

Master Plan Name Yellow Springs EVSD (Greene) - ELPP MP #7 - 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 Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2021-2022	Grade Configurations			
PK	0	Grades	Total	Placed	Remaining
K	46	PK-12	775	775	0
1	53	PK-5	326	326	0
2	53	6-8	186	186	0
3	46	9-12	263	263	0
4	77	PK-8	512	512	0
5	51	6-12	449	449	0
6	63	CT	0	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				
Total	775				

Project Scope:

Partial Demolition / Renovations / Addition to Mills Lawn Elementary / Middle to house grades K-6.

Partial Demolition / Renovations / Addition to Yellow Springs High - McKinney Middle School to house grades 7-12.

Master Planner Commentary:

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).

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	\$131,441.84
Mills Lawn Elementary / Middle School LEED Allowance for building renovation	\$46,698.26
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	Resource International, Inc.			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 Gymnasium / Locker Rooms / Art / Admin 88% 22,232 ft <sup>2</sup> <input checked="" type="checkbox"/> 1963 Original Construction 89% 29,506 ft <sup>2</sup> <input checked="" type="checkbox"/> 1988 Classroom and Corridor Addition 138% 6,914 ft <sup>2</sup> <input checked="" type="checkbox"/> 1999 Elevator Addition 117% 444 ft <sup>2</sup> <input type="checkbox"/> 2002 Classroom Addition 65% 15,133 ft <sup>2</sup>			<input checked="" type="checkbox"/> 1952 Original Construction 95% 23,900 ft <sup>2</sup> <input checked="" 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	7-12			K-6		
Projected Enrollment	386			389		
CT Projected Enrollment						
Scope of Work	Renovate/Add/Demolish			Renovate/Add/Demolish		
CEPPI Rating	Borderline			Borderline		
Existing ft <sup>2</sup>	37,365			13,261		
Cost/ft <sup>2</sup> (DM)	\$238.09			\$238.34		
Cost to Replace	\$8,896,232.85			\$3,160,626.74		
Cost to Renovate	\$6,985,260.59			\$2,392,033.32		
Reprogramming	\$176,113.96			\$49,110.72		
Renovate+Replace	80%			77%		
Right Replacement	\$16,181,622.73			\$11,986,057.13		
Right Ratio	92%			100%		
Addition Required	Yes			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)	123 x	155.53 =	19,130	63 x	151.00 =	9,513
High (9-12)	263 x	185.40 =	48,760			0
Career Technical Core Space	x	=	0	x	=	0
Total ft <sup>2</sup> Required			67,890.39			50,263
ft <sup>2</sup> Existing			37,365			13,261
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized ft <sup>2</sup>			0			725
Less Oversized ft <sup>2</sup>			37,365			12,536
CT ft <sup>2</sup> Existing						
CT ft <sup>2</sup> Not Programmed						
Less CT ft <sup>2</sup>			37,365			12,536
Addition ft <sup>2</sup>			30,525			37,727
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
Elementary (PK-5)	x	=	\$0.00	32,338.00 x	=	\$7,707,438.92
Middle (6-8)	10,174.00 x	\$239.01 =	\$2,431,687.74	5,389.00 x	=	\$1,288,024.89
High (9-12)	20,351.00 x	\$238.09 =	\$4,845,369.59	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>			67,890			50,988
Total to Rebuild			\$7,277,057.33			\$8,995,463.81
Total to Rebuild All Buildings						
Cost to Reno & Reprogram			\$7,161,374.55			\$2,441,144.04
Total Addition Cost			\$0.00			\$0.00
Total Career Technical			\$0.00			\$0.00
Project Cost			\$14,438,431.88			\$11,436,607.85
Asbestos Abatement			\$339,627.25			\$373,072.36
Demolition			\$165,888.00			\$153,283.50
Specific Allowance			\$431,441.84			\$346,698.26
Total Building Cost			\$15,375,388.97			\$12,309,661.97
Page Subtotal				\$27,685,050.94		
General Allowance				\$0.00		
Project Agreement LFI				\$23,604.84		
Co-Funded Project				\$27,661,446.10		
Total Project Cost				\$27,685,050.94		

# 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): 37,365  
 OSDM Required Building Size: 67,890.39  
 Additional SF: 30,525  
 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	123
High School	263

Oversized Spaces Review					
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	4,182	5,685	0	11,370	0
Ag Ed		3,100	0	6,200	0
Gymnasium	7,563	17,000	0	25,500	0
Media Center		1,352	0	2,704	0
Vocational		3,100	0	6,200	0
Student Dining		3,000	0	6,000	0
Kitchen		1,351	0	2,702	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			0	0	0

Reprogramming Costs	
HARD COST SUB-TOTAL	\$147,402.87
CONSTRUCTION CONTINGENCY	\$10,318.20
SOFT COSTS (16.29%)	\$25,692.76
COST REGION ADJUSTMENT (96.02%)	-\$7,299.87
TOTAL REPROGRAMMING BUDGET	\$176,113.96

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-1,503	26.44%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	-9,437	55.51%	7,563	\$19.49	\$147,402.87
Media Center		0.00%		\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining		0.00%		\$19.49	\$0.00
Kitchen		0.00%		\$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			7563		\$147,402.87

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): 37,365  
 Demolished Additions 36,864  
 Cost Per SF \$238.09  
 Cost To Replace \$8,896,232.85  
 Leed Allowance \$131,441.84  
 OSDM Required Bldg Size: 67,890.39  
 Additional SF: 30,525

## LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Middle School	19,130.19
High School	48,760.2
CT Program SF Required	0
Total	67,890.39
Level	SF Addition
Middle School	10,174.00
High School	20,351.00
CT Program New	0
Total SF Addition:	30,525
Total SF Required:	67,890.39
Total SF Addition:	30,525
SF Required minus SF Addition:	37,365.39

## Oversized Spaces

Co-Funded SF: 0  
 Non-Co-Funded SF: 0  
 Total SF Oversized Spaces:0

## 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: 37,365.39  
 Oversized Co-funded SF: 0  
 Total Co-fundable SF: 37,365  
 Total SF x Cost / SF:  $37,365 \times \$238.09 = \$8,896,232.85$   
 1.5% LEED Allowance:  $\$8,896,232.85 \times 98.5\% \times 1.5\% = \$131,441.84$

## LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF: Excess Space 0  
 Total SF x Cost / SF:  $0 \times \$238.09 = \$0.00$   
 1.5% LEED Allowance:  $0 \times 98.5\% \times 1.5\% = \$0.00$   
 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: \$131,441.84  
 LEED Allowance Non-Cofundable: \$0.00  
 Total LEED Allowance: \$131,441.84

## Co-Funded 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

## 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 \$6,985,260.59  
 M \$37,365.00  
 N \$56,047.50  
 U fire suppression ONLY \$119,568.00  
 Subtotal \$212,980.50  
 Contingency \$14,908.64  
 Non-Construction Costs \$37,123.14  
 Regional Cost Factor -\$10,547.49  
 Total Life Safety Cost \$254,464.79  
 less total non-cofunded PALFI life safety \$0.00  
 Total Co-Funded Life Safety Cost \$254,464.79



**PALFI**

Total Enrollment	386
Middle School SF Required	19,130.19
High School SF Required	48,760.2
CT Program SF Required	0
Existing Building SF	37,365
Total Oversized	0
Total Usable Building SF:	37,365
Addition or (Excess Space) SF:*	30,525

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

**LFI Calculation - Excess SF**

Building SF:**	37,365
Renovation Costs	\$6,985,260.59
Reprogramming Costs	\$176,113.96
Cost per SF to Renovate	\$191.66
Life Safety Costs	\$254,464.79
Co-Funded Life Safety Cost per SF	\$6.81
LFI Cost per SF	\$184.85
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 @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$184.85/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$184.85/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 @ \$184.85/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	\$6,985,260.59
Reprogramming	\$176,113.96
LEED Allowance	\$131,441.84
Non-Optional Demo Allowance	\$165,888.00
Non-Optional Abatement	\$339,627.25
Addition Cost	\$7,277,057.33
Other (specific allowance)	\$0.00
Total Building Cost	\$15,075,388.97
Total LFI's/Building	\$0.00
Revised Project Cost	\$15,075,388.97
Right Replacement	\$16,181,622.73
100% Cap Differential	-\$1,106,233.76

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): 13,261  
 OSDM Required Building Size: 50,263  
 Additional SF: 37,727  
 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 389

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	2,727	2,002	725	4,004	0	
Gymnasium	2,109	3,500	0	5,250	0	
Media Center		1,167	0	2,334	0	
Student Dining		3,000	0	6,000	0	
Kitchen		1,362	0	2,724	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Total Oversized			725		0	

**Reprogramming Costs**  
 HARD COST SUB-TOTAL \$41,104.41  
 CONSTRUCTION CONTINGENCY \$2,877.31  
 SOFT COSTS (16.29%) \$7,164.62  
 COST REGION ADJUSTMENT (96.02%) \$2,035.62  
 TOTAL REPROGRAMMING BUDGET \$49,110.72

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	-1,391	39.74%	2,109	\$19.49	\$41,104.41	
Media Center		0.00%		\$19.49	\$0.00	
Vocational		0.00%		\$0.00	\$0.00	
Student Dining		0.00%		\$19.49	\$0.00	
Kitchen		0.00%		\$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			2109		\$41,104.41	

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	\$0.00
1-5 Rooms 18	0	\$0.00
Restrooms 319	0	\$0.00
Total		\$0.00

## LEED

Building Name: Mills Lawn Elementary / Middle School  
 Current Grades Housed: K-6 ()  
 Existing Building Size (SF): 13,261  
 Demolished Additions 34,063  
 Cost Per SF \$238.34  
 Cost To Replace \$3,160,626.74  
 Leed Allowance \$46,698.26  
 OSDM Required Bldg Size: 50,263  
 Additional SF: 37,727

#### LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Elementary School	40,750
Middle School	9,513
CT Program SF Required	0
Total	50,263
Level	SF Addition
Elementary School	32,338.00
Middle School	5,389.00
CT Program New	0
Total SF Addition:	37,727
Total SF Required:	50,263
Total SF Addition:	37,727
SF Required minus SF Addition:	12,536.00

#### Oversized Spaces

Co-Funded SF: 725  
 Non-Co-Funded SF: 0  
 Total SF Oversized Spaces: 725

#### 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: 12,536.00  
 Oversized Co-funded SF: 725  
 Total Co-fundable SF: 13,261  
 Total SF x Cost / SF:  $13,261 \times \$238.34 = \$3,160,626.74$   
 1.5% LEED Allowance:  $\$3,160,626.74 \times 98.5\% \times 1.5\% = \$46,698.26$

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

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

LEED Allowance Co-fundable: \$46,698.26  
 LEED Allowance Non-Cofundable: \$0.00  
 Total LEED Allowance: \$46,698.26

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

Corridors	725
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	725

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

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

#### Cost Data

##### Complete Building Cost Data

Total Cost To Renovate	\$2,392,033.32
M	\$13,261.00
N	\$19,891.50
U fire suppression ONLY	\$42,435.20
Subtotal	\$75,587.70
Contingency	\$5,291.14
Non-Construction Costs	\$13,175.16
Regional Cost Factor	-\$3,743.35
Total Life Safety Cost	\$90,310.65
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$90,310.65

#### PALFI



Total Enrollment	389
Elementary School SF Required	40,750
Middle School SF Required	9,513
CT Program SF Required	0
Existing Building SF	13,261
Total Oversized	725
Total Usable Building SF:	12,536
Addition or (Excess Space) SF:*	37,727
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF	
Building SF:**	13,261
Renovation Costs	\$2,392,033.32
Reprogramming Costs	\$49,110.72
Cost per SF to Renovate	\$184.08
Life Safety Costs	\$90,310.65
Co-Funded Life Safety Cost per SF	\$6.81
LFI Cost per SF	\$177.27
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:Mills Lawn Elementary / Middle School	\$0.00

##### Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ \$177.27/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$177.27/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$177.27/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$177.27/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$177.27/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$177.27/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 @ \$177.27/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
Gymnasium	\$0.00
Media Center	\$0.00
Student Dining	\$0.00
Kitchen	\$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
Gymnasium	\$0.00
Media Center	\$0.00
Student Dining	\$0.00
Kitchen	\$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	\$2,392,033.32
Reprogramming	\$49,110.72
LEED Allowance	\$46,698.26
Non-Optional Demo Allowance	\$153,283.50
Non-Optional Abatement	\$373,072.36
Addition Cost	\$8,995,463.81
Other (specific allowance)	\$0.00
Total Building Cost	\$12,009,661.97
Total LFI's/Building	\$0.00
Revised Project Cost	\$12,009,661.97
Right Replacement	\$11,986,057.13
100% Cap Differential	\$23,604.84
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	\$131,441.84		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	\$46,698.26		Base CM & A/E Services	no
Total			\$778,140.10			
Return To MasterPlan						

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Return To MasterPlan			
Project Agreement LFIs			
Building	Name	Amount	Comments
	Mills Lawn Elementary / Middle School 100% Cap Differential	\$23,604.84	
<b>Total</b>		\$23,604.84	
Return To MasterPlan			

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Yellow Springs EVSD
Greene
8/25/2017

SCHOOL DISTRICT  
COUNTY  
DATE

Yellow Springs EVSD (Greene) - ELPP MP #7 - DRAFT

MASTER PLAN

Description of Master Plan:	Partial Demolition / Renovations / Addition to Mills Lawn Elementary / Middle to house grades K-6.
	Partial Demolition / Renovations / Addition to Yellow Springs High / McKinney Middle to house grades 7-12.

### CFAP Participant

Step 1. Assessed Valuation	\$ 131,729,570
Step 2. Net Bonded Indebtedness	\$ 2,337,629
Step 3. Project Cost	\$ 27,661,446
Step 4. Required level of indebtedness .05 + [.0002 x ( 83 percentile** - 1)] of assessed valuation*	6.64% \$ 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 equal: (.01 x basic project costs) x 83 percentile**	83.00% ** \$ 22,959,000
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Step 7. Amount of Bond issue or Alternative Funding must be the greater of:

a. a required percentage of the project costs	\$ 22,959,000
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	\$ 22,959,000

STATE \$	4,702,446	17%
LOCAL \$	22,959,000	83% -not including required LFI
TOTAL \$	27,661,446	

### Total Project Cost:

STATE \$	4,702,446	
LOCAL \$	22,982,605	Includes LFI of: \$ 23,605
TOTAL \$	27,685,051	

\*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