

Master Plan Name **Yellow Springs EVSD (Greene) - ELPP MP #8 - DRAFT**
 Program **ELPP 2017-03-01 (Active)**
 Rank 487
 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			
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:

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	LEED Allowance for building renovation \$131,441.84
Yellow Springs High School/McKinney Middle School	Storm Shelter allowance (hardening 2,896 SF) \$283,229.06
Mills Lawn Elementary / Middle School	LEED Allowance for building renovation \$166,650.21
Mills Lawn Elementary / Middle School	Storm Shelter allowance (hardening 2,842 SF) \$278,646.30

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.			Resource International, Inc.		
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 Room Addition 39% 22,232 ft ² <input checked="" type="checkbox"/> 1963 Original Construction 125% 29,506 ft ² <input checked="" type="checkbox"/> 1988 Classroom and Corridor Addition 138% 6,914 ft ² <input checked="" type="checkbox"/> 1999 Elevator Addition 122% 444 ft ² <input type="checkbox"/> 2002 Classroom Addition 64% 15,133 ft ²			<input type="checkbox"/> 1952 Original Construction 96% 23,900 ft ² <input type="checkbox"/> 1957 Classroom and Media Center Addition 93% 10,163 ft ² <input type="checkbox"/> 2002 Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition 72% 13,261 ft ²		
Grades Housed - Proposed	7-12			K-6		
Projected Enrollment	386			389		
CT Projected Enrollment						
Scope of Work	Renovate/Add/Demolish			Renovate/Add		
CEFP Rating	Borderline			Borderline		
Existing ft ²	37,365			47,324		
Cost/ft ² (DM)	\$238.09			\$238.34		
Cost to Replace	\$8,896,232.85			\$11,279,202.16		
Cost to Renovate	\$4,340,688.20			\$9,997,726.70		
Reprogramming	\$0.00			\$51,514.92		
Renovate+Replace	49%			89%		
Right Replacement	\$16,181,622.73			\$11,986,057.13		
Right Ratio	75%			95%		
Addition Required	Yes			Yes		
	Addition ft ²			Addition ft ²		
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	x	=	0
Career Technical Core Space	x	=	0	x	=	0
Total ft ² Required	67,890.39			50,263		
ft ² Existing	37,365			47,324		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational Oversized ft ²	0			2,848		
Less Oversized ft ²	37,365			44,476		
CT ft ² Existing						
CT ft ² Not Programmed						
Less CT ft ²	37,365			44,476		
Addition ft ²	30,525			5,787		
Cost per ft ²	see below			see below		
Total Addition Cost						
	Cost of Additions			Cost of Additions		
	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	4,960.00 x	\$238.34 =	\$1,182,166.40
Middle (6-8)	10,175.00 x	\$239.01 =	\$2,431,926.75	827.00 x	\$239.01 =	\$197,661.27
High (9-12)	20,350.00 x	\$238.09 =	\$4,845,131.50	x	=	\$0.00
Career Technical Program Space						
CT Existing ft ²						
CT New ft ²						
CT Total ft ²						
CT Program Total	\$0.00			\$0.00		
Total Proposed ft ²	67,890			53,111		
Total to Rebuild	\$7,277,058.25			\$1,379,827.67		
Total to Rebuild All Buildings						
Cost to Reno & Reprogram	\$4,340,688.20			\$10,049,241.62		
Total Addition Cost	\$0.00			\$0.00		
Total Career Technical	\$0.00			\$0.00		
Project Cost	\$11,617,746.45			\$11,429,069.29		
Asbestos Abatement	\$294,438.41			\$0.00		
Demolition	\$165,888.00			\$0.00		
Exclude Storm Shelter	—			—		
Specific Allowance	\$414,670.90			\$445,296.51		
Total Building Cost	\$12,492,743.76			\$11,874,365.80		
Page Subtotal				\$24,367,109.56		
General Allowance				\$0.00		
Project Agreement LFI				\$123,554.46		
Co-Funded Project				\$24,243,555.10		
Total Project Cost				\$24,367,109.56		

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		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	\$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	-1,503	26.44%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium		0.00%		\$19.49	\$0.00
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			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): 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	10,175.00
High School	20,350.00
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 × 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 × 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 × 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 \$4,340,688.20
 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	\$4,340,688.20
Reprogramming Costs	\$0.00
Cost per SF to Renovate	\$116.17
Life Safety Costs	\$254,464.79
Co-Funded Life Safety Cost per SF	\$6.81
LFI Cost per SF	\$109.36
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 @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$109.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$109.36/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 @ \$109.36/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	\$4,340,688.20
Reprogramming	\$0.00
LEED Allowance	\$131,441.84
Non-Optional Demo Allowance	\$165,888.00
Non-Optional Abatement	\$294,438.42
Addition Cost	\$7,277,058.25
Other (specific allowance)	\$0.00
Total Building Cost	\$12,209,514.71
Total LFI's/Building	\$0.00
Revised Project Cost	\$12,209,514.71
Right Replacement	\$16,181,622.73
100% Cap Differential	-\$3,972,108.02
Negative numbers indicate the dollars remaining until project reaches 100% cap.	
Positive numbers indicate a need for 100% Cap LFI.	

Storm Shelter**Storm shelter to be built as part of renovation**

ES enrollment	—
MS enrollment	123
HS enrollment	263
CTS enrollment	—
Staff	81
Total occupants	467
SF required for occupants (@ 5 SF / occupant)	2,335
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)2	
SF required for water closets (@ 15 SF / WC)	30
Lavatories required (@ 1 lavatory / 1,000 occupants)	
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	2,404
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	2,896
Required SF with mechanical area (+ 0.0%)	2,896
Total Required SF (+ 0.0% construction factor)	2,896
SF cost (@ \$88.03 / SF hardened)	\$254,968.82
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$294,968.82
Total storm shelter cost (× 96.02% regional cost factor for Southwestern Ohio)	\$283,229.06

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: 50,263
 Additional SF: 5,787
 District Has Central Food Prep: no
 Casework Replacment (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	6,298	7,146	0	14,292	0	
Gymnasium	4,590	3,500	1,090	5,250	0	
Media Center	2,925	1,167	1,758	2,334	591	
Student Dining		3,000	0	6,000	0	
Kitchen	665	1,362	0	2,724	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Total Oversized			2,848		591	

Reprogramming Costs
 HARD COST SUB-TOTAL \$43,116.67
 CONSTRUCTION CONTINGENCY \$3,018.17
 SOFT COSTS (16.29%) \$7,515.36
 COST REGION ADJUSTMENT (96.02%) -\$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	-697	51.17%	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 3	0	\$0.00
1-5 Rooms 18	2.83333333333333	\$37,116.67
Restrooms 1,136	21.8956916099773	\$6,000.00
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: 50,263
 Additional SF: 5,787

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	4,960.00
Middle School	827.00
CT Program New	0
Total SF Addition:	5,787
Total SF Required:	50,263
Total SF Addition:	5,787
SF Required minus SF Addition:	44,476.00

Oversized Spaces

Co-Funded SF: 2,257
 Non-Co-Funded SF: 591
 Total SF Oversized Spaces: 2,848

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: 44,476.00
 Oversized Co-funded SF: 2,257
 Total Co-fundable SF: 46,733
 Total SF x Cost / SF: $46,733 \times \$238.34 = \$11,138,343.22$
 1.5% LEED Allowance: $\$11,138,343.22 \times 98.5\% \times 1.5\% = \$164,569.02$

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 591
 Total SF x Cost / SF: $591 \times \$238.34 = \$140,858.94$
 1.5% LEED Allowance: $\$140,858.94 \times 98.5\% \times 1.5\% = \$2,081.19$

LEED Allowance Co-fundable: \$164,569.02
 LEED Allowance Non-Cofundable: \$2,081.19
 Total LEED Allowance: \$166,650.21

Co-Funded Oversized Spaces: Oversized Amount

Corridors 0
 Gymnasium 1,090
 Media Center 1,167
 Student Dining 0
 Kitchen 0
 Total 2,257

Non-Cofunded Oversized Spaces: Oversized Amount

Corridors 0
 Gymnasium 0
 Media Center 591
 Student Dining 0
 Kitchen 0
 Total 591

Cost Data

Complete Building Cost Data

Total Cost To Renovate \$9,997,726.70
 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	389
Elementary School SF Required	40,750
Middle School SF Required	9,513
CT Program SF Required	0
Existing Building SF	47,324
Total Oversized	2,848
Total Usable Building SF:	44,476
Addition or (Excess Space) SF:*	5,787

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

LFI Calculation - Excess SF

Building SF:**	47,324
Renovation Costs	\$9,997,726.70
Reprogramming Costs	\$51,514.92
Cost per SF to Renovate	\$212.35
Life Safety Costs	\$322,288.02
Co-Funded Life Safety Cost per SF	\$6.81
LFI Cost per SF	\$205.54
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:	\$121,474.14
Total Excess Square Footage LEED PALFI:	\$2,080.32
TOTAL PALFI for:Mills Lawn Elementary / Middle School	\$123,554.46

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ \$205.54/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$205.54/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$205.54/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Media Center	
Cost To Renovate Space 591 SF @ \$205.54/SF	\$121,474.14
LEED Cost For Space 591 SF @ \$3.52/SF	\$2,080.32
Student Dining	
Cost To Renovate Space 0 SF @ \$205.54/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.52/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$205.54/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 @ \$205.54/SF	\$0.00
LEED Costs for Space: 0 SF @ \$3.52/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$121,474.14
Total Excess Square Footage LEED PALFI:	\$2,080.32

100% Cap

Project Agreement Locally Funded Initiatives — Renovation

Corridors	\$0.00
Gymnasium	\$0.00
Media Center	\$121,474.14
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$121,474.14

Project Agreement Locally Funded Initiatives — LEED Costs

Corridors	\$0.00
Gymnasium	\$0.00
Media Center	\$2,080.32
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total LEED PALFI	\$2,080.32

Right Ratio Calculations

Cost of Renovation	\$9,997,726.70
Reprogramming	\$51,514.92
LEED Allowance	\$166,650.21
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$1,379,827.67
Other (specific allowance)	\$0.00
Total Building Cost	\$11,595,719.50
Total LFI's/Building	\$123,554.46
Revised Project Cost	\$11,472,165.04
Right Replacement	\$11,986,057.13
100% Cap Differential	-\$513,892.09
Negative numbers indicate the dollars remaining until project reaches 100% cap.	
Positive numbers indicate a need for 100% Cap LFI.	

Storm Shelter

Storm shelter to be built as part of renovation

ES enrollment	326
MS enrollment	63
HS enrollment	—
CTS enrollment	—
Staff	69
Total occupants	458
SF required for occupants (@ 5 SF / occupant)	2,290
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	2
SF required for water closets (@ 15 SF / WC)	30
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	2,359
Usable space	83%
Required SF to allow for useless space ($1 \div 83\% = 120\%$)	2,842
Required SF with mechanical area (+ 0.0%)	2,842
Total Required SF (+ 0.0% construction factor)	2,842
SF cost (@ \$88.03 / SF hardened)	\$250,196.11
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$290,196.11
Total storm shelter cost ($\times 96.02\%$ regional cost factor for Southwestern Ohio)	\$278,646.30

Return To MasterPlan						
Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
Yellow Springs High School/McKinney Middle School	LEED	LEED Allowance for building renovation	\$131,441.84		Base CM & A/E Services	no
Yellow Springs High School/McKinney Middle School	Storm Shelter	Storm Shelter allowance (hardening 2,896 SF)	\$283,229.06		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
Mills Lawn Elementary / Middle School	Storm Shelter	Storm Shelter allowance (hardening 2,842 SF)	\$278,646.30		Base CM & A/E Services	no
Total			\$859,967.41			
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	\$121,474.14	
Mills Lawn Elementary / Middle School	LEED Costs for space Media Center	\$2,080.32	
Total		\$123,554.46	
Return To MasterPlan			

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Yellow Springs EVSD
Greene
1/10/2018

SCHOOL DISTRICT
COUNTY
DATE

Yellow Springs EVSD (Greene) - ELPP MP #8 - DRAFT

MASTER PLAN

Description of Master Plan:	• 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	\$ 24,243,555
Step 4. Required level of indebtedness .05 + [.0002 x (80 percentile** - 1)] of assessed valuation*	6.58% \$ 8,667,806

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:	\$ 8,667,806
minus Step 2:	\$ 2,337,629
Total:	\$ 6,330,177

Step 6. Required percentage of the project costs equals (.01 x basic project costs) x 80 percentile**	80.00% ** \$ 19,394,844
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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	\$ 19,394,844
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ 6,330,177
c. Therefore, the district's share would be for	\$ 19,394,844

STATE \$	4,848,711	20%
LOCAL \$	19,394,844	80% -not including required LFI
TOTAL \$	24,243,555	

Total Project Cost:

STATE \$	4,848,711	
LOCAL \$	19,518,398	Includes LFI of: \$ 123,554
TOTAL \$	24,367,109	

*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