

Master Plan Name Yellow Springs EVSD (Greene) - ELPP MP #1 - DRAFT  
 Program ELPP 2017-03-01 (Active)  
 Rank 506  
 School District Yellow Springs Exempted Village School District  
 School District IRN 45674  
 County Greene County  
 Cost Region 1 (New Construction Cost Factor: 96.02%)  
 Cost Set 2017  
 Bracketing Set 2017  
 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2021-2022	Grade Configurations		
		Grades	Total	Placed
PK	0			Remaining
K	46	PK-12	775	775
1	53	PK-5	326	326
2	53	6-8	186	186
3	46	9-12	263	263
4	77	PK-8	512	512
5	51	6-12	449	449
6	63	CT	0	0
7	52			
8	71			
9	78			
10	55			
11	61			
12	69			
CT Offsite	0			
CT Low Bay Comprehensive	0			
CT High Bay Comprehensive	0			
CT Low Bay Onsite	0			
CT High Bay Onsite	0			
<b>Total</b>	<b>775</b>			

Project Scope:

Renovations to Mills Lawn Elementary / Middle School to house grades K-6.

Renovations / Addition to Yellow Springs High / McKinney Middle to house grades 6-12.

Master Planner Commentary:

Excess Space at the High School results in needing to show seven (7) 6th graders housed there. 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 certification (with a preference for attaining points in the Energy and Atmosphere category).

Building	Allowance
Yellow Springs High School/McKinney Middle School	Site Access Safety Improvement Allowance\$300,000.00
Yellow Springs High School/McKinney Middle School	LEED Allowance for building renovation \$261,121.27
Mills Lawn Elementary / Middle School	LEED Allowance for building renovation \$166,650.21
Mills Lawn Elementary / Middle School	Site Access Safety Improvement Allowance\$300,000.00

Building	Yellow Springs High School/McKinney Middle School			Mills Lawn Elementary / Middle School		
Program	Expedited Local Partnership Program (ELPP)			Expedited Local Partnership Program (ELPP)		
Cost Set	2017			2017		
Assessing Consultant	Thomas Porter Architects			Thomas Porter Architects		
Type	Middle/High			Elementary/Middle		
Acres	37.82			8.84		
Grades Housed	7-12			K-6		
Current Enrollment	383			374		
Additions to Demolish	<input type="checkbox"/> 1963 Original Construction 88% 51,738 ft <sup>2</sup> <input type="checkbox"/> 1988 Classroom and Corridor Addition 141% 6,914 ft <sup>2</sup> <input type="checkbox"/> 1999 Elevator Addition 122% 444 ft <sup>2</sup> <input type="checkbox"/> 2002 Classroom Addition 65% 15,133 ft <sup>2</sup>			<input type="checkbox"/> 1952 Original Construction 95% 23,900 ft <sup>2</sup> <input type="checkbox"/> 1957 Classroom and Media Center Addition 92% 10,163 ft <sup>2</sup> <input type="checkbox"/> 2002 Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition 76% 13,261 ft <sup>2</sup>		
Grades Housed - Proposed	6-12			K-6		
Projected Enrollment	393			382		
CT Projected Enrollment						
Scope of Work	Renovate			Renovate/Add		
CEFP Rating	Borderline			Borderline		
Existing ft <sup>2</sup>	74,229			47,324		
Cost/ft <sup>2</sup> (DM)	\$238.09			\$238.34		
Cost to Replace	\$17,673,182.61			\$11,279,202.16		
Cost to Renovate	\$15,615,640.81			\$10,021,028.49		
Reprogramming	\$0.00			\$51,514.92		
Renovate+Replace	88%			89%		
Right Replacement	\$16,408,408.49			\$11,733,423.56		
Right Ratio	95%			96%		
Addition Required	No			Yes		
	Addition ft <sup>2</sup>			Addition ft <sup>2</sup>		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	x	=	0	46 x	125.00 =	5,750
Elementary (PK-5)	x	=	0	326 x	125.00 =	40,750
Middle (6-8)	130 x	155.22 =	20,179	56 x	151.00 =	8,456
High (9-12)	263 x	185.02 =	48,660	x	=	0
Career Technical Core Space	x	=	0	x	=	0
Total ft <sup>2</sup> Required	68,838.86			49,206		
ft <sup>2</sup> Existing	74,229			47,324		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized ft <sup>2</sup>	4,430			2,869		
Less Oversized ft <sup>2</sup>	69,799			44,455		
CT ft <sup>2</sup> Existing						
CT ft <sup>2</sup> Not Programmed						
Less CT ft <sup>2</sup>	69,799			44,455		
Addition ft <sup>2</sup>				4,751		
Cost per ft <sup>2</sup>	see below			see below		
Total Addition Cost						
	Cost of Additions			Cost of Additions		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	x	=	\$0.00
Middle (6-8)	x	=	\$0.00	4,751.00 x	\$239.01 =	\$1,135,536.51
High (9-12)	x	=	\$0.00	x	=	\$0.00
Career Technical Program Space						
CT Existing ft <sup>2</sup>						
CT New ft <sup>2</sup>						
CT Total ft <sup>2</sup>						
CT Program Total	\$0.00			\$0.00		
Total Proposed ft <sup>2</sup>	74,229			52,075		
Total to Rebuild	\$0.00			\$1,135,536.51		
Total to Rebuild All Buildings						
Cost to Reno & Reprogram	\$15,615,640.81			\$10,072,543.41		
Total Addition Cost				\$0.00		
Total Career Technical	\$0.00			\$0.00		
Project Cost	\$15,615,640.81			\$11,208,079.92		
Asbestos Abatement	\$0.00			\$0.00		
Demolition	\$0.00			\$0.00		
Specific Allowance	\$561,121.27			\$466,650.21		
Total Building Cost	\$16,176,762.08			\$11,674,730.13		
Page Subtotal				\$27,851,492.21		
General Allowance	\$0.00			\$0.00		
Project Agreement LFI				\$132,645.15		
Co-Funded Project				\$27,718,847.06		
Total Project Cost				\$27,851,492.21		

# Master Plan Worksheets for Yellow Springs High School/McKinney Middle School

## Reprogramming

Building Name: Yellow Springs High School/McKinney Middle School  
 Current Grades Housed: 7-12 ()  
 Existing Building Size (SF): 74,229  
 OSDM Required Building Size: 68,838.86  
 Additional SF: 0  
 District Has Central Food Prep: no  
 Casework Replacment (Assessment Item J): no  
 Large Restroom Fixture Replacement: no  
 Comprehensive Vocational: no

Projected Enrollment	
Level	Enrollment
Middle School	130
High School	263

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	14,720	11,292	3,428	22,584	0	
Ag Ed		3,100	0	6,200	0	
Gymnasium	7,563	17,000	0	25,500	0	
Media Center	2,378	1,376	1,002	2,752	0	
Vocational		3,100	0	6,200	0	
Student Dining	2,892	3,000	0	6,000	0	
Kitchen	1,150	1,375.5	0	2,751	0	
Auxiliary Gym		7,000	0	10,500	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Total Oversized			4,430		0	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$0.00
CONSTRUCTION CONTINGENCY	\$0.00
SOFT COSTS (16.29%)	\$0.00
COST REGION ADJUSTMENT (96.02%)	\$0.00
TOTAL REPROGRAMMING BUDGET	\$0.00

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	0	0.00%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	-9,437	55.51%	0	\$19.49	\$0.00
Media Center	0	0.00%	0	\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-108	3.60%	0	\$19.49	\$0.00
Kitchen	-225.5	16.39%	0	\$60.00	\$0.00
Natatorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym		0.00%		\$0.00	\$0.00
Total			0		\$0.00

If existing area is being converted to ES space, use conversion budget as follows:  
 Conversion to PK-K Classroom per Room \$26,850.00  
 Conversion to 1-5 Classroom per Room \$13,100.00  
 Large Group Restroom conversion per SF \$13.00

Total Students  
 Est. Classrooms

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	0	\$0.00
1-5 Rooms	0	\$0.00
Restrooms	0	\$0.00
Total		\$0.00

# LEED

Building Name: Yellow Springs High School/McKinney Middle School  
 Current Grades Housed: 7-12 ()  
 Existing Building Size (SF): 74,229  
 Demolished Additions 0  
 Cost Per SF \$238.09  
 Cost To Replace \$17,673,182.61  
 Leed Allowance \$261,121.27  
 OSDM Required Bldg Size: 68,838.86  
 Additional SF: 0

## LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Middle School	20,178.6
High School	48,660.26
CT Program SF Required	0
Total	68,838.86

  

Level	SF Addition
Middle School	
High School	
CT Program New	0
Total SF Addition:	0
Total SF Required:	68,838.86
Total SF Addition:	0
SF Required minus SF Addition:	68,838.86

## Oversized Spaces

Co-Funded SF: 4,430  
 Non-Co-Funded SF: 0  
 Total SF Oversized Spaces: 4,430

## Excess Space

Excess Space SF: 960  
 Excess SF Space CT: 0  
 Total SF Excess Space: 960

## LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition: 68,838.86  
 Oversized Co-funded SF: 4,430  
 Total Co-fundable SF: 73,269  
 Total SF x Cost / SF:  $73,269 \times \$238.09 = \$17,444,616.21$   
 1.5% LEED Allowance:  $\$17,444,616.21 \times 98.5\% \times 1.5\% = \$257,744.20$

## LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF: Excess Space 960  
 Total SF x Cost / SF:  $960 \times \$238.09 = \$228,566.40$   
 1.5% LEED Allowance:  $\$228,566.40 \times 98.5\% \times 1.5\% = \$3,377.07$

Non-Cofunded SF: Excess Building Component OSDM Space 0  
 Total SF x Cost / SF:  $0 \times \$238.09 = \$0.00$   
 1.5% LEED Allowance:  $\$0.00 \times 98.5\% \times 1.5\% = \$0.00$

LEED Allowance Co-fundable: \$257,744.20  
 LEED Allowance Non-Cofundable: \$3,377.07  
 Total LEED Allowance: \$261,121.27

## Co-Funded Oversized Spaces: Oversized Amount

Corridors	3,428
Ag Ed	0
Gymnasium	0
Media Center	1,002
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Total	4,430

## Non-Cofunded Oversized Spaces: Oversized Amount

Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Total	0

# Cost Data

## Complete Building Cost Data

Total Cost To Renovate	\$15,615,640.82
M	\$74,229.00
N	\$111,343.50
U fire suppression ONLY	\$237,532.80
Subtotal	\$423,105.30
Contingency	\$29,617.37
Non-Construction Costs	\$73,748.52
Regional Cost Factor	-\$20,953.55
Total Life Safety Cost	\$505,517.64
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$505,517.66

**PALFI**

Total Enrollment	393
Middle School SF Required	20,178.6
High School SF Required	48,660.26
CT Program SF Required	0
Existing Building SF	74,229
Total Oversized	4,430
Total Usable Building SF:	69,799
Addition or (Excess Space) SF:*	-960

\* No addition or excess space if between 1,000 SF and -1,000 SF

**LFI Calculation - Excess SF**

Building SF:**	74,229
Renovation Costs	\$15,615,640.82
Reprogramming Costs	\$0.00
Cost per SF to Renovate	\$210.37
Life Safety Costs	\$505,517.66
Co-Funded Life Safety Cost per SF	\$6.81
LFI Cost per SF	\$203.56
LEED Cost per SF	\$3.52

\*\* Building SF does not include non-OSDM spaces

**Project Agreement LFI For Non-OSDM Spaces Summary**

**Project Agreement LFI Excess Square Foot Summary**

Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00
TOTAL PALFI for: Yellow Springs High School/McKinney Middle School	\$0.00

**Project Agreement LFI Excess Square Foot Spaces**

Excess Building	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$203.56/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$203.56/SF	\$0.00
LEED Costs for Space: 0 SF @ \$3.52/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00

**100% Cap**



**Project Agreement Locally Funded Initiatives — Renovation**

Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxiliary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$0.00

**Project Agreement Locally Funded Initiatives — LEED Costs**

Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxiliary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total LEED PALFI	\$0.00

**Right Ratio Calculations**

Cost of Renovation	\$15,615,640.82
Reprogramming	\$0.00
LEED Allowance	\$261,121.27
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowance)	\$0.00
Total Building Cost	\$15,876,762.09
Total LFI's/Building	\$0.00
Revised Project Cost	\$15,876,762.09
Right Replacement	\$16,408,408.49
100% Cap Differential	-\$531,646.40
Negative numbers indicate the dollars remaining until project reaches 100% cap.	
Positive numbers indicate a need for 100% Cap LFI.	

# Master Plan Worksheets for Mills Lawn Elementary / Middle School

## Reprogramming

Building Name: Mills Lawn Elementary / Middle School  
 Current Grades Housed: K-6 ()  
 Existing Building Size (SF): 47,324  
 OSDM Required Building Size: 49,206  
 Additional SF: 4,751  
 District Has Central Food Prep: no  
 Casework Replacement (Assessment Item J): no  
 Large Restroom Fixture Replacement: no  
 Comprehensive Vocational: no

Projected Enrollment	
Level	Enrollment
Elementary School	382

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	6,298	7,146	0	14,292	0	
Gymnasium	4,590	3,500	1,090	5,250	0	
Media Center	2,925	1,146	1,779	2,292	633	
Student Dining		3,000	0	6,000	0	
Kitchen	665	1,337	0	2,674	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Total Oversized			2,869		633	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$43,116.67
CONSTRUCTION CONTINGENCY	\$3,018.17
SOFT COSTS (16.29%)	\$7,515.36
COST REGION ADJUSTMENT (98.02%)	\$2,135.28
TOTAL REPROGRAMMING BUDGET	\$51,514.92

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-848	11.87%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	0	0.00%	0	\$19.49	\$0.00
Media Center	0	0.00%	0	\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining		0.00%		\$19.49	\$0.00
Kitchen	-672	50.26%	0	\$60.00	\$0.00
Natorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym		0.00%		\$0.00	\$0.00
Total			0		\$0.00

If existing area is being converted to ES space, use conversion budget as follows:  
 Conversion to PK-K Classroom per Room \$26,850.00  
 Conversion to 1-5 Classroom per Room \$13,100.00  
 Large Group Restroom conversion per SF \$13.00

Total Students  
 Est. Classrooms

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	3	0
1-5 Rooms	17	2.83333333333333
Restrooms	1,136	22.9904761904762
Total		\$43,116.67

## LEED

Building Name: Mills Lawn Elementary / Middle School  
 Current Grades Housed: K-6 ()  
 Existing Building Size (SF): 47,324  
 Demolished Additions 0  
 Cost Per SF \$238.34  
 Cost To Replace \$11,279,202.16  
 Leed Allowance \$166,650.21  
 OSDM Required Bldg Size: 49,206  
 Additional SF: 4,751

#### LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Elementary School	40,750
Middle School	8,456
CT Program SF Required	0
Total	49,206

  

Level	SF Addition
Elementary School	
Middle School	4,751.00
CT Program New	0
Total SF Addition:	4,751
Total SF Required:	49,206
Total SF Addition:	4,751
SF Required minus SF Addition:	44,455.00

#### Oversized Spaces

Co-Funded SF: 2,236  
 Non-Co-Funded SF: 633  
 Total SF Oversized Spaces: 2,869

#### Excess Space

Excess Space SF: 0  
 Excess SF Space CT: 0  
 Total SF Excess Space: 0

#### LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition: 44,455.00  
 Oversized Co-funded SF: 2,236  
 Total Co-fundable SF: 46,691  
 Total SF × Cost / SF:  $46,691 \times \$238.34 = \$11,128,332.94$   
 1.5% LEED Allowance:  $\$11,128,332.94 \times 98.5\% \times 1.5\% = \$164,421.12$

#### LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF: Excess Space 0  
 Total SF × Cost / SF:  $0 \times \$238.34 = \$0.00$   
 1.5% LEED Allowance:  $0 \times 98.5\% \times 1.5\% = \$0.00$

Non-Cofunded SF: Excess Building Component OSDM Space 633  
 Total SF × Cost / SF:  $633 \times \$238.34 = \$150,869.22$   
 1.5% LEED Allowance:  $\$150,869.22 \times 98.5\% \times 1.5\% = \$2,229.09$

LEED Allowance Co-fundable: \$164,421.12  
 LEED Allowance Non-Cofundable: \$2,229.09  
 Total LEED Allowance: \$166,650.21

#### Co-Funded Oversized Spaces: Oversized Amount

Corridors	0
Gymnasium	1,090
Media Center	1,146
Student Dining	0
Kitchen	0
Total	2,236

#### Non-Cofunded Oversized Spaces: Oversized Amount

Corridors	0
Gymnasium	0
Media Center	633
Student Dining	0
Kitchen	0
Total	633

#### Cost Data

##### Complete Building Cost Data

Total Cost To Renovate	\$10,021,028.49
M	\$47,324.00
N	\$70,986.00
U fire suppression ONLY	\$151,436.80
Subtotal	\$269,746.80
Contingency	\$18,882.28
Non-Construction Costs	\$47,017.68
Regional Cost Factor	-\$13,358.74
Total Life Safety Cost	\$322,288.02
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$322,288.02

#### PALFI



Total Enrollment	382
Elementary School SF Required	40,750
Middle School SF Required	8,456
CT Program SF Required	0
Existing Building SF	47,324
Total Oversized	2,869
Total Usable Building SF:	44,455
Addition or (Excess Space) SF:*	4,751

\* No addition or excess space if between 1,000 SF and -1,000 SF

#### LFI Calculation - Excess SF

Building SF:**	47,324
Renovation Costs	\$10,021,028.49
Reprogramming Costs	\$51,514.92
Cost per SF to Renovate	\$212.84
Life Safety Costs	\$322,288.02
Co-Funded Life Safety Cost per SF	\$6.81
LFI Cost per SF	\$206.03
LEED Cost per SF	\$3.52

\*\* Building SF does not include non-OSDM spaces

#### Project Agreement LFI For Non-OSDM Spaces Summary

##### Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:	\$130,416.99
Total Excess Square Footage LEED PALFI:	\$2,228.16
TOTAL PALFI for: Mills Lawn Elementary / Middle School	\$132,645.15

#### Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ \$206.03/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$206.03/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$206.03/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Media Center	
Cost To Renovate Space 633 SF @ \$206.03/SF	\$130,416.99
LEED Cost For Space 633 SF @ \$3.52/SF	\$2,228.16
Student Dining	
Cost To Renovate Space 0 SF @ \$206.03/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$206.03/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$206.03/SF	\$0.00
LEED Costs for Space: 0 SF @ \$3.52/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$130,416.99
Total Excess Square Footage LEED PALFI:	\$2,228.16

#### 100% Cap

#### Project Agreement Locally Funded Initiatives — Renovation

Corridors	\$0.00
Gymnasium	\$0.00
Media Center	\$130,416.99
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$130,416.99

#### Project Agreement Locally Funded Initiatives — LEED Costs

Corridors	\$0.00
Gymnasium	\$0.00
Media Center	\$2,228.16
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total LEED PALFI	\$2,228.16

Right Ratio Calculations	
Cost of Renovation	\$10,021,028.49
Reprogramming	\$51,514.92
LEED Allowance	\$166,650.21
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$1,135,536.51
Other (specific allowance)	\$0.00
Total Building Cost	\$11,374,730.13
Total LFI's/Building	\$132,645.15
Revised Project Cost	\$11,242,084.98
Right Replacement	\$11,733,423.56
100% Cap Differential	-\$491,338.58
Negative numbers indicate the dollars remaining until project reaches 100% cap.	
Positive numbers indicate a need for 100% Cap LFI.	

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Return To MasterPlan						
Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
Yellow Springs High School/McKinney Middle School	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
Yellow Springs High School/McKinney Middle School	LEED	LEED Allowance for building renovation	\$261,121.27		Base CM & A/E Services	no
Mills Lawn Elementary / Middle School	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
Mills Lawn Elementary / Middle School	LEED	LEED Allowance for building renovation	\$166,650.21		Base CM & A/E Services	no
Total			\$1,027,771.48			
Return To MasterPlan						

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Return To MasterPlan			
Project Agreement LFIs			
Building	Name	Amount	Comments
Mills Lawn Elementary / Middle School	Cost to renovate space Media Center	\$130,416.99	
Mills Lawn Elementary / Middle School	LEED Costs for space Media Center	\$2,228.16	
Total		\$132,645.15	
Return To MasterPlan			

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Yellow Springs EVSD
Greene
8/28/2017

SCHOOL DISTRICT  
COUNTY  
DATE

Yellow Springs EVSD (Greene) - ELPP MP #1 - DRAFT

MASTER PLAN

Description of Master Plan:	<ul style="list-style-type: none"> <li>• Renovations to Mills Lawn Elementary / Middle to house grades K-6.</li> <li>• Renovations / Addition to Yellow Springs High - McKinley Middle to house grades 6-12.</li> <li>• </li> <li>• </li> <li>• </li> </ul>
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### CFAP Participant

Step 1. Assessed Valuation	\$ 131,729,570
Step 2. Net Bonded Indebtedness	\$ 2,337,629
Step 3. Project Cost	\$ 27,718,847
Step 4. Required level of indebtedness	6.64%
.05 + [.0002 x ( 83 percentile** - 1)]	
of assessed valuation*	\$ 8,746,843

Step 5. To increase the district's net bonded indebtedness to within \$5,000 of the required level of indebtedness, the district would need additional bond debt of:

	Worth of Local Share
Step 4:	\$ 8,746,843
minus Step 2:	\$ 2,337,629
Total:	\$ 6,409,214

Step 6. Required percentage of the project costs equals	83.00% **
(.01 x basic project costs) x 83 percentile**	\$ 23,006,643

Step 7. Amount of Bond issue or Alternative Funding must be the greater of:

a. a required percentage of the project costs	\$ 23,006,643
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ 6,409,214
c. Therefore, the district's share would be for	\$ 23,006,643

STATE \$	4,712,204	17%
LOCAL \$	23,006,643	83% -not including required LFI
TOTAL \$	27,718,847	

### Total Project Cost:

STATE \$	4,712,204	
LOCAL \$	23,139,288	Includes LFI of: \$ 132,645
TOTAL \$	27,851,492	

\*District's valuation for the year preceding the year in which the Controlling Board approved the project under 3318.04 of the O.R.C.

\*\*Percentile in which the district ranks. (By law, the minimum State share is 5%; therefore, all districts in the 95-100 percentile are shown as 95%).

08/03/09