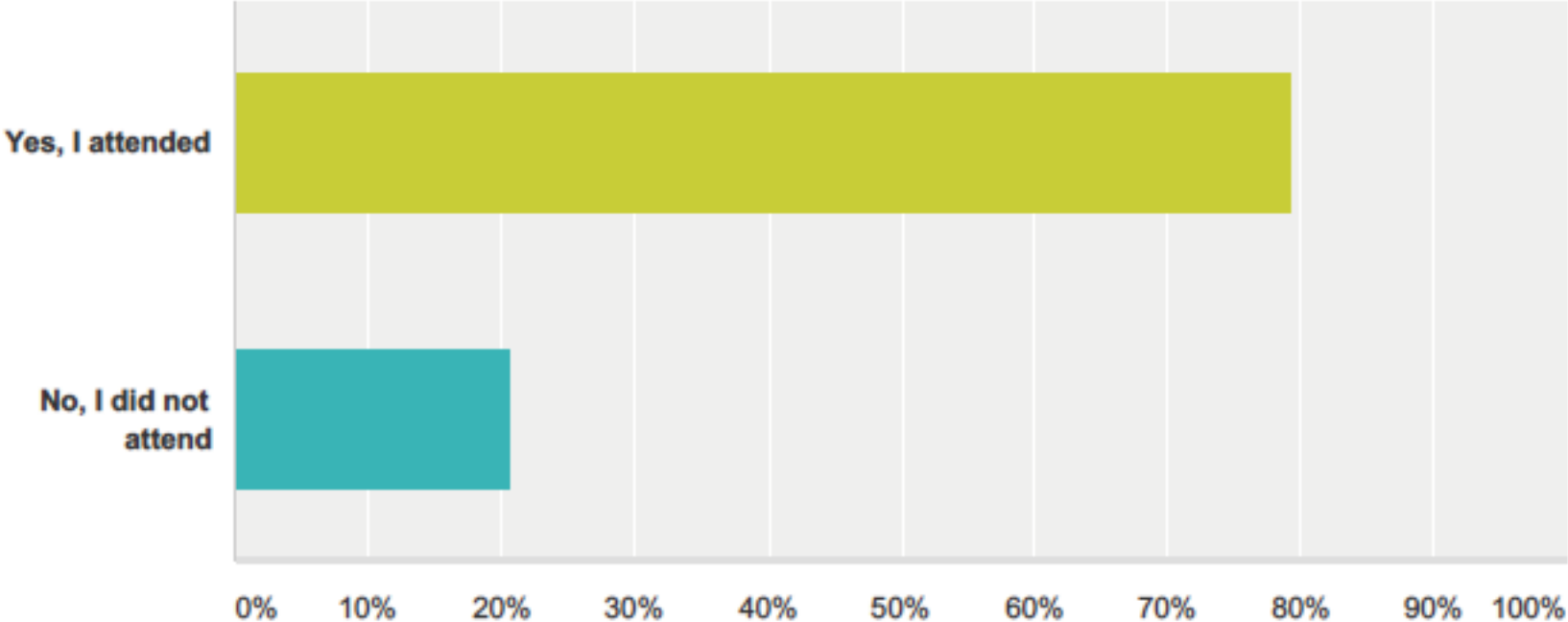
Answer Choices	Responses	
A lot	22.41%	13
Some	68.97%	40
Not Very Much	8.62%	5
Nothing	0.00%	0
Unsure	0.00%	0
Total		58

TEACHER SURVEY

Facility Master Plan

Q3 Were you able to attend the April 12th staff meeting where the Superintendent and Architect presented an update on the facilities master planning process?

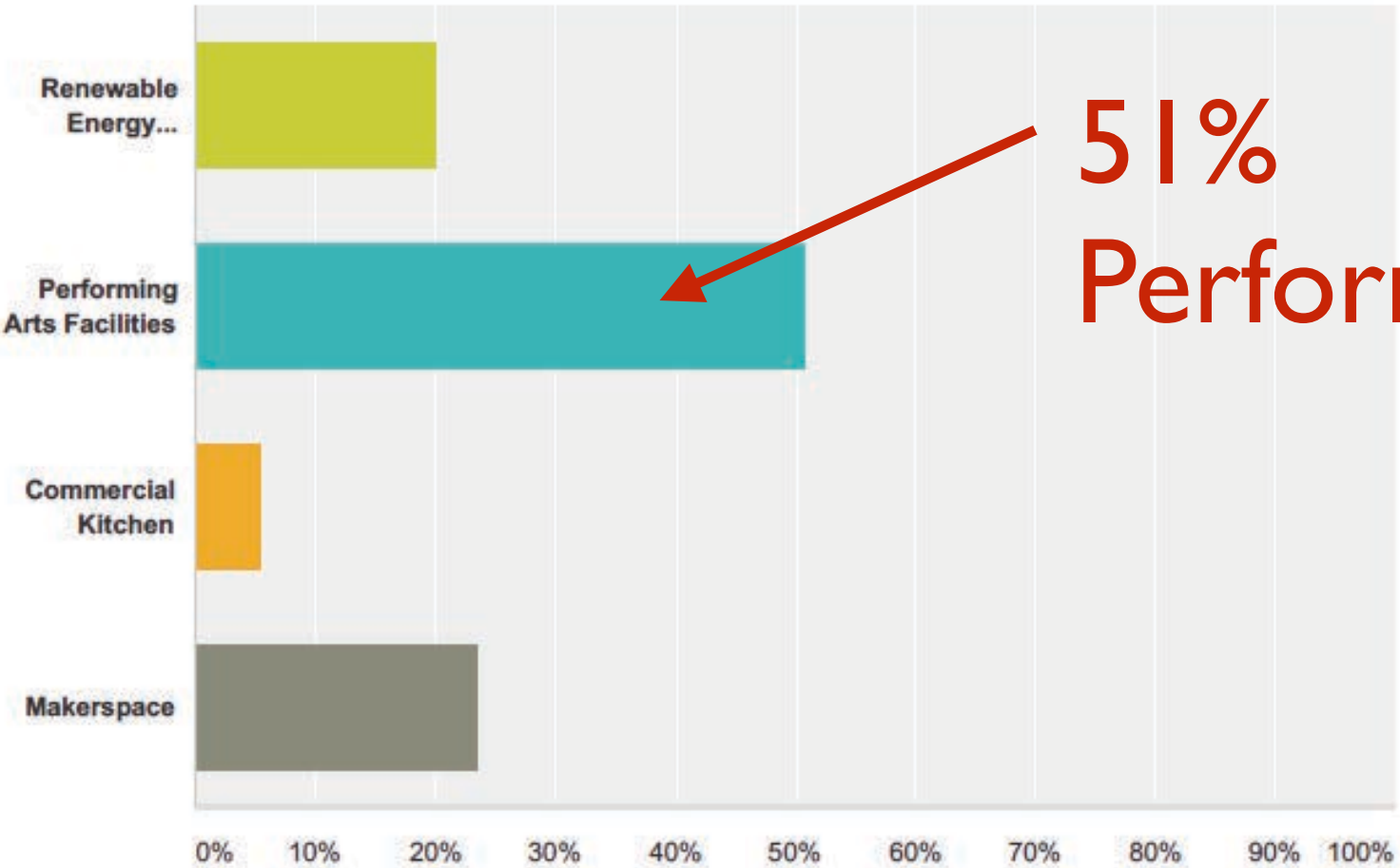
Answered: 58 Skipped: 0



Answer Choices	Responses
Yes, I attended	79.31% 46
No, I did not attend	20.69% 12
Total	58

Q4 At the April 12th staff meeting the Architect presented options for locally funded community initiatives (LFIs). Which would be your top choice of the options discussed?

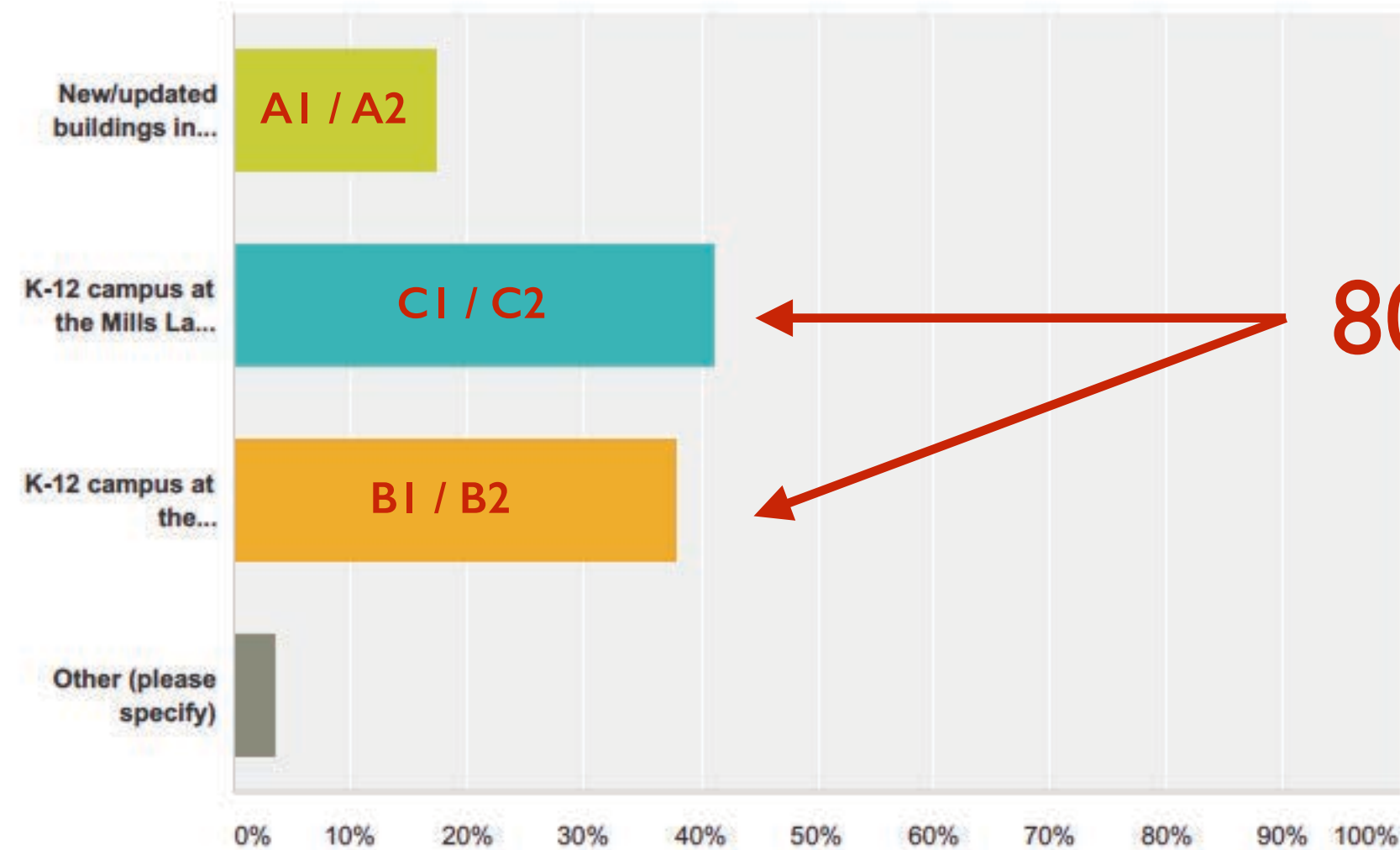
Answered: 55 Skipped: 3



Answer Choices	Responses	
Renewable Energy initiatives	20.00%	11
Performing Arts Facilities	50.91%	28
Commercial Kitchen	5.45%	3
Makerspace	23.64%	13
Total		55

Q5 Which of the following plans is most appealing to you?

Answered: 58 Skipped: 0



80% prefer K-12

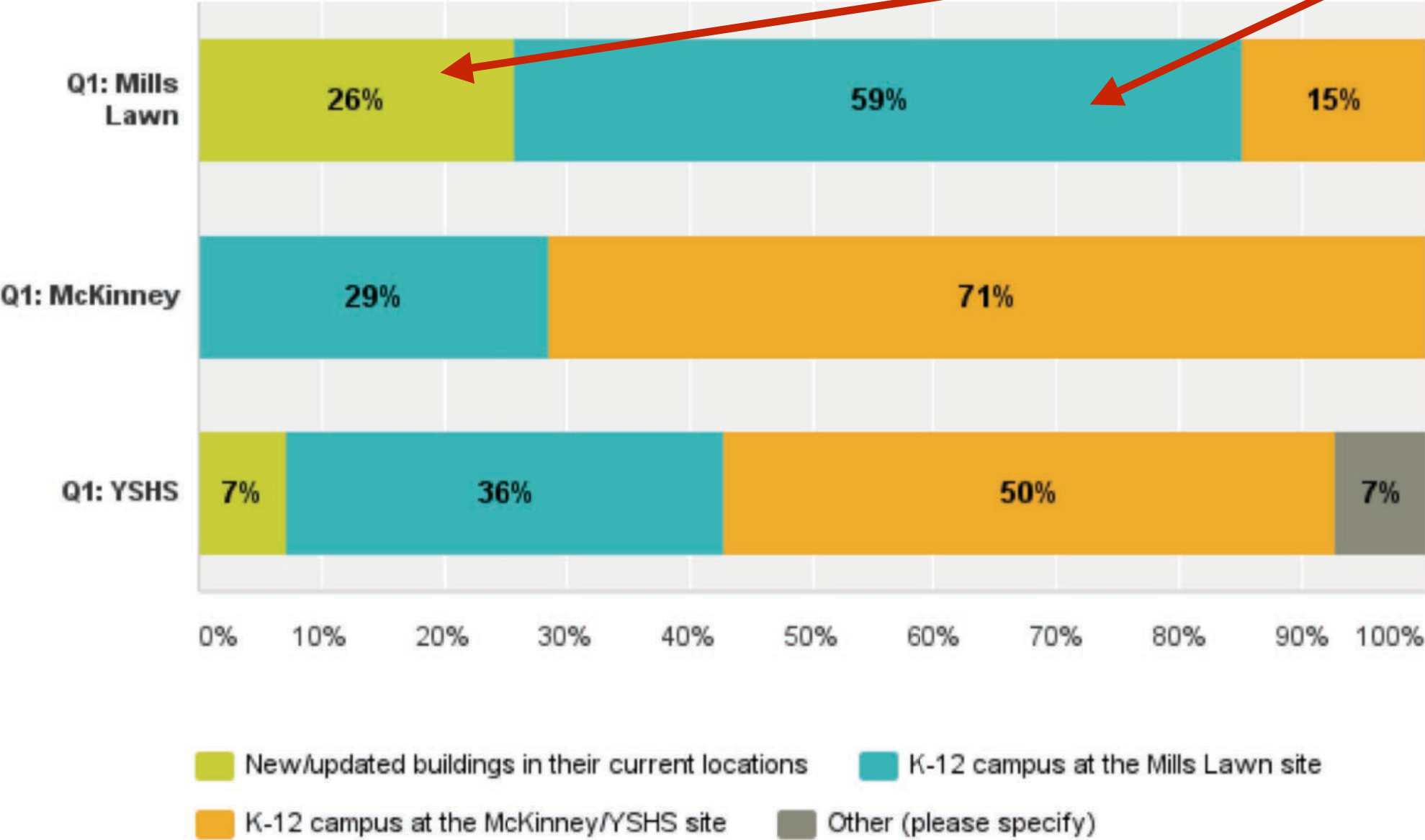
Answer Choices	Responses	
New/updated buildings in their current locations	17.24%	10
K-12 campus at the Mills Lawn site	41.38%	24
K-12 campus at the McKinney/YSHS site	37.93%	22
Other (please specify)	3.45%	2
Total		58

TEACHER SURVEY

Facility Master Plan

Q5: Which of the following plans is most appealing to you?

Answered: 48 Skipped: 0

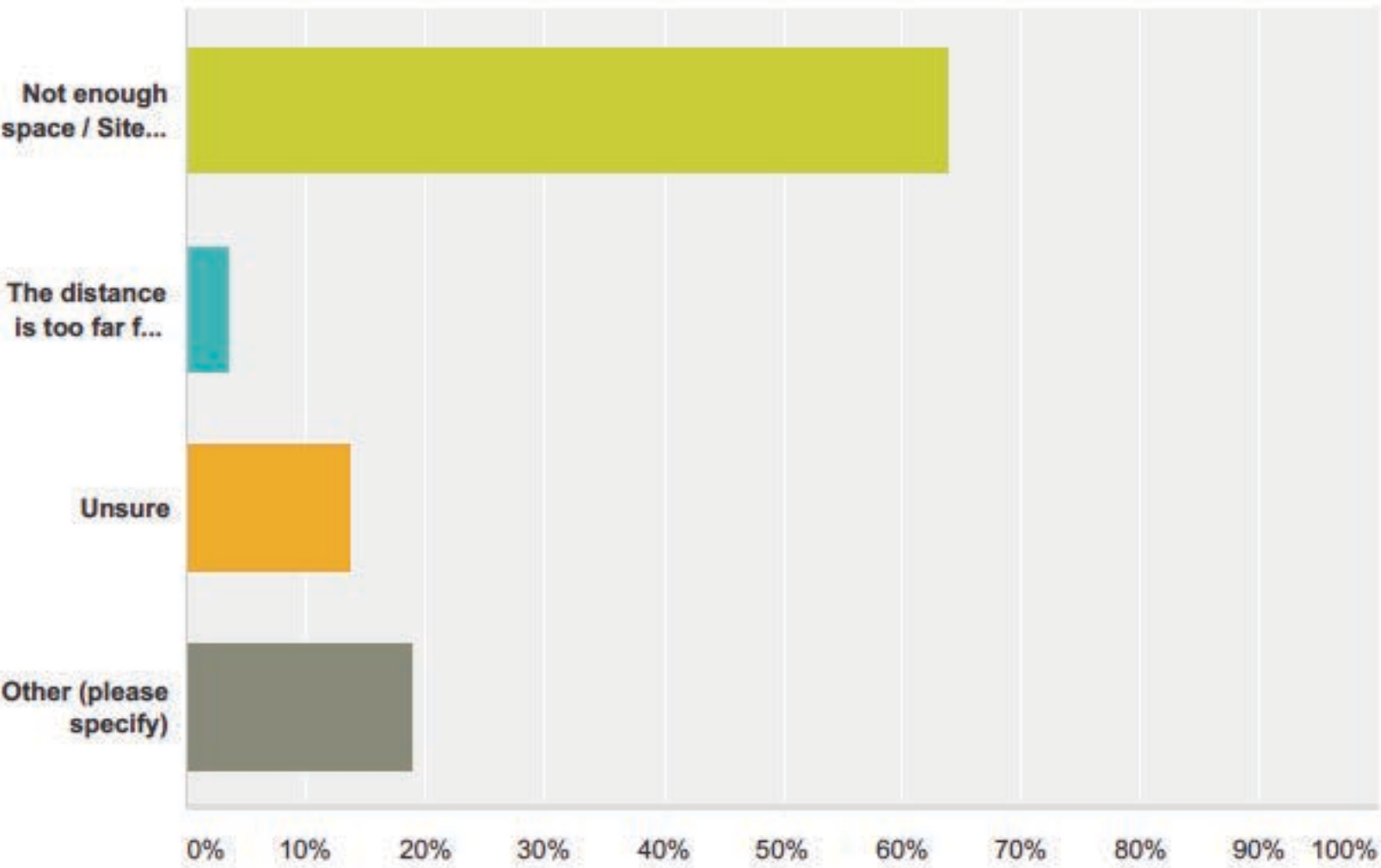


85% of Mills Lawn teachers want to keep a school at Mills Lawn.

Powered by SurveyMonkey

Q6 Supposing for a moment that a K-12 campus is proposed at the Mills Lawn site, what is your greatest concern with this plan?

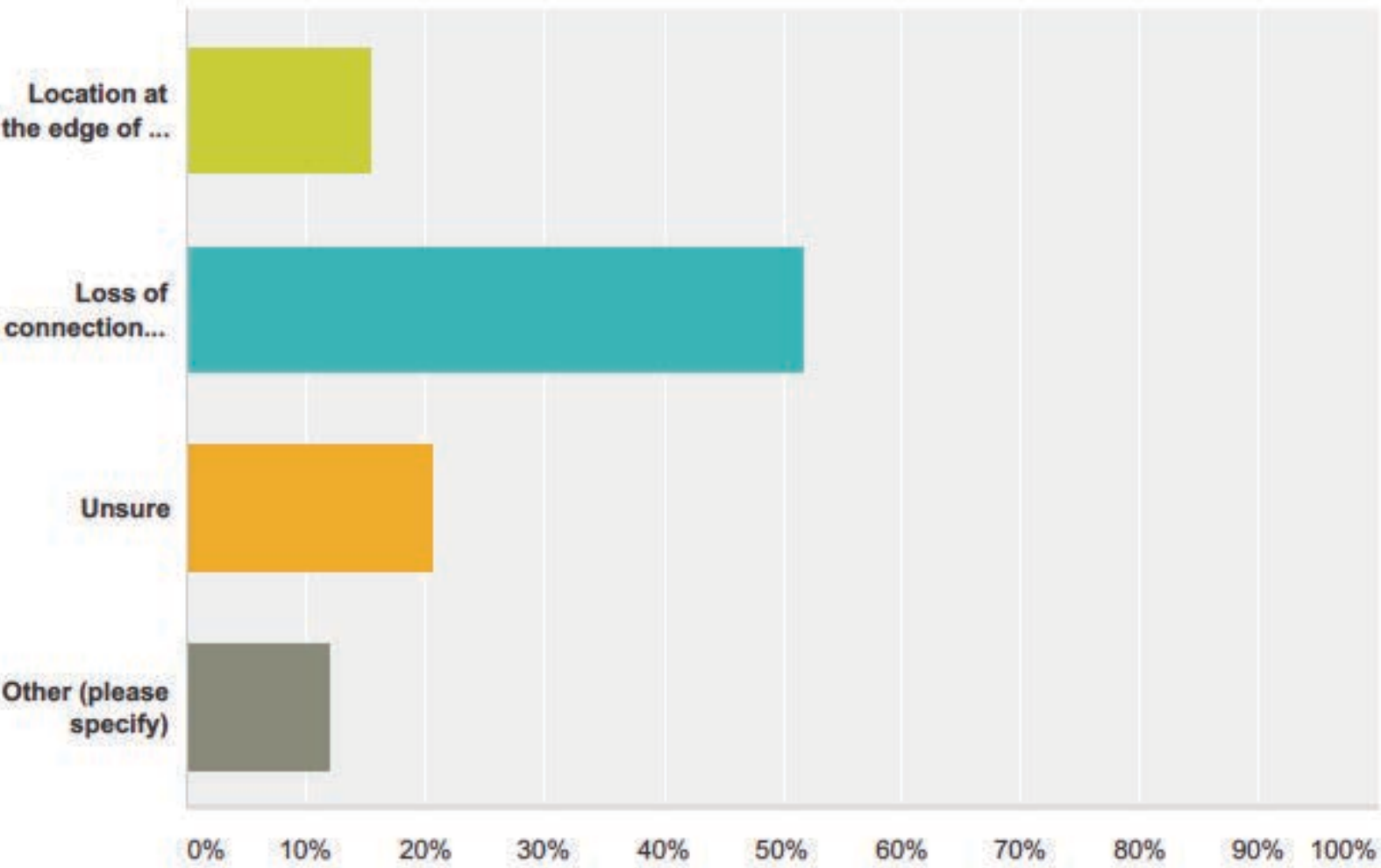
Answered: 58 Skipped: 0



Answer Choices	Responses	
Not enough space / Site congestion	63.79%	37
The distance is too far from off-site athletic facilities (track, soccer)	3.45%	2
Unsure	13.79%	8
Other (please specify)	18.97%	11
Total		58

Q7 Supposing for a moment that a K-12 campus is proposed at the High School site, what is your greatest concern with this plan?

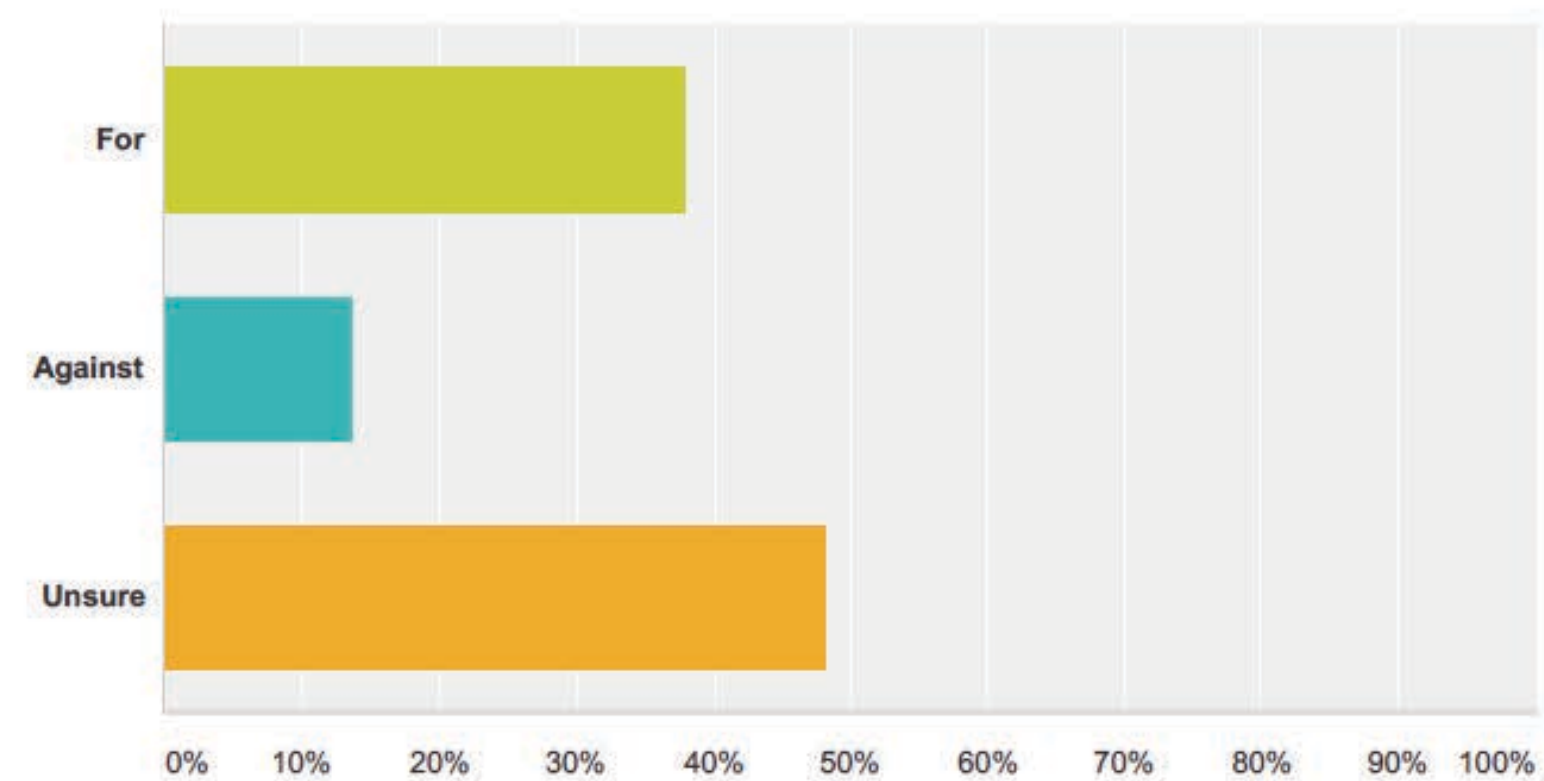
Answered: 58 Skipped: 0



Answer Choices	Responses	
Location at the edge of the Village would discourage walkers / bikers	15.52%	9
Loss of connection between the School and the heart of the Village	51.72%	30
Unsure	20.69%	12
Other (please specify)	12.07%	7
Total		58


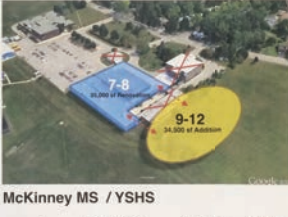
Q8 Suppose that a bond issue were to be placed before voters in May of 2018 to address school facilities, and the final plan selected seemed to have broad support from teachers and District leadership. Do you think the community would vote for or against it?

Answered: 58 Skipped: 0



Answer Choices	Responses	
For	37.93%	22
Against	13.79%	8
Unsure	48.28%	28
Total		58

Pros	Cons
low cost	low return
walking	unlike canyon
+ tree	proton new
	K-5 / 9-12
	don't address road


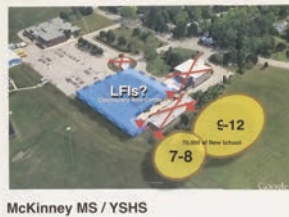
Mills Lawn

McKinney MS / YSHS

Approx. Budget Segmented Plan = \$16M*
Approx. Budget Full Plan = \$27M*
*Not including LFI's

OPTION A1
Facility Master Plan

Pros	Cons
don't have down ml.	Waste of effort
safe	not exciting
	students not together


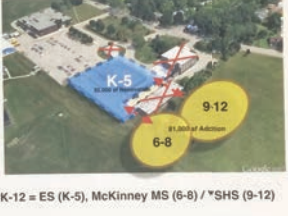
Mills Lawn

McKinney MS / YSHS

Approx. Budget Segmented Plan = \$16M*
Approx. Budget Full Plan = \$31M*
*Not including LFI's

OPTION A2
Facility Master Plan

Pros	Cons
keep ML / separate ML / YSHS	smaller space
walk to train / green space	scheduled
unlike ML / don't park / roads	ML future?
YSHS space / some space / sports	out of town - isolated
reduce traffic at ML / sell land B	walking

Mills Lawn Site?

K-12 = ES (K-5), McKinney MS (6-8) / *SHS (9-12)

Approx. Budget Full Plan = \$28M*
*Not including LFI's

OPTION B1
Facility Master Plan

Pros	Cons
close to athletic fields	less to downtown




Mills Lawn Site?

K-12 = ES (K-5), McKinney MS (6-8) / *SHS (9-12)

Approx. Budget Full Plan = \$30M*
*Not including LFI's

OPTION B2
Facility Master Plan

Pros	Cons
walking enhanced	traffic
Downtown	reduced green space
Biking to school	Crowded
	sports separated
	enough space for gym
	interaction of downtown






Mills Lawn (K-12)

Middle School / High School Site

Approx. Budget Full Plan = \$28.5M*
*Not including LFI's

OPTION C1
Facility Master Plan

Pros	Cons
good location for LFI's	25% open enrollment - need parking
downtown businesses	loss of green space
relationship of older / young kids	
relationships are complicated - build	
exciting and totally new	

Mills Lawn (K-12)

Middle School / High School Site

Approx. Budget Full Plan = \$30M*
*Not including LFI's

OPTION C2
Facility Master Plan

SUMMARY FEEDBACK

1. Emerging consensus for combined K-12.
2. Leaning towards K-12 at Mills Lawn site, but need to demonstrate feasibility.
3. Need to dive deeper into both B and C Options to provide “next level” information for feedback.
4. While not preferred, Keep Option A on the table as “baseline” to compare Option B and C.



Community Forum #2 - May 4th at Mills Lawn Facility Master Plan



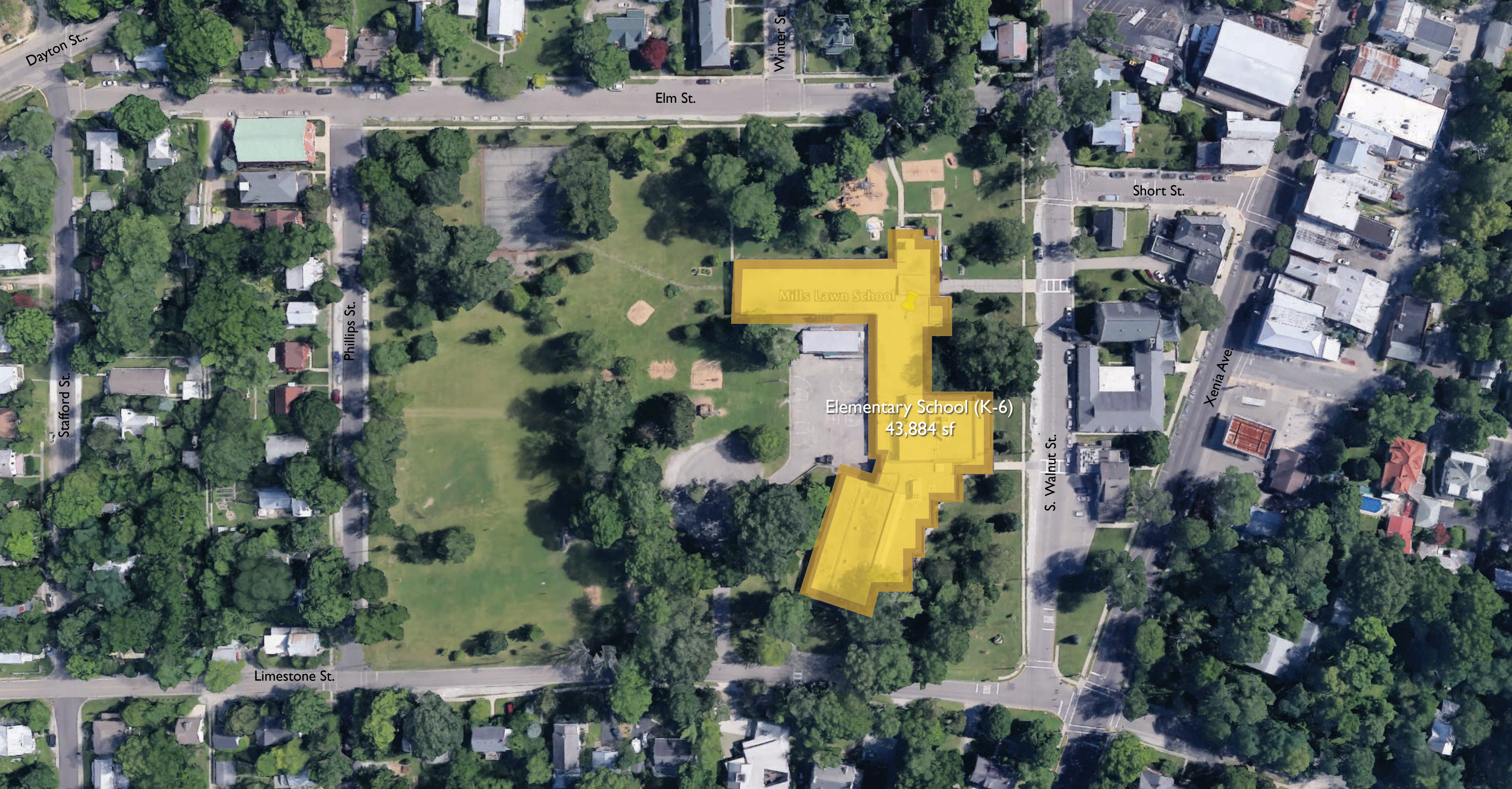
RUETSCHLE

May 11, 2017



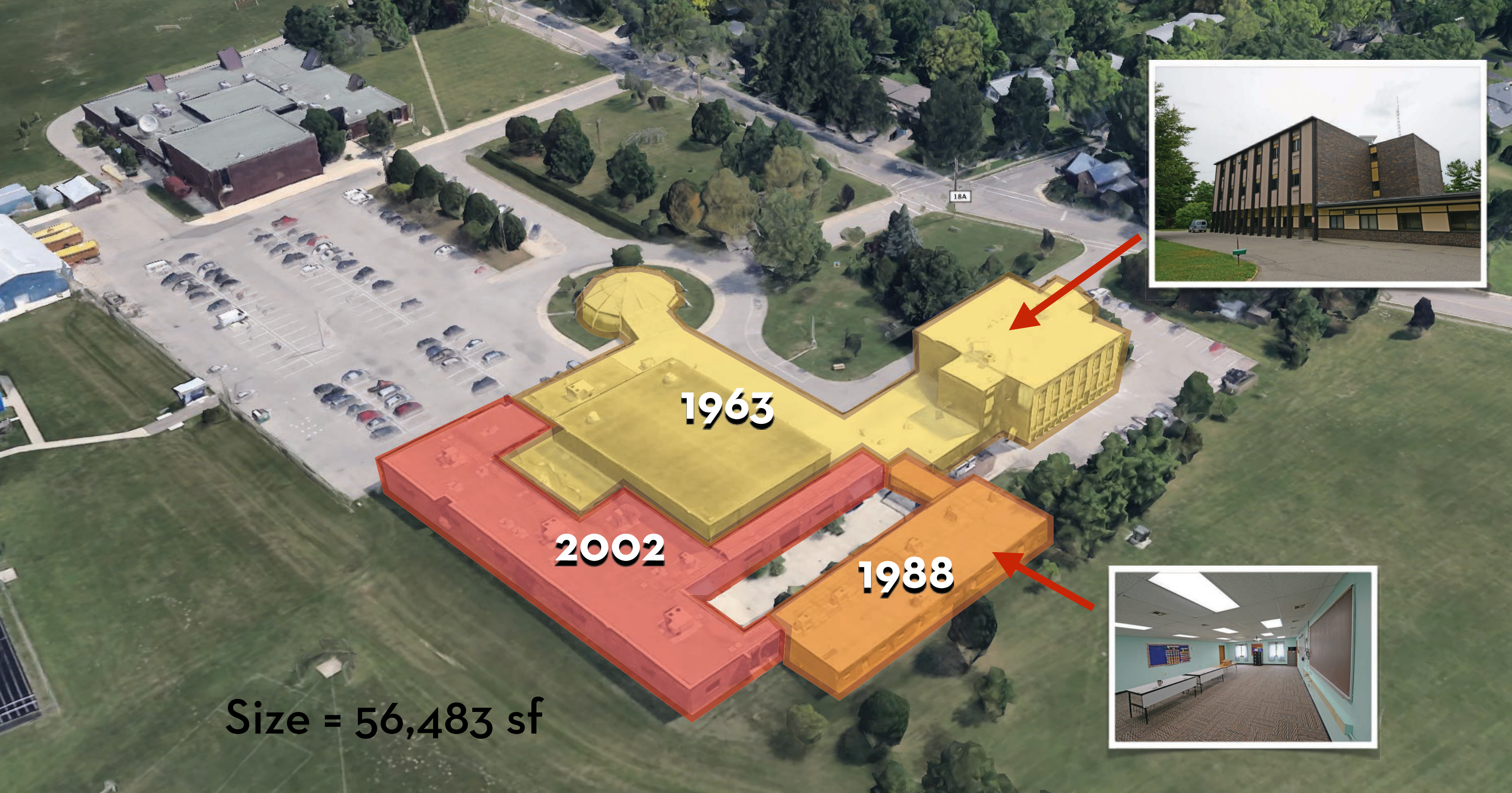
Concept Master Plan Option A3

K-6 at Mills Lawn, 7-12 at High School Site



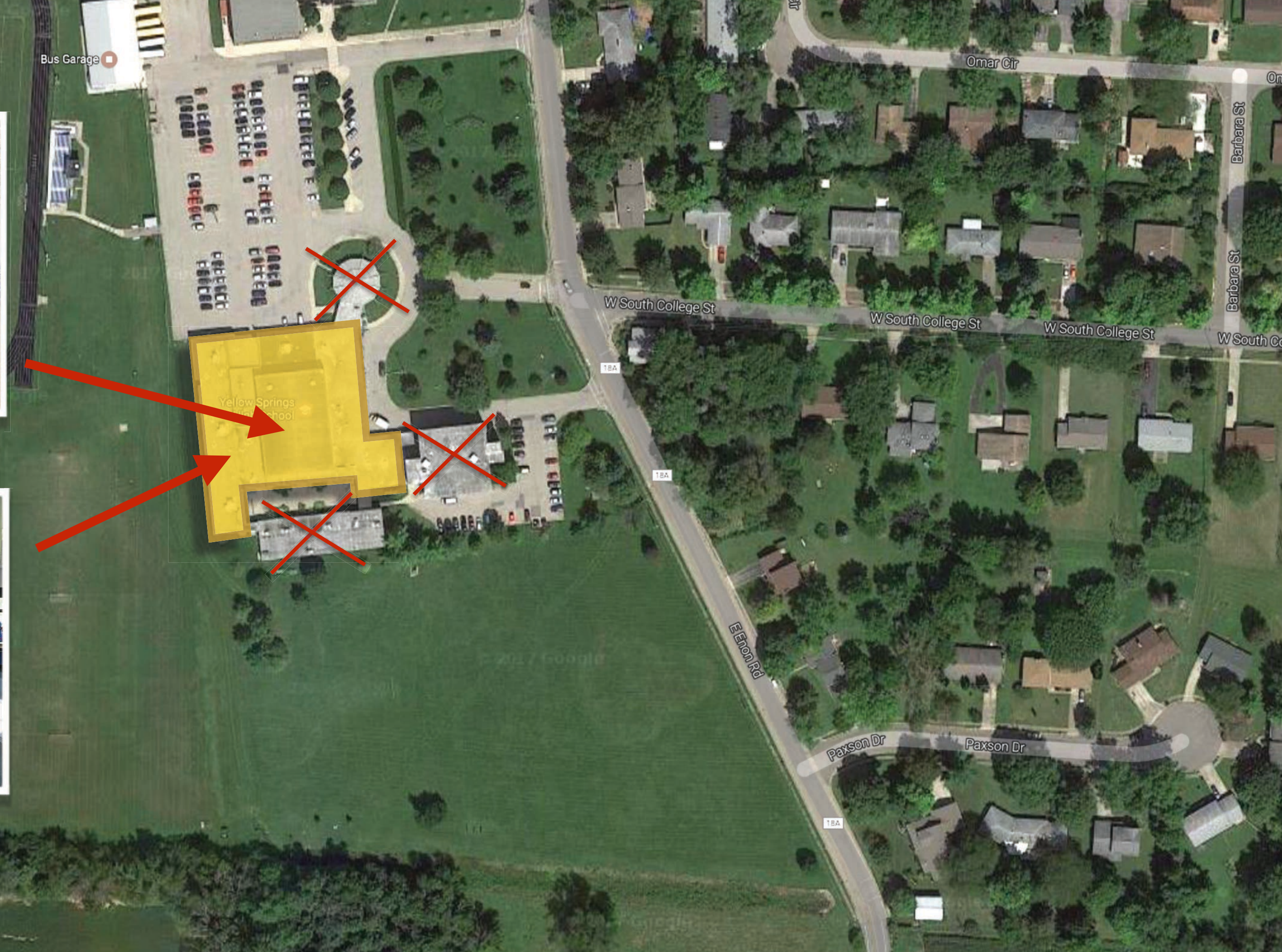
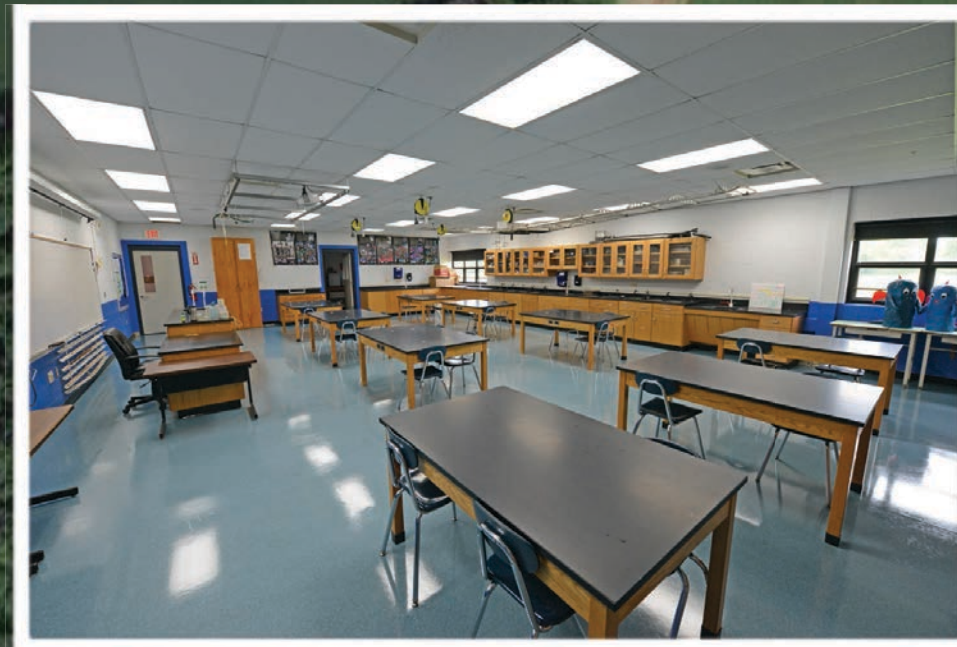
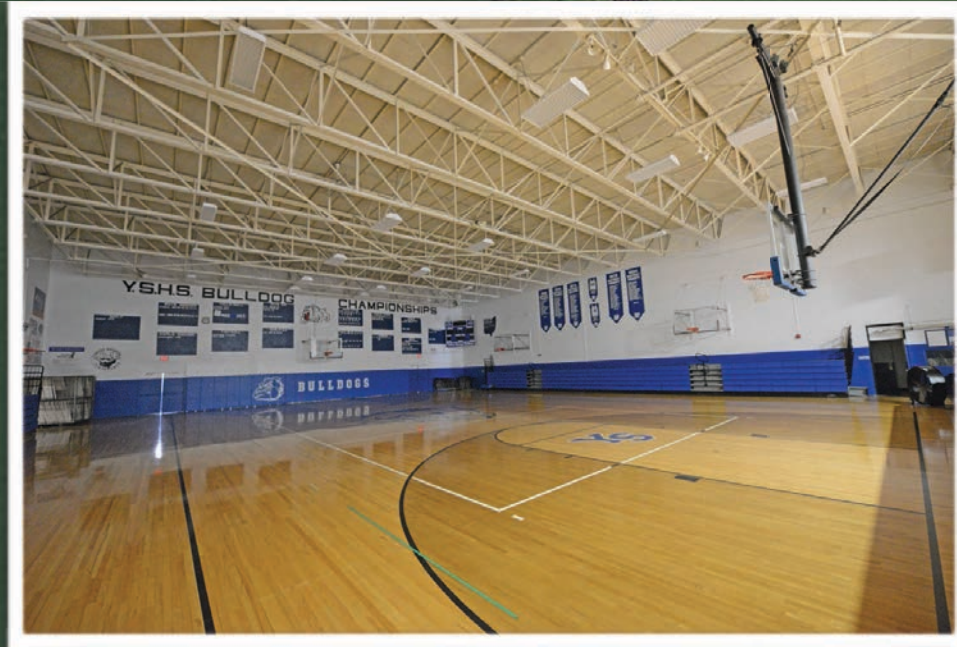
OPTION A3 - K-6 at Mills Lawn

Facility Master Plan



Size = 56,483 sf

OPTION B3 - K12 at High School Site Facility Master Plan



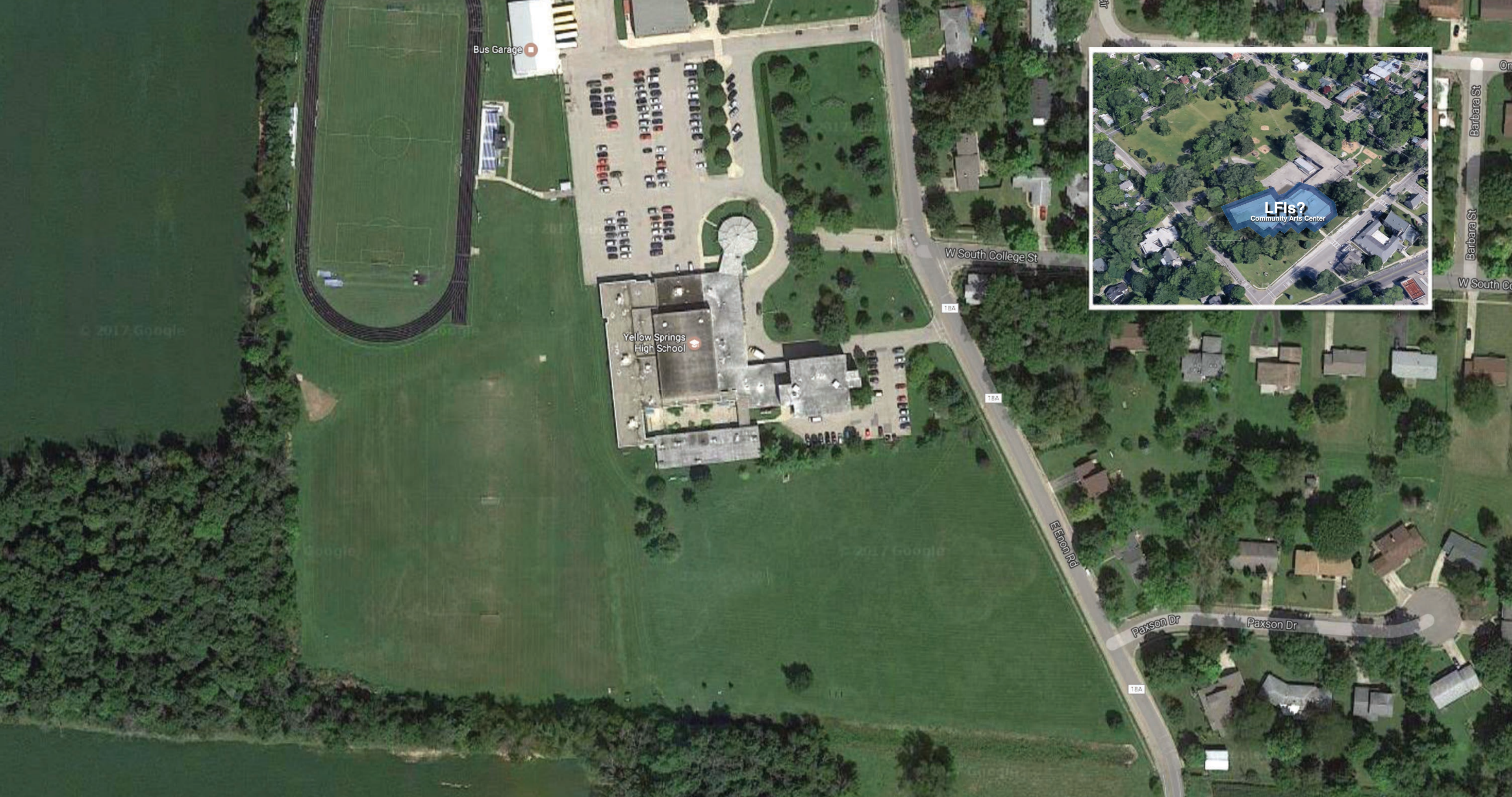
OPTION A3 - 7-12 at High School Facility Master Plan



OPTION A3 - 7-12 at High School Facility Master Plan

Concept Master Plan Option B3

K12 at High School Site



OPTION B3 - K12 at High School Site

Facility Master Plan



OPTION B3 - K12 at High School Site

Facility Master Plan



OPTION B3 - K12 at High School Site

Facility Master Plan

Concept Master Plan Option C3

K12 at Mills Lawn Site



An Educational Village at Mills Lawn

- Reinforce the Village Center
- Support biking / walking to school
- Compact building design to preserve green space and trees
- Improve site circulation
- Schools that engage the community
- Create a strong sense of place

OPTION C3 - K12 at Mills Lawn Site

Facility Master Plan



SHARE YOUR DREAMS • BUILD A VISION • SHAPE OUR FUTURE

VISION

Yellow Springs and Miami Township

“Our vision for the future is to be a diverse and unique community with rich arts and lifelong learning opportunities that works collaboratively to create a more sustainable future—in the broadest definition—with vital and authentic villages surrounded by a carefully managed rural landscape.”



Palio de Siena at Piazza del campo - Siena Italy

Facility Master Plan



Bryant Park - New York City

Facility Master Plan



Mills Lawn - Village of Yellow Springs Facility Master Plan

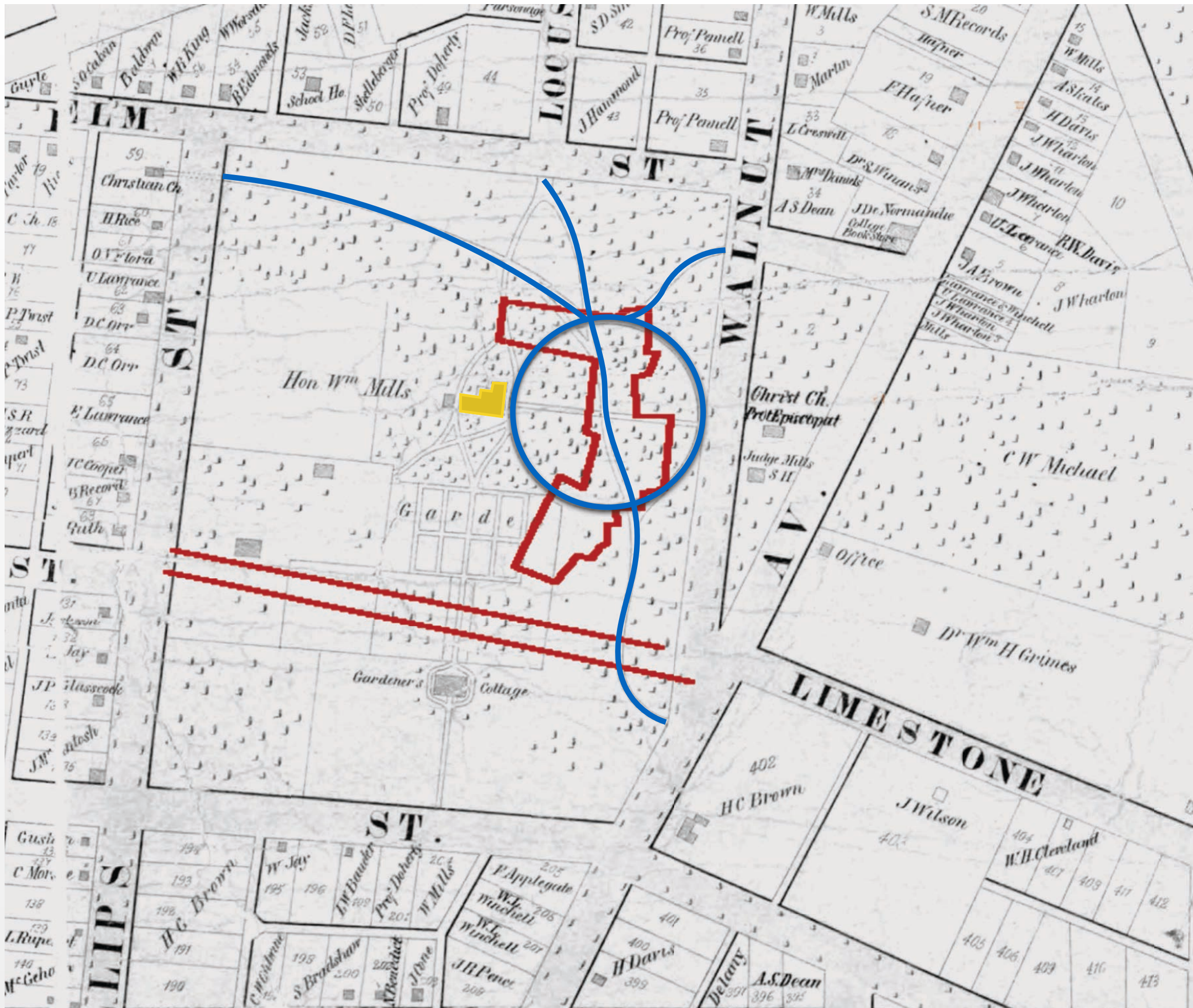


Photo circa 1953 - 1966

1855 Map of Yellow Springs - William Mills estate

Facility Master Plan



OPTION C3 - K12 at Mills Lawn Site

Facility Master Plan



OPTION C3 (segment 1)

Facility Master Plan



OPTION C3 (segment 1 + segment 2) Facility Master Plan



WHAT ABOUT PARKING?

Facility Master Plan

Existing Parking	Mills Lawn	McKinney / High School	Total
Teachers	28	27	55
Administration	2	4	6
Custodial / Maintenance	4	4	8
Food Service	3	4	7
Visitor	20	5	25
Other Staff / & Therapists	19	20	39
Student Parking	0	50	50
Total	76	114	190

EXISTING PARKING COUNTS

Facility Master Plan



View from Walnut / Limestone looking NW

Facility Master Plan



May 11, 2017





View from Limestone / Phillips looking NE

Facility Master Plan



May 11, 2017

View from Phillips looking West

Facility Master Plan





View from Phillips looking North

Facility Master Plan



May 11, 2017





View from Elm / Phillips looking SE Facility Master Plan



View from Walnut / Elm looking SW

Facility Master Plan



OPTION C3 - K12 at Mills Lawn Site

Facility Master Plan



45 DEGREE PARKING EXAMPLE

Facility Master Plan



C3 - DROP-OFF PARKING STUDY

Facility Master Plan



OPTION C3 - K12 at Mills Lawn Site

Facility Master Plan



OPTION C3 - K12 at Mills Lawn Site

Facility Master Plan



APPROX. TOTAL PROJECT COSTS (OPTION A3)*

- \$27.5M (11.3 mills / \$397 annual)
- \$23.5M (9.7 mills / \$339 annual) after \$4M ELPP Credit



APPROX. TOTAL PROJECT COSTS (OPTION B3 OR C3)*

- \$33M (13.6 mills / \$476 annual)
- \$28.5M (11.7 mills / \$411 annual) after \$4.5M ELPP Credit



APPROX. SEGMENT 1 PROJECT COSTS (7-12 New Building only)*

- \$18M (7.4 mills / \$260 annual)

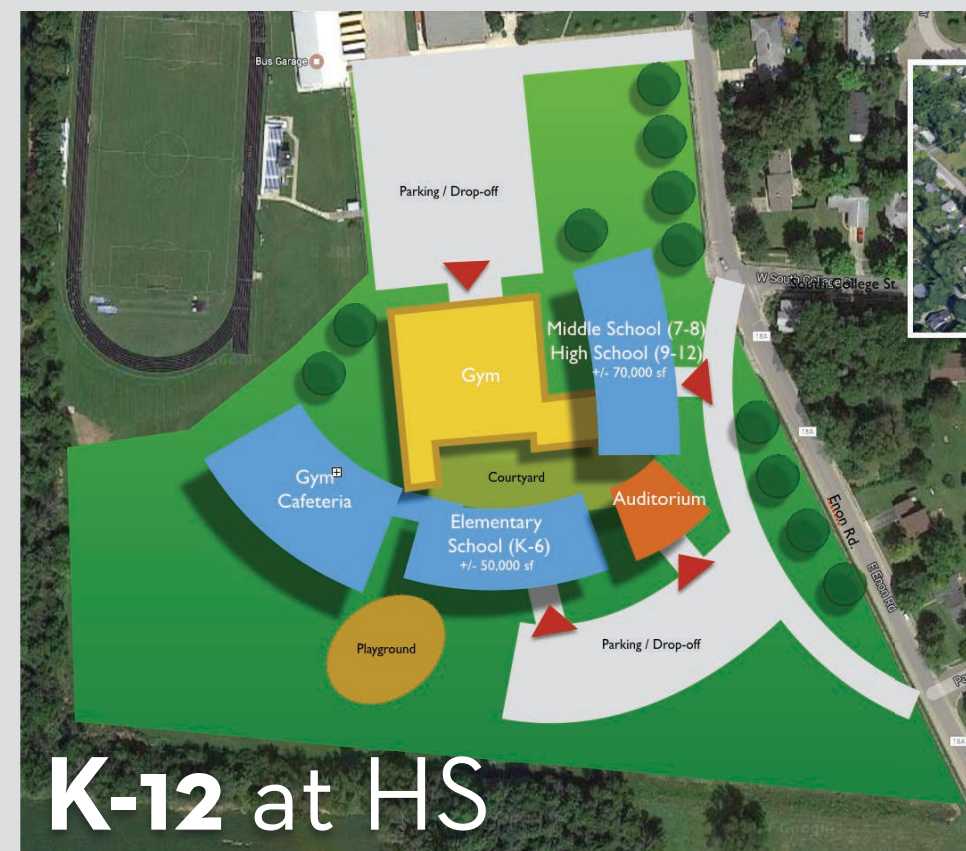
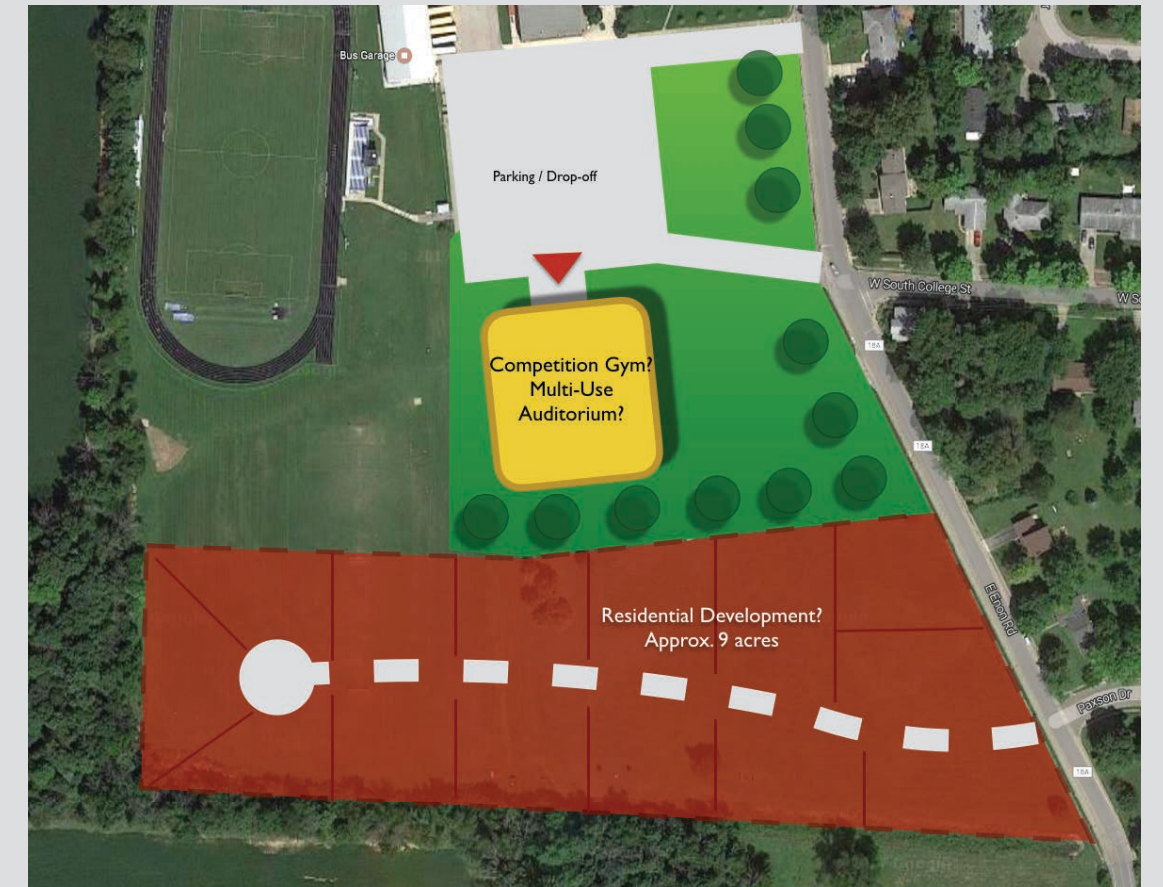
APPROX. SEGMENT 2 PROJECT COSTS (K-6 New Building only)*

- \$10.5M (4.3 mills / \$151) after \$4.5M ELPP Credit

* millage based upon 35 year bond, 5% interest, \$131,729,570 District Assessed Valuation - Not Including LFI's annual property tax increase per \$100,000 home value. Budgets in 2017 dollars. Assume 1/2 mill operating equivalent at Segment 2.

BUDGET RANGE

Facility Master Plan



OPTION A3

OPTION B3

OPTION C3

OPTIONS COMPARISON **Facility Master Plan**



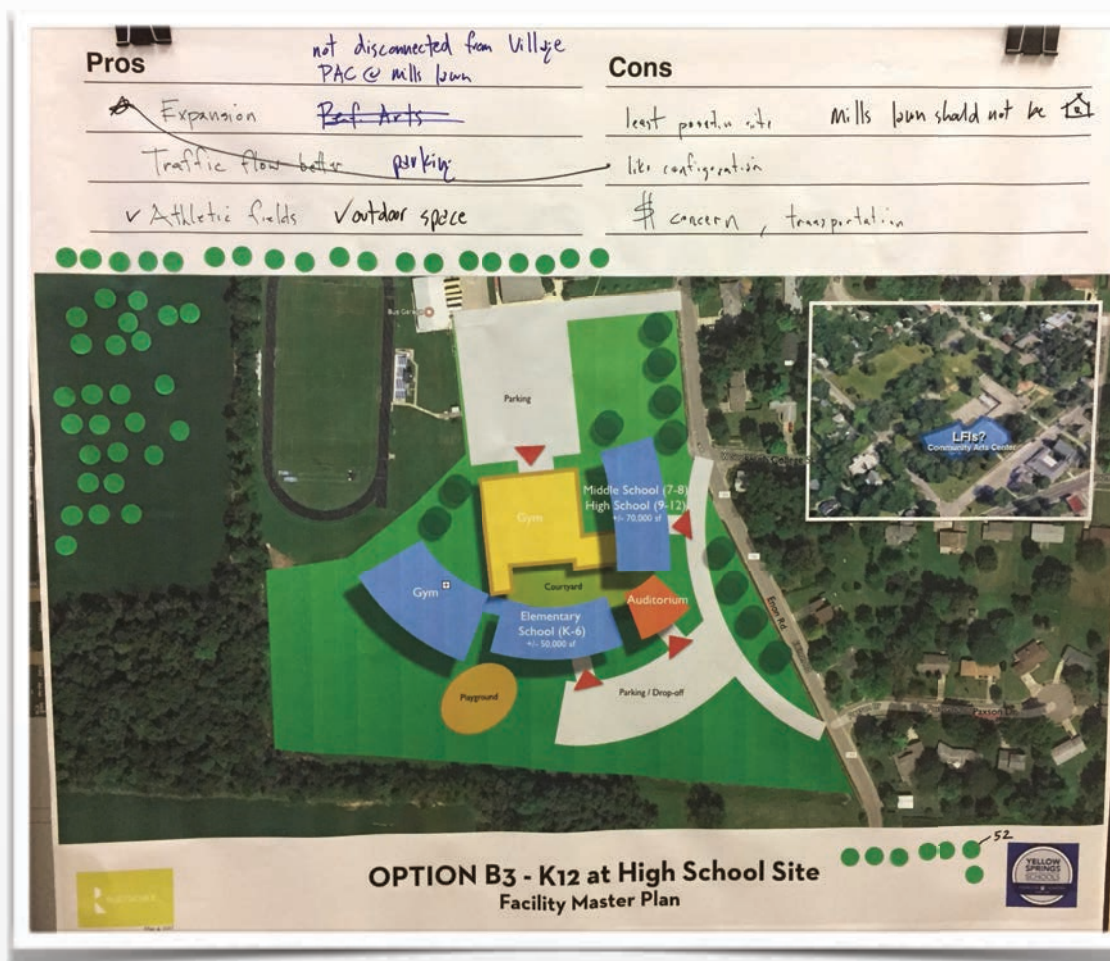
Community Forum #2 - May 4th at Mills Lawn Facility Master Plan



Community Forum #2 - May 4th at Mills Lawn Facility Master Plan



A3
K-6 at ML, 7-12 at HS
10 votes



B3
K-12 at HS
52 votes



C3
K-12 at ML
48 votes

Community Forum #2 - May 4th at Mills Lawn

Facility Master Plan

Next Steps

- Continued leaning towards Mills Lawns site
- Consider alternate K-12 master plan with 7-12 + shared services as Segment 1.
- Explore ways to make Mills Lawn development plans understandable.

Concept Master Plan Option C4

K12 at High School Site



OPTION C4 - K12 at Mills Lawn Site - Segment 1

Facility Master Plan



OPTION C4 - K12 at Mills Lawn Site - Segment 2

Facility Master Plan



OPTION C4 - K12 at Mills Lawn Site - Segment 2 alt. Facility Master Plan

Concept Master Plan Option C5

K12 at High School Site



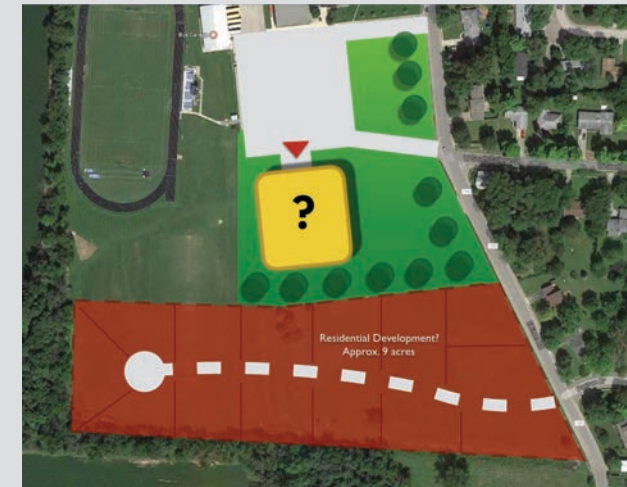
OPTION C5 - K12 at Mills Lawn Site - Segment 1

Facility Master Plan



OPTION C5 - K12 at Mills Lawn Site - Segment 2

Facility Master Plan



A3

B3

C3

C4

C5

OPTIONS COMPARISON

Facility Master Plan

SCHEDULE

- Planning: now - fall 2017
- Board Decision to place on ballot: Dec. 2017
- Potential Bond Issue: May 2018
- Design: Summer 2018 - Summer 2019
- Construction: Summer 2019 - Holiday Break 2020/21

NEXT STEPS

- OFCC Existing Facility Assessments
- Refine Master Plan Options / Costs
- Selection of Final Master Plan - Early Fall 2017
- Design Concepts - Fall 2017 - Spring 2018
- Potential Bond Issue May 2018

Building Summary - Mills Lawn Elementary / Middle School (24919)									
District: Yellow Springs Exempted Village					County: Greene		Area: Southwestern Ohio (1)		
Name: Mills Lawn Elementary / Middle School					Contact: Mr. Matthew Housh				
Address: 200 South Walnut Street					Phone: (937) 767.7217				
Yellow Springs, OH 45387					Date Prepared: 2017-03-29			By: Julie Apt	
Bldg. IRN: 24919					Date Revised: 2017-04-30			By: Bernie Merritt	
Current Grades		K-6	Acreage:		8.84				
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	
Original Construction					1952	yes	1	23,900	
Classroom and Media Center Addition					1957	yes	2	10,163	
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition					2002	yes	2	13,261	
Total					47,324				
					*HA	=	Handicapped Access		
					*Rating	=	1 Satisfactory		
						=	2 Needs Repair		
						=	3 Needs Replacement		
					*Const P/S	=	Present/Scheduled Construction		
FACILITY ASSESSMENT					Rating	Dollar Assessment			
Cost Set: 2017									
A. Heating System					3	\$1,614,694.88 -			
B. Roofing					3	\$547,155.90 -			
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	\$314,990.00 -			
G. Structure: Foundation					2	\$46,475.00 -			
H. Structure: Walls and Chimneys					2	\$312,214.00 -			
I. Structure: Floors and Roofs					1	\$0.00 -			
J. General Finishes					3	\$1,349,201.40 -			
K. Interior Lighting					3	\$236,620.00 -			
L. Security Systems					3	\$134,873.40 -			
M. Emergency/Egress Lighting					3	\$47,324.00 -			
N. Fire Alarm					3	\$70,986.00 -			
O. Handicapped Access					3	\$15,952.60 -			
P. Site Condition					2	\$330,278.35 -			
Q. Sewage System					1	\$0.00 -			
R. Water Supply					1	\$0.00 -			
S. Exterior Doors					3	\$50,000.00 -			
T. Hazardous Material					3	\$422,387.90 -			
U. Life Safety					2	\$171,436.80 -			
V. Loose Furnishings					3	\$189,296.00 -			
W. Technology					3	\$602,644.88 -			
X. Construction Contingency / Non-Construction Cost					-	\$1,871,835.08 -			
Total						\$9,533,775.71			
CEFPI Appraisal Summary									
Section		Points Possible	Points Earned	Percentage	Rating Category				
Cover Sheet		—	—	—	—				
1.0 The School Site		100	72	72%	Satisfactory				
2.0 Structural and Mechanical Features		200	102	51%	Borderline				
3.0 Plant Maintainability		100	59	59%	Borderline				
4.0 Building Safety and Security		200	107	54%	Borderline				
5.0 Educational Adequacy		200	130	65%	Borderline				
6.0 Environment for Education		200	125	63%	Borderline				
LEED Observations		—	—	—	—				
Commentary		—	—	—	—				
Total		1000	595	60%	Borderline				
Enhanced Environmental Hazards Assessment Cost Estimates									
C=Under Contract									
Renovation Cost Factor									
Cost to Renovate (Cost Factor applied)									
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.									

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Mills Lawn = \$9.5M

Building Summary - Yellow Springs High School (42416)									
District: Yellow Springs Exempted Village					County: Greene		Area: Southwestern Ohio (1)		
Name: Yellow Springs High School					Contact: Mr. Tim Krier				
Address: 420 East Enon Road					Phone: (937) 767-7224				
Yellow Springs, OH 45387					Date Prepared: 2017-03-29		By: Julie Apt		
Bldg. IRN: 42416					Date Revised: 2017-04-30		By: Bernie Merritt		
CEFPI Appraisal Summary									
Current Grades		9-12		Acreage:		37.82			
Proposed Grades		N/A		Teaching Stations:		22			
Current Enrollment		257		Classrooms:		1			
Projected Enrollment		N/A							
Addition		Date	HA	Number of Floors	Current Square Feet				
Original Construction		1963	yes	3	51,738				
Classroom and Corridor Addition		1988	yes	1	6,914				
Elevator Addition		1999	yes	3	444				
Classroom Addition		2002	yes	1	15,133				
Total					74,229				
*HA		=	Handicapped Access						
*Rating		=	1 Satisfactory						
		=	2 Needs Repair						
		=	3 Needs Replacement						
*Const P/S		=	Present/Scheduled Construction						
FACILITY ASSESSMENT									
Cost Set: 2017					Rating	Dollar Assessment			
A. Heating System					3	\$2,532,693.48			
B. Roofing					3	\$707,616.40			
C. Ventilation / Air Conditioning					2	\$10,000.00			
D. Electrical Systems					3	\$1,204,736.67			
E. Plumbing and Fixtures					3	\$628,514.00			
F. Windows					3	\$320,068.00			
G. Structure: Foundation					2	\$47,340.00			
H. Structure: Walls and Chimneys					2	\$721,680.25			
I. Structure: Floors and Roofs					2	\$808,800.00			
J. General Finishes					3	\$2,146,378.10			
K. Interior Lighting					3	\$371,145.00			
L. Security Systems					3	\$211,552.65			
M. Emergency/Egress Lighting					3	\$74,229.00			
N. Fire Alarm					3	\$111,343.50			
O. Handicapped Access					2	\$52,330.40			
P. Site Condition					3	\$571,561.45			
Q. Sewage System					1	\$0.00			
R. Water Supply					1	\$0.00			
S. Exterior Doors					3	\$36,000.00			
T. Hazardous Material					3	\$457,285.00			
U. Life Safety					2	\$357,532.80			
V. Loose Furnishings					2	\$296,916.00			
W. Technology					3	\$654,699.78			
X. Construction Contingency / Non-Construction Cost					-	\$3,010,404.78			
Total						\$15,332,827.26			

Cover Sheet					—	—	—	—
1.0 The School Site					100	77	77%	Satisfactory
2.0 Structural and Mechanical Features					200	105	53%	Borderline
3.0 Plant Maintainability					100	61	61%	Borderline
4.0 Building Safety and Security					200	110	55%	Borderline
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								
Cost to Renovate (Cost Factor applied)								
96.02%								
\$14,722,580.73								
The Replacement Cost Per SF and the Renovate/Replace ratio are only provided when this summary is requested from a Master Plan.								

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MS / YSHS = \$15.3M

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Facility Master Plan