



School Facilities Commission

Ted Strickland, Governor
Richard C. Murray, Executive Director

October 6, 2009

Superintendent Dale Fortner
dfortner@wadsworth.k12.oh.us
Wadsworth City School District
360 College Street
Wadsworth, Ohio 44281

RE: Project Agreement - Segmenting

Dear Superintendent:

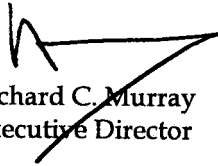
I am pleased to be providing to you your district's Project Agreement to be approved by your Board of Education. The Project Agreement is required by Section 3318.08 of the Revised Code in order to proceed with the release of State funding for your project. You will find enclosed with this letter your agreement for your treasurer's and board president's signature.

The Ohio School Facilities Commission has taken the liberty of filling in Section III (local share) and Section IV (maintenance requirement), per your executed / the district and bond counsel submitted Project Agreement Funding Checklist (copy attached). We strongly recommend that you confirm the funding sections with your bond counsel before signing the agreement.

Upon completion of your approval of the Project Agreement, please submit two signed Project Agreements, along with any additional required documentation, to the Commission to the attention of Janice Parker, Senior Planning Coordinator. Upon execution from the OSFC, a fully executed agreement will be returned to you for your records.

We look forward to working with you to make your project a success.

Sincerely,



Richard C. Murray
Executive Director

/jsp

pc: Douglas Beeman, dbeeman@wadsworth.k12.oh.us
Rick Manoloff, rmanoloff@ssd.com
File

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Ohio School Facilities Commission

CLASSROOM FACILITIES ASSISTANCE PROGRAM

PROJECT AGREEMENT for SEGMENTING

This Project Agreement ("Agreement") is made and entered into by and between the *Ohio School Facilities Commission* ("Commission") and the Board of Education of the *Wadsworth City School District, Medina County*, ("School District Board"), pursuant to Section 3318.08 of the Ohio Revised Code ("ORC").

WHEREAS, the Commission, created pursuant to Section 3318.30, ORC, is a body corporate and politic, an agency of state government and an instrumentality of the State of Ohio ("State"), performing essential government functions of the State; and

WHEREAS, the School District Board is acting as an agency of state government, performing essential functions of government pursuant to Chapter 3318, ORC; and

WHEREAS, THE School District Board desires to participate in the Commission's Classroom Facilities Assistance Program (CFAP) and to segment its CFAP Project pursuant to R.C. 3318.034; and

WHEREAS, the School District Board and the Commission have approved a Segment One Facilities Plan describing the classroom facilities needs of a discrete portion of the student population for segment one of the district, and the total budget for the Project; and

WHEREAS, the School District Board hereby concurs with, and approves the use of, the findings outlined in the final "Facilities Assessment Report" dated *March, 2008*. The School District Board and Commission understand that the use of the Facilities Assessment Report is for the purpose of developing an estimated project budget and scope and that the potential for undocumented conditions that could increase the final cost of the project exists; and

WHEREAS, the School District Board hereby concurs with and approves the use of the Enrollment Report dated *March 4, 2009*. The School District Board and the Commission acknowledge that actual enrollment status will be reviewed annually.

WHEREAS, the School District Board and the Commission acknowledge that the scope and the budget of subsequent segment(s) will reflect updated enrollment, updated construction costs and updated assessment of existing facilities conditions and cost of renovation.

WHEREAS, the School District Board acknowledges in accordance with O.R.C. 3318.03 (C) that for renovation projects, the project fund may not be used for expenditures in excess of one hundred percent of the estimated cost of acquiring a new facility.

WHEREAS, the School District Board and the Commission acknowledge that time is of the essence to the Project Agreement and all obligations hereunder; and

WHEREAS, the School District Board has certified the deposit of the local share amount and maintenance funding required for funding by the Commission;

NOW, THEREFORE, in consideration of the mutual promises herein contained, the School District Board and the Commission agree to cooperate in the design, construction and closeout described herein and as follows.

I. SCOPE OF THE PROJECT

- A. The parties agree that the Segment One Facilities Plan of the Project for purposes of this Agreement shall be described as follows:

Build three new elementary schools to house grades PK thru 4 and one new high school to house grades 9 thru 12 & Career Tech students; allowance to abate and demolish Isham, Overlook and Valley View elementary schools and Wadsworth Senior High School.

- B. The Commission and the School District Board agree that the Project shall, where applicable, comply with the Ohio School Design Manual ("Design Manual") and Commission policies, unless a variance is approved by the Commission.
- C. The total budget for Segment One is *One Hundred Three Million Two Thousand Nine Hundred Twenty Eight Dollars (\$103,002,928)*. The State's share of the total Project budget shall be *Thirty Eight Million One Hundred Eleven Thousand Eighty Three Dollars (\$38,111,083)*. The School District Board's local share of the total Project budget shall be *Sixty Four Million Eight Hundred Ninety One Thousand Eight Hundred Forty Five Dollars (\$64,891,845)*, and funded as set forth in Article III of this Agreement.
- D. *Locally Funded Initiatives ("LFI")*: The School District Board's Project Agreement LFI is *Zero Dollars (\$-0-)* for which the School District Board is responsible in its entirety. The LFI listed in this section constitutes a "required locally funded definition" for debt purposes per ORC 133 (I). Other LFI's not specifically referenced in this Agreement may be addressed through the process described in Section VII of this Agreement.
- E. *Allowances*. Any allowance provided in the total budget indicated in Paragraph C above is set forth below. The State share of any unused portion of an allowance shall be withheld by, or returned to, the Commission upon completion of the Project.
1. *Optional Demolition Allowance*. An allowance is provided in the budget for optional demolition. The amount of this allowance is *Three Million Two Hundred Eighty Six Thousand Eight Hundred Thirty Three Dollars (\$3,286,833)* of which *One Million Four Hundred Eighteen Thousand Three Hundred Eleven Dollars (\$1,418,311)* is for hazardous material removal.
 2. *Swing Space Allowance*. An allowance is provided in the budget for swing space. The amount of this allowance is *Two Hundred Thirteen Thousand One Hundred Eighty Eight Dollars (\$213,188)*.
 3. *Site Access Safety Allowance*: An allowance is provided in the budget for site access safety improvements. The amount of this allowance is *Three Hundred Thousand Dollars (\$300,000)*.
 4. *Other Allowance*. No additional allowance has been provided.
- F. *School District Board Due Diligence for Proposed Sites*. Prior to commencement of the design of a facility, the School District Board shall provide a description of the site selected for a facility for the Commission's review in accordance with Section 3318.08, ORC and Commission policies. In the event of an unforeseen condition requiring environmental remediation of the site, the School District Board shall be solely responsible for the costs.
- G. *LEED*. The district acknowledges the incorporation of the LEED for schools Silver Certification Standard into the relevant school construction. The budget for new construction includes funds for LEED.
- H. *Future Segment*. In the event the School District Board desires to proceed to an additional segment of the Project after completion of Segment One of the Project, the School District Board shall make application to the Commission for funding for such future segment. Any future segment, after Segment One of the Project, if undertaken by the School District Board, is subject to the availability of state funding and will be agreed to through an amendment to this Agreement. Any future segment will utilize the same respective state and local shares and other provisions as set forth in this Agreement. Assistance for any subsequent segment shall not include any additional work on a building included in a prior segment unless the district demonstrates to the satisfaction of the Commission that the district has experienced since the completion of the prior segment an exceptional increase in enrollment in the grade levels housed in that building.

II. OWNERSHIP OF THE PROJECT

- A. Ownership of the Project during the period of design and construction, through execution by the School District Board and the Commission of a Certificate of Completion of the Project Agreement, shall be shared between the Commission and the School District Board according to their respective contributions.
- B. Upon completion of the construction of Segment One of the Project, the Commission's direct interest and participation in Segment One of the Project is concluded. The Commission's interest is considered transferred to the School District Board. The School District Board shall assume sole responsibility for property ownership and facilities management, including the responsibility for enforcement of warranties and guarantees associated with Segment One of the Project.
- C. The School District Board shall not use any of the Classroom Facilities constructed pursuant to this Agreement for any purpose other than for an educational purpose.

III. SCHOOL DISTRICT BOARD SHARE OF BASIC PROJECT COST

- A. The Commission will require, as a condition precedent to execution of this Agreement and release of state funds, a certification by the School District Treasurer that the local share amounts listed in Section III (A)(2), (3) and (4) (a) or (b) below are fully deposited in the Project Construction Fund. The Commission reserves the right to audit the Fund or any expenditure related to the Fund or Segment One of the Project.

1. CFAP Bonds or Notes with Language per ORC 3318

- a. The School District Board agrees to sell bonds or notes in an amount not less than *Zero Dollars (\$-0-)* in an amount established pursuant to Section 3318.05(A), ORC. Such bonds shall be issued in accordance with Sections 3318.05, 3318.06 (or 3318.062), ORC and R.C. 3318.08(A), and these sections shall govern any additional sale of bonds or notes sold by the School District Board for the Project. All such bonds and notes shall be issued in accordance with the provisions of Chapter 133, ORC, and such bonds or notes may be renewed as provided in Section 133.22, ORC.
- b. The proceeds of any such bonds or notes, except any premium, accrued interest and interest included in the amount of the bonds or notes, shall be used first to retire any bond anticipation notes issued by the School District Board for Segment One of the Project.
- c. Within 30 days after the sale of bonds or notes issued pursuant to Article III (A)(1)(a), the School District Board shall deposit into the Project Construction Fund *Zero Dollars (\$-0-)* from the proceeds of the sale of bonds or notes, as specified above.

2. Property Tax/Income Tax Levy

The School District Board agrees to deposit into the Project Construction Fund immediately upon execution of this Agreement the sum of *Zero Dollars (\$-0-)* from the proceeds of bonds leveraged by a property tax levy or income tax levy, or a combination of both as authorized by Section 3318.052, ORC.

3. Local Donated Contributions

- a. **Federal Grant Moneys:** The School District Board agrees to deposit into the Project Construction Fund immediately upon execution of this Agreement the sum of *Zero Dollars (\$-0-)* in federal grant moneys received by the School District Board which can be applied to the Project cost.
- b. **Moneys Donated or Granted; Letters of Credit; Cash on Hand; Non 3318 Bond:** The School District Board agrees to deposit into the Project Construction Fund immediately upon execution of this Agreement the sum of *Sixty Four Million Eight Hundred Ninety One Thousand Eight Hundred Forty Five Dollars (\$64,891,845)* in local donated contributions as authorized by Section 3318.084, (A)(1), ORC. For purposes of this paragraph, a "local donated contribution" is any resource described in Division (C)(1) or (C)(2) of Section 3318.084, ORC but does not include direct spending by a third party source, as defined in Division (C)(3) of Section 3318.084, ORC.
- c. **Local Contribution Spent Directly By A Third Party Source.** Any moneys spent directly by a source other than the School District Board or the State for work that is part of the Segment One Facilities Plan may be counted as a local donated contribution pursuant to Section 3318.084 (C)(3), ORC. In such cases, the School District Board, the Commission, and the entity providing the local donated contribution must enter into a separate agreement in compliance with Section 3318.084 (C)(3), ORC to identify the classroom facilities to be constructed or renovated and the maximum amount of credit to be allowed for those expenditures. In any case where the School District Board's local share is effectively reduced by a local contribution spent by a third party source, the parties agree to amend this Agreement to reflect any reduction in the amount of the local share amount in the Project Construction Fund.

4. Credit

- a. The School District Board has completed a project under the Expedited Local Partnership Program and has signed a certificate of completion with the Commission for the project in the sum of **Zero Dollars (\$-0-)**. Pursuant to Section 3318.36(E)(1), ORC, this amount shall be deducted from the local share of the new basic project cost in Section I.C. above. If the ELPP credit amount is less than the amount in Section I.C., the School District Board shall provide the difference through one or more of the methods described in III.A.1 to III.A.3 above. If the ELPP credit amount is greater than the amount in Section I.C., the Commission may grant to the School District Board the difference.
- b. The School District Board has made expenditures on a project under the Expedited Local Partnership Program under Section 3318.36(D)(1) but has not yet signed a certificate of completion. It is estimated that the amount of the ELPP project, when completed, will be **Zero Dollars (\$-0-)**. Within 30 days of the signing of the certificate of completion by the School District Board and the Commission, the School District Board will, if the actual amount is higher than the estimated amount, transfer the difference out of the project construction fund, or, if the estimated amount is higher than the actual amount, deposit the difference into the project construction fund.
- c. The School District Board has made expenditures outside of the Project Construction Fund which will not result in a certificate of completion under ELPP, but which are recognized by the Commission as a local share contribution to the project, in the amount of **Zero Dollars (\$-0-)**.
- d. Within twelve (12) months after execution of the Project Agreement or within 3 months of the Expedited Local Partnership Program - Closeout Credit Report, the School District Board shall complete a final report of the amount of the credit for approval by the Commission. The School District Board shall increase or decrease its local share deposited in the Project Construction Fund to reflect any changes made by the Commission to the amount shown above.

IV. MAINTENANCE OF COMPLETED FACILITIES

A. *Maintenance Fund.*

1. The School District Board shall levy an additional tax of a minimum of one-half mill for each dollar of valuation for the maintenance of Segment One of the Project, pursuant to, and in accordance with the requirements of Sections 3318.05 (B), 3318.06 (A)(2)(a) and (A)(3), and 3318.17 ORC
2. In the alternative, the School District Board may elect, pursuant to Sections 3318.05 (C), and 3318.06 (A)(2)(b), ORC, to satisfy its local maintenance requirement by earmarking from the proceeds of an existing permanent improvement tax levied under Section 5705.21, ORC an amount equivalent to the amount of the additional tax described in Section IV (A)(1) above (*Exhibit A - Resolution Authorizing the School District Board to Earmark Dollars to the Maintenance Fund (Fund 034) attached*).
3. In the alternative, the School District Board may elect to satisfy its local maintenance requirement by applying the proceeds of a property tax or the proceeds of an income tax, or a combination thereof, pursuant to Section 3318.052, ORC.
4. In the alternative, the School District Board may, pursuant to Section 3318.061, ORC, extend a previously approved tax of one-half mill for each dollar of valuation levied as a condition of participating in a previous state school building assistance program by a number of years so that one-half mill will be collected for at least twenty-three years from the completion of this Agreement.
5. Pursuant to Section 3318.084, ORC, the School District Board may apply any local donated contribution as an offset of all or part of a district's obligation to levy the tax described in Section IV (A)(1) above. The School District Board shall deposit in the maintenance fund any local donated contribution to serve as an offset of all or a portion of the amount that the Commission, in consultation with the Department of Taxation, determines is likely to be generated by a tax of one-half mill for each dollar of valuation over a period of twenty-three years. In the event that School District Board chooses this option, the Commission, at the end of the twenty-three year period, shall recalculate the amount that would have been generated by the tax described in Section 3318.05 of the Revised Code if it had been levied at one-half mill. If the actual amount generated over that period is less than the amount that would have been raised by a one-half mill tax, the district shall pay into the maintenance fund the difference, pursuant to Section 3318.084 (B) of the Revised Code.

6. Pursuant to Sections 3318.08(E) and 3318.084(D)(2), ORC, the Commission may approve a stipulation by the School District Board that the Treasurer will have deposited the full amount of the maintenance fund requirement from local donated contributions by the anticipated completion date of the Project according to a schedule for deposit of such money approved by the Commission.
7. Pursuant to Section 3318.051, ORC the School District Board may transfer district funds from existing sources into the Maintenance Fund. The School District Board must submit a letter and board resolution and must obtain from the Commission a Letter of Approval for this option. The School District Board is required to deposit at least one-half mill for each dollar of valuation annually into the fund for a period of twenty-three years and comply with provisions of Section 3318.051 including submission of annual certification of transfers to the Commission and Auditor of State. If this option is selected, the letter shall be attached to this Agreement as an Appendix.
8. The option elected by the School District Board is #7 as more fully described above. *If option #2, #3, #5, #6 and/or #7 are elected, the School District Board shall list the exact dollar amounts and year of deposit which shall be attached to this Agreement as an Appendix.*
9. In the event that the School District Board elects to satisfy the maintenance fund requirement through Option #2, #3, #4, #5, #6 or #7, the Commission will require, as a condition precedent to execution of this Agreement, certification from the School District Treasurer of the amounts deposited in the maintenance fund, or the earmarked annual revenue collection that will be deposited in the maintenance fund.

- B. **Maintenance Plan.** The School District Board shall submit to the Commission for approval a plan for the preventative maintenance of each completed facility according to procedures specified by the Commission. The School District Board acknowledges that: 1) allowable uses for the maintenance fund shall be the maintenance and repair of the completed facilities, including preventative maintenance, periodic repairs, and the replacement of facility components; 2) that routine janitorial and utility costs, equipment supplies and personnel associated with the day-to-day housekeeping and site upkeep per normal and customary standards are not allowable expenditures under the parameters of the maintenance fund; and 3) that the actual use of the maintenance fund, according to the terms of the approved Maintenance Plan, is subject to audit.
- C. **Utility Reporting.** The School District shall report to the Commission the utility consumption data of each of its facilities for a period of not less than 3 years following occupancy.
- D. **Use of Half Mill Maintenance Levy Proceeds for Improvements.** Section 3318.053, ORC permits a School District Board to use proceeds from the one-half mill maintenance tax described in Sections 3318.05 (B) and (C), ORC for infrastructure improvements on and leading to the project sites that are not included in the total project budget. The School District Board may only use these proceeds during the three-year period following the execution of this Agreement. If the School District Board intends to use the proceeds of one-half mill tax in this manner, it shall include that fact as part of the purpose of the levy in the ballot language proposing it.

V. STATE SHARE OF PROJECT COST

- A. The Commission shall cause the moneys for the State's share of Segment One of the Project cost, or the applicable portion thereof, to be transferred to the Project Construction Fund from moneys appropriated by the General Assembly and encumbered for such purpose, from time to time, as may be necessary to pay obligations incurred pursuant to the terms of this Agreement. Such deposit will be pursuant to complete and accurate quarterly draw requests, executed by the School District Treasurer and approved by the Commission. Breach or material non-compliance of this Agreement on the part of the School District Board, after opportunity to cure, may obviate any Commission obligations with respect to the deposit of funds.
- B. All monies appropriated by the General Assembly and encumbered to pay the State's share of Segment One of the Project cost shall be spent on the construction of Segment One of the Project prior to the expenditure of any funds provided by the School District Board for its share of Segment One of the Project cost, unless the School District Board certifies to the Commission that expenditure by the School District Board is necessary to maintain the tax exempt status of notes or bonds issued by the School District Board to pay for its share of Segment One of the Project cost or to comply with applicable temporary investment periods or spending exception to rebate as provided for under Federal Law in regard to those notes or bonds, in which case, the School District Board may commit to spend, or spend such necessary portion of funds it provides. The Commission acknowledges the School District Treasurer's representation of intended local share spending on the quarterly draw request to constitute a certification of necessity.

- C. The amount of state appropriations to be encumbered for Segment One of the Project in each fiscal biennium shall be determined by the Commission based on Segment One of the Project's estimated construction schedule for that biennium. In each fiscal biennium subsequent to the first biennium in which state appropriations are encumbered for Segment One of the Project, Segment One of the Project has priority for state funds over Segment One of the projects for which initial State funding is sought.

VI. THE PROJECT CONSTRUCTION FUND

- A. The School District Board acknowledges that proper management of the Project Construction Fund ("Fund") is an essential requirement of Segment One of the Project. The School District Board shall identify and describe any fund or account, other than the Project Construction Fund, that is related to the Project. The School District Board shall establish escrow accounts required by law for retainage on trade contracts.
- B. All investment earnings of the Fund shall be credited to the Fund. The School District Board shall maintain a separate account of the investment earnings attributable to the respective contributions to the Fund by the School District Board and the Commission. The School District Board shall report accurate interest earnings to the Commission on the quarterly draw request.
- C. The School District Board shall disburse moneys from the Fund, including investment earnings credited to the Fund, upon approval by the Commission, which shall be evidenced by the consent of the Construction Manager. All vouchers must be approved by the School District Board or designee, and by the Construction Manager as the Commission's designee, prior to any payment by the School District Board. The School District Board Treasurer shall work with the Construction Manager to review and reconcile the Treasurer's log with records maintained by the Construction Manager on a quarterly basis.
- D. Transactions involving the Fund shall be restricted to: 1) payments for professional design and administration services, 2) payments to contractors who have performed work on Segment One of the Project, 3) purchases related to Segment One of the Project, and 4) any transactions authorized necessary or appropriate for establishing and administering investment accounts. Limited expenditures made by a School District Board for Segment One of the Project prior to execution of a Project Agreement may be approved for reimbursement, subject to all approvals required for other transactions involving the Fund. No Fund moneys or interest thereon shall be spent for any items inconsistent with the provisions of the Design Manual and Commission policies, unless a variance is approved by the Commission.
- E. The School District Board shall not transfer or pursue any other transaction to remove moneys from the Fund to any other fund or account except as permitted by this Agreement or with the written approval of the Commission.
- F. The School District Board may, in accordance with Section 3318.12 (B)(2), and by a duly adopted resolution, choose to use all or part of the investment earnings of the School District's Project Construction Fund that are attributable to the School District's contribution to the fund to pay the cost of classroom facilities or portions or components of classroom facilities that are not included in the School District's basic project cost but that are related to the School District's Project. However, if the School District Board chooses to use any or all of the investment earnings in this manner, and, subsequently, the cost of the project exceeds the amount in the project construction fund, the School District Board shall restore to the Project Construction Fund the full amount of the investment earnings used under division (B)(2) before any additional state moneys shall be released for the Project.
- G. The School District Board shall provide a full accounting of the Fund, upon request of the Commission. The School District Board shall provide the Commission a copy of any audit report received from the Auditor of State immediately upon receipt. The report may be provided in hard copy or by electronic medium. The Commission reserves the right to audit the Fund, or any expenditure related to the Fund or the Project.
- H. The contingency reserve portion of the construction budget shall be used only to pay costs resulting from unforeseen job conditions, to comply with rulings regarding building and other codes, to pay costs related to design clarifications or corrections to contract documents, and to pay the cost of settlements and judgments related to the Project, unless otherwise approved by the Commission.
- I. If any moneys remain in the Fund after the Project on Segment One has been completed, they shall be disbursed as follows:
1. At the discretion of the School District Board, any investment earnings remaining in the project construction fund that are attributable to the School District Board's contribution to the Fund shall be: retained in the project construction fund for future projects; transferred to the District's Maintenance Fund and used solely for maintaining the classroom facilities included in the project; or transferred to the School District's permanent improvement fund.

2. Any investment earnings remaining in the project construction fund that are attributable to the state's contribution to fund shall be returned to the Commission for expenditure pursuant to Section 3318.01 to 3318.20 or sections 3318.40 to 3318.45 of ORC.
 3. Any other surplus remaining in the project construction fund after Segment One of the project has been completed shall be returned to the Commission and the School District Board in proportion to their respective contributions to the fund, upon execution of the certificate of completion.
- J. Pursuant to Section 3318.083 and 3318.12, ORC, if the Fund, including all investment earnings credited to the Fund, and any interest earned through completion of Segment One of the Project, becomes depleted by payments of proper Project costs, the School District Board and the Commission shall complete Segment One of the Project, with each contributing additional moneys in proportion to their respective original contributions to the Fund, provided there are appropriated moneys available to the School District Board and the Commission and the Controlling Board approves the use of those moneys for completion of Segment One of the Project. The procedures provided in Commission Rule 3318-4-02 shall be implemented to modify the scope of work or total budget for Segment One of the Project, pursuant to Rule 3318-05-04. The Commission will not share proportionally in the cost of any renovation project that exceeds the total amount of cost that would have been budgeted for new construction. Any interest earnings transferred from the School District's project construction fund as authorized in division (B)(2) of Section 3318.12 ORC shall be restored to the project construction fund, in the full amount of the investment earnings used. In addition, no additional State contribution to the Fund shall be made unless the School District Board's pro-rata share of the increase is deposited into the Fund.
- K. The procedures provided in Commission Rule 3318-4-02 shall be implemented to modify the scope of work or total budget for the Project in situations where the student enrollment declines to such an extent that additional classroom facilities are not necessary to house the total student population at the time the Project is complete. The School District Board and the Commission agree that time is of the essence with respect to any changes in the Segment One Facilities Plan and that all decisions regarding changes shall be expedited. The School District Board's actual enrollment status will be monitored annually and enrollment report updates may be requested by the Commission which may result in revisions to the Facilities Plan.
- L. If a School District Board receives any monies, credits, grants or other type of reimbursement of any kind as a result of an expenditure from the project account, such monies, credits, grants or other type of reimbursement of any kind shall be credited to the project fund account, without regard to the proportional contributions of the parties.

VII. LOCALLY FUNDED INITIATIVES ("LFI"):

- A. The School District Board may elect to add to the scope of any Project and separate fund a scope of work, a LFI, which involves improvements to all or part of the Project funded through the Commission. The School District Board may request the Commission to approve the incorporation of the design and construction of the LFI into the overall Project.
- B. Whenever a LFI will be purchased through contracts that are subject to the Commission's approval, a Memorandum of Understanding (MOU) will be executed by the School District and the Commission, setting forth specific terms and conditions. A separate MOU should be executed for each building.
- C. If the School District Board elects to utilize the Architect and Construction Manager selected for the Commission funded Project, the fees for services shall not be less than the co-funded project fee percentages in comparison to the construction budgets unless approved by the Commission.
- D. The School District Board will assume all of the financial responsibility for the LFI and establish a Local Initiative Fund or special cost center in a fund other than Fund 010 to account for the local resources supporting the LFI. The School District Board will deposit the required money prior to certification of availability of funds.
- E. The Commission may designate a material, system or design feature as a LFI when the estimated cost of a project at the completion of a design phase exceeds the approved budget for the project, in situations where an alternative Design Manual compliant material, system or design feature would reduce the amount of the budget overrun.

VIII. CONTRACT ADMINISTRATION

- A. The School District Board shall select a qualified professional design firm, ("Architect"), to prepare plans, specifications and estimates of cost for bidding the work necessary for Segment One of the Project. The School District Board shall comply with requirements of Section 153.65 to 153.71, ORC, in selecting and contracting with the Architect. The Commission shall provide the form of Agreement for the Architect and the Commission shall approve the Agreement, pursuant to Section 3318.091, ORC. Contracts awarded to firms with principles which exceed the contribution limits applicable to the contract authority as set for in all ethics and campaign contribution laws will not be approved by the Commission.
- B. The Commission shall select a Construction Manager in accordance with Section 9.33 et. seq., ORC, and enter into an Agreement negotiated by the Commission for construction management services. In that Agreement, the Commission and the Construction Manager shall each acknowledge that the School District Board is an intended third party beneficiary of the Agreement, so as to permit the School District Board to obtain full performance of the Construction Manager's obligations under the Agreement.
- C. The Standard Conditions of Contract provided by the Commission and in effect at the time of the applicable bid advertisement for the Project shall apply to the Project. The Standard Conditions may only be amended by Special Conditions approved by the Commission. As a special condition of contract, the School District may adopt, in part or in whole, and as may be periodically amended, the responsible bidder criteria adopted by the Commission as Resolution #07-98. The School District Board, with the approval of the Commission, shall competitively bid, execute and administer contracts for construction on the Project and all other contracts as necessary, in compliance with applicable federal, state and local statutes, ordinances, codes and regulations. Contracts awarded to firms with principles which exceed the contribution limits applicable to the contract authority as set for in all ethics and campaign contribution laws will not be approved by the Commission.
- D. The Commission and the School District Board shall each designate a representative authorized to act on their behalf with respect to decisions required by this Agreement and required during the course of Segment One of the Project. Pursuant to Section 3318-2-04, of the Ohio Administrative Code, the Commission may authorize the Executive Director or the Executive Director's designee to take actions necessary for the performance of this Agreement. The School District Board acknowledges the potential that special meetings may be required for timely execution of decisions and agrees to schedule special meetings as necessary.
- E. The Commission has pre-qualified firms to provide Partnering, Maintenance Planning and Commissioning services. The cost of basic services provided by one of the pre-qualified firms shall be an eligible project cost.
- F. The "Encouraging Diversity, Growth, and Equity" (EDGE) business development program created pursuant to Ohio Revised Code Section 123.152 and amplified under the rules promulgated there under in the Ohio Administrative Code is applicable to the project.

IX. GENERAL PROVISIONS

- A. **Insurance.** The School District Board shall insure the Project for building risk as soon as the School District Board has an insurable interest therein in such amounts and against such risks as the Commission and the School District Board shall agree and shall maintain that insurance during construction. The cost of such insurance shall be payable from the Fund. The School District Board shall insure the Project for Builders Risk and Professional Liability as soon as the School District Board has an insurable interest therein in such amounts and against such risks as the Commission and the School District Board shall agree and the School District Board shall maintain such insurance throughout construction. With the approval of the Commission, the School District Board may purchase other insurance policies for benefit of the Project. The cost of the builders' risk and professional liability insurance and other such insurance policies approved by the Commission shall be payable from the Fund.
- B. **Termination.** This Agreement shall be terminated, and the moneys that were encumbered at the time of the Project's conditional approval by the Commission shall be released for other purposes, if the proceeds of the sale of the bonds or notes of the School District Board, or other lawful alternative funding sources are not paid into the Fund, or if bids for initial contracts for the construction of the Project have not been taken within 24 months after the execution of this Agreement, or such later date as may be approved by the Commission. Additionally, this Agreement may be terminated for convenience by either party upon sixty days notice. Upon such notice, the State share of the project construction fund shall be returned to the Commission within thirty days of all termination costs being paid out of the project construction fund.
- C. **Capitalized Terms.** Capitalized terms in this Agreement shall have the same meaning as those defined in Chapter 3318, ORC, unless otherwise defined herein or unless another meaning is indicated by the context.

- D. **Entire Agreement.** This Agreement is the entire and integrated Agreement between the Commission and the School District Board and supersedes all prior negotiations, representations or agreements, either written or oral.
- E. **Multiple Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.
- F. **Conditions to Validity.** None of the rights, duties and obligations contained in this Agreement shall be binding on any party hereto until all legal requirements have been complied with, including without limitation that the Director of Budget and Management of the State first certifies that there is a balance in the appropriation not already obligated to pay existing obligations, as required by Section 126.07, ORC, all necessary funds are available from the applicable state agencies or instrumentalities and, when required, the expenditure of such funds is approved by the Controlling Board of the State of Ohio or other applicable approving body.
- G. **Successors and Assigns.** The Commission and the School District Board, each bind themselves, their successors, assigns and legal representatives, to the other party to this Agreement and to the successors, assigns and legal representatives of the other party with respect to all terms of this Agreement.
- H. **Law of Ohio.** This Agreement shall be governed by the law of the State of Ohio to the exclusion of the law of any other jurisdiction and the State of Ohio shall have jurisdiction over any action hereunder or related to the Project to the exclusion of any other forum.
- I. **Legal Representation.** The School District Board and the Commission understand that each party will bear its own legal costs incurred in the administration of the project and such costs will not be considered an expenditure out of the project construction fund, except as otherwise may be agreed to by the parties.
- J. **Severability.** If any provision of this Agreement, or any covenant, obligation or agreement contained herein is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect any other provision, covenant, obligation or agreement, each of which shall be construed and enforced as if such invalid or unenforceable provision were not contained herein. Such invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision, covenant, obligation or agreement, shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.
- K. **Amendment.** This Agreement may be amended only by an amendment executed by both the Commission and the School District Board.
- L. **Effective Date.** This Agreement shall become effective on the last date of signature by the President of the Board of Education and Treasurer of the School District and Executive Director of the Commission.

In witness whereof, the parties hereto have hereunto set their hands of the day and year set forth herein.

WADSWORTH CITY SCHOOL DISTRICT
Medina County

By: _____
President - Board of Education

Print Name: _____

Date: _____

By: _____
Treasurer, Board of Education

Print Name: _____

Date: _____

OHIO SCHOOL FACILITIES COMMISSION

By: _____
Executive Director

Print Name: _____

Date: _____

RESOLUTION AUTHORIZING THE SCHOOL DISTRICT TO EARMARK DOLLARS TO THE MAINTENANCE FUND (FUND 034)

WHEREAS, the Board of Education of the *Wadsworth City School District, Medina County, Ohio*, met in _____ session on _____, 20____, and adopted the following Resolution; and

WHEREAS, the District hereby elects to earmark the following dollar amount for the next 23 years in order to satisfy the Maintenance of Completed Facilities as specified in Section IV.A. Maintenance Fund of the attached Project Agreement.

Fiscal Year	Amount
2010	\$340,783
2011	\$340,783
2012	\$340,783
2013	\$340,783
2014	\$340,783
2015	\$340,783
2016	\$340,783
2017	\$340,783
2018	\$340,783
2019	\$340,783
2020	\$340,783
2021	\$340,783
2022	\$340,783
2023	\$340,783
2024	\$340,783
2025	\$340,783
2026	\$340,783
2027	\$340,783
2028	\$340,783
2029	\$340,783
2030	\$340,783
2031	\$340,783
2032	\$340,783
TOTAL	\$7,838,009

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the *Wadsworth City School District, Medina County, Ohio* that the Resolution, as granted, be hereby accepted in accordance with the specifications outlined in Section IV. Maintenance of Completed Facilities of the attached Project Agreement.

Upon the roll call on this passage of the Resolution, the vote was as follows:

_____	President	_____	Vice President
_____		_____	
_____		_____	

The foregoing is a true and correct excerpt from the minutes of the _____ meeting of _____, 20____, of the Board of Education of the *Wadsworth City School District, Medina County, Ohio* showing the passage of the resolution set forth.

Treasurer

Date



OHIO SCHOOL FACILITIES COMMISSION

CFAP/ENP Project Agreement Funding Checklist

Please fill in the appropriate categories as required

District: Wadsworth City

County: Medina

District Information

Commission Approval Date <u>07/23/09</u>		Controlling Board Approval Date <u>08/24/09</u>	
Base Budget:	State: \$38,111,083	Local: \$64,891,845	Total: \$103,002,928
w/LFI: \$0	State: \$0	Local: \$0	Total: \$0
w/ELPP: \$0	State: \$0	Local: \$0	Total: \$0
w/ELPP-w/o LFI:	State: \$0	Local: \$0	Total: \$0

Local Share of Basic Project Cost and Documentation

Alternate Fund Source or
 November February March May August *Please indicate levy month*

n/a CFAP Bonds or Notes with language per ORC 3318 (Section III.A.1)

- Certificate of Election	*Dollar Amount \$0.00	Date Available
<i>When available, send the following:</i>		
- Receipt from Sale of Bonds/Notes, and		
- District Financial Summary Report for Fund 010, Local Share, certified by Treasurer/CFO		

n/a Property Tax/Income Tax (Section III.A.2)

- Certificate of Election, if applicable, and	*Dollar Amount \$0.00	Date Available
- Receipt from Sale of Bonds/Notes, if applicable, and		
- District Financial Summary Report for Fund 010, Local Share, certified by Treasurer/CFO		

Local Donated Contributions (Section III.A.3)

- Federal Grant (Section III.A.3.a)	*Dollar Amount \$0.00	Date Available
- Copy of Grant Award, and		
- District Financial Summary Report for Fund 010, Local Share, certified by Treasurer/CFO		
<input checked="" type="checkbox"/> Non-3318 Bond, Moneys Donated/Granted, Letters of Credit, Cash on Hand, (Section III.A.3.b)	*Dollar Amount \$64,891,845.00	Date Available 9/22/09
<input checked="" type="checkbox"/> Certificate of Election, if applicable, and		
<input checked="" type="checkbox"/> Receipt from Sale of Bonds/Notes, if applicable, and		
<input checked="" type="checkbox"/> District Financial Summary Report for Fund 010, Local Share, certified by Treasurer/CFO		
- Local Contribution by Third Party Source (Section III.A.3.c)		
- Signed Agreement with OSFC, School District and Third Party		

n/a ELPP Credit w/Signed Certificate of Completion (Section III.A.4.a)

- ELPP Certificate of Completion from OSFC	*Dollar Amount \$0.00	
--	------------------------------	--

n/a ELPP Estimated Credit, with Certificate of Completion Forthcoming (Section III.A.4.b)

- ELPP Credit Calculation Worksheet from OSFC	*Dollar Amount	
---	-----------------------	--

n/a ELPP expenses which will not result in Certificate of Completion (Section III.A.4.c)

- ELPP Credit Calculation Worksheet from OSFC and Vendor Expenditure Reports from Treasurer/CFO	*Dollar Amount \$0.00	
---	------------------------------	--

*** This is the dollar amount for the local share only. DO NOT include amounts for LFI's or other costs.**

Maintenance Fund



OHIO SCHOOL FACILITIES COMMISSION

CFAP/ENP Project Agreement Funding Checklist

Please fill in the appropriate categories as required

District : Wadsworth City

County: Medina

Maintenance \$ Amount Per 23 Years: \$340,783 Beginning Year: 2010

No Resolution Required - Certified Through Election Certification

Exhibit A - Resolution Authorizing the School District Board to Earmark Dollars to the Maintenance Fund

n/a Item 1 Half Mill for 23 years (Section IV.A.1) **Dollar Amount** **Commencing Yr**

- Certificate of Election

n/a Item 2 Earmark for Continuing PI Levy (Section IV.A.2) **Date Available**

- Certificate of Election

n/a Item 3 Property/Income Tax (per Section 3318.052) (Section IV.A.3) **Annual Dollar Amount**

- Certificate of Election

Date Available

n/a Item 4 Extension of Previous Half-Mill (Section IV.A.4) **Date Available**

- Certificate of Election

n/a Item 5 Locally Donated Contribution (Section IV.A.5) **Dollar Amount** **\$0.00**

- District Financial Summary Report for Fund 034, certified by Treasurer/CFO

Date Available

n/a Item 6 Transfer Prior to Completion (Section IV.A.6) **Annual Dollar Amount** **\$0.00** **Date Available**

- Resolution of Authorization from District, and

- Letter of Approval from OSFC

Item 7 Transfer per 3318.051 (Section IV.A.7) **Annual Dollar Amount** **\$0.00** **Date Available**

Resolution of Authorization from District, and

Letter of Approval from OSFC

Wadsworth City

BOND COUNSEL: Squire, Sanders & Dempsey, L.L.P

By: _____
Treasurer, Board of Education

By: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

*Please return completed form to Janice Parker:
e-mail submission - janice.parker@osfc.state.oh.us
US mail - 10 West Broad Street - Suite 1400, Columbus, OH 43215*

CERTIFICATE OF RESULT OF ELECTION

On Issuing Bonds
R.C. 133.18, 3501.11(G)

The State of Ohio, MEDINA County, ss.

To ¹ SEC. OF STATE, OHIO DEPT. OF TAXATION, COUNTY AUDITOR, OHIO BD. OF EDUCATION, WADSWORTH CITY SCHOOL DISTRICT

We, the undersigned, Board of Elections of said County, do hereby certify that the GENERAL
(Primary, General or Special)

Election held in WADSWORTH CITY SCHOOL DISTRICT in said County,
(Name of Subdivision)

on the 4TH day of NOVEMBER, 2008, on the question:

"Shall bonds be issued by the WADSWORTH CITY SCHOOL DISTRICT
(Name of Subdivision)

for the purpose of CONSTRUCTING, FURNISHING, EQUIPPING, ADDING TO, RENOVATING, REMODELING AND OTHERWISE IMPROVING SCHOOL DISTRICT BUILDINGS AND FACILITIES AND ACQUIRING, CLEARING AND IMPROVING THEIR SITES

in the principal amount of SIXTY-FIVE MILLION, SIX HUNDRED FIFTY THOUSAND DOLLARS (\$65,650,000)
to be repaid annually over a maximum period of TWENTY-EIGHT(28) years, and an annual levy of property taxes
be made outside of the ten mill limitation estimated by the County Auditor to average over the repayment period
of the bond issue FIVE AND NINE-TENTHS (5.9) mills for each one dollar of tax valuation, which amounts to (\$0.59)

FIFTY-NINE CENTS for each one hundred dollars of tax valuation,
(Here insert rate expressed in cents or dollars and cents)

to pay the annual debt charge on bonds, and to pay debt charges on any notes issued in anticipation of
those bonds, resulted as follows:

Whole number of votes cast THIRTEEN THOUSAND SEVEN HUNDRED NINETY-SIX
(Write number of votes in words)

(13,796)
(In figures)

For the Bond Issue:

SEVEN THOUSAND THREE HUNDRED TWENTY (7,320)
(Write number of votes in words) (In figures)

Against the Bond Issue:

SIX THOUSAND FOUR HUNDRED SEVENTY-SIX (6,476)
(Write number of votes in words) (In figures)

as the same appears by the Abstract of Votes duly certified and signed by us and deposited in our office.

IN WITNESS WHEREOF, We have hereunto subscribed our names officially at

MEDINA, Ohio, this 25TH day of NOVEMBER, 2008.

[Signature] Chair
[Signature]
[Signature]
[Signature] Board of Elections

Attest:

[Signature]
Director

MEDINA County, Ohio

¹ The Ohio Department of Taxation, Tax Equalization Division; the county Auditor, and to the fiscal officer of the political subdivision for which such bonds are to be issued.


RECEIPT FOR PAYMENT OF NOTES

I certify that an issue of \$9,600,000.00 School Improvement Notes, Series 2008, dated December 30, 2008, of the Wadsworth City School District, Ohio, has been received by or on behalf of, and paid for in full by, the purchaser thereof in full accordance with the terms of the contract for the sale and purchase of the Notes.

I acknowledge receipt of that payment, as follows:

Principal Amount	\$9,600,000.00
Plus premium (if any)	41,952.00
Plus accrued interest (if any) from the date of the Notes to this date	0.00
Less Underwriter's Discount	16,800.00
Less Issuance Cost Paid by Underwriter	<u>21,120.00</u>
Total payment received	\$9,604,032.00

The date of this Receipt is December 30, 2008.



Treasurer, Board of Education
Wadsworth City School District, Ohio



School Facilities Commission

Ted Strickland, Governor
Richard C. Murray, Executive Director

October 5, 2009

Mr. Dale Fortner, Superintendent
Wadsworth City School District
360 College St.
Wadsworth, OH 44281

RE: Maintenance Fund Requirement

Dear Supt. Fortner:

Thank you for sending the resolutions approved by the Wadsworth City School District Board of Education on September 4, 2009 requesting permission to utilize Ohio Revised Code Section 3318.051 to meet the maintenance requirement for the Classroom Facilities Assistance Program project with the Ohio School Facilities Commission.

This letter serves as a Letter of Approval for your request. This letter and your resolution will be attached to the Project Agreement.

Sincerely,

A handwritten signature in black ink, appearing to be "R. Murray", written over a horizontal line. The signature is stylized and somewhat cursive.

Richard C. Murray, Executive Director

Cc: Ryan Callender, Squire, Sanders & Dempsey

The Board of Education of Wadsworth City School District, Ohio, met in special session on September 4, 2009, commencing at 7:30 a.m., at the Board's Offices, 360 College Street, Wadsworth, Ohio with the following members present:

_____ BREWER _____ _____ KRAMER _____
_____ JONES _____ _____ McILVAINE _____
_____ WHITE _____

The Treasurer advised the Board that the notice requirements of Section 121.22 of the Revised Code and the implementing rules adopted by the Board pursuant thereto were complied with for the meeting.

_____ JONES _____ moved the adoption of the following resolution:

RESOLUTION NO. 09-9-173

A RESOLUTION PETITIONING THE OHIO SCHOOL FACILITIES COMMISSION TO APPROVE THE TRANSFER OF MONEY IN ACCORDANCE WITH SECTION 3318.051 OF THE REVISED CODE.

WHEREAS, this Board has been informed that the Ohio School Facilities Commission (Commission) has approved the School District's participation in the Commission's Classroom Facilities Assistance Program, which requires, among other things, the levy of a ½-mill maintenance tax, or its equivalent; and

WHEREAS, under Section 3318.051 of the Ohio Revised Code, effective on or about September 5, 2006, a school district need not levy the aforesaid tax "if the district board of education adopts a resolution petitioning the Commission to approve the transfer of money in accordance with this section and the Commission approves that transfer"; and

WHEREAS, this Board currently expects to receive a portion of a Medina County sales tax (Sales Tax), approved by the voters of Medina County in a currently anticipated amount in excess of \$1,500,000 per year, the last collection of which will occur in October 1, 2037; and

WHEREAS, this Board intends to earmark for maintenance of classroom facilities under Chapter 3318 of the Revised Code the equivalent of ½ mill of the expected revenue generated by the Sales Tax; and

WHEREAS, the Board also intends to earmark a portion of the revenue generated by the Sales Tax for the purposes of paying debt service on an anticipated issuance of Qualified School Construction Bonds;

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Wadsworth City School District, County of Medina, State of Ohio, that:

Section 1. This Board hereby petitions the Ohio School Facilities Commission to approve an agreement under Section 3318.051 of the Revised Code to satisfy the ½-mill maintenance levy requirement under Chapter 3318 of the Revised Code, on the basis of the recitals contained in this resolution. That agreement, to be part of the Project Agreement for the project to be pursued under the Classroom Facilities Assistance Program, will require that this Board, in each of the twenty-three (23) consecutive years beginning in the year in which the Board and the

Commission enter into the Project Agreement under Section 3318.08 of the Revised Code, transfer into the maintenance fund required by Section 3318.05(D) of the Revised Code not less than an amount equal to 1/2 mill for each dollar of the District's valuation unless and until the agreement to make those transfers is rescinded by the Board pursuant to Section 3318.051(F) of the Revised Code, as set forth in Section 3318.051(A) of the Revised Code.

Section 2. The Superintendent and the President and Treasurer of this Board, each and all, are authorized, on behalf of this Board, to take any action and execute any document in furtherance of, and within the parameters set forth within, this resolution. Any such actions heretofore taken are hereby ratified and confirmed.

Section 3. This Board finds and determines that all formal actions of this Board and of any of its committees concerning and relating to the adoption of this resolution were taken, and that all deliberations of this Board and of any of its committees that resulted in those formal actions were held, in meetings open to the public in compliance with the law.

Section 4. This resolution shall be in full force and effect from and immediately upon its adoption.

BREWER seconded the motion.

Upon roll call on the adoption of the resolution, the vote was as follows:

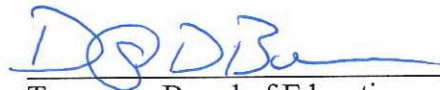
<u>JONES</u>	<u>YEA</u>	<u>McILVAINE</u>	<u>YEA</u>
<u>KRAMER</u>	<u>YEA</u>	<u>WHITE</u>	<u>YEA</u>
	<u>BREWER</u>	<u>YEA</u>	

TREASURER'S CERTIFICATION

The above is a true and correct excerpt from the minutes of the special meeting of the Board of Education of Wadsworth City School District, Ohio, held on September 4, 2009, showing the adoption of the resolution hereinabove set forth.

Written notice of the time and place of the meeting of the Board of Education held on January 12, 2009, was served personally upon, or actually received by, each Board member at least two days in advance of such meeting; and notice of the time, place and purpose(s) of that meeting, was, at least twenty-four (24) hours in advance of the time of such meeting, given to and received by all news media that had heretofore requested notification of such meetings pursuant to Section 121.22 of the Revised Code and the procedures established by the Board for that purpose.

Dated: September 4, 2009



Treasurer, Board of Education
Wadsworth City School District, Ohio

Master Plan Name Wadsworth City (Medina)- CFAP -- Segment 1 -- OSFC 07-23-09 CB 08-10-09
 Rank 384
 School District Wadsworth City School District
 School District IRN 44974
 County Medina County
 Cost Region 4 (New Construction Cost Factor: 102.35%)
 Cost Set 2009
 Bracketing Set 2009
 Educational Planner Dejong & Associates

Projected Enrollment (10 Yr)

Grade	2018-19	Grade Configurations		
		Grades	Total	Placed
PK	54			
K	429	PK-12	5528	5528
1	416	PK-5	2586	2586
2	420	6-8	1302	1302
3	417	9-12	1640	1640
4	423	PK-8	3888	
5	427	6-12	2942	
6	440	CT	235	235
7	432			
8	430			
9	487			
10	394			
11	407			
12	352			
CT Low Bay Comprehensive	130			
CT High Bay Comprehensive	51			
CT Low Bay Offsite	54			
CT Low Bay Onsite	73			
CT High Bay Onsite	50			
Total	5886			

Project Scope:

- Build Three (3) New Elementary Schools to house grades PK-4.
- Build One (1) New High School to house grades 9-12 and Career Tech.
- Allowance to Abate and demolish Isham ES, Overlook ES, Valley View ES, and Wadsworth Senior HS.

Master Planner Commentary:

- Master Plan based on 2009 OSDM and cost set and bracketing.
- Master Plan based on district accepted enrollment projections dated March 4, 2009 (2018-19 planning year).
- Enhanced Environmental Assessment has been completed for all buildings, dated July 2008.
- The project budget for new buildings 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 Categories).
- A site safety allowance is included in this plan for the New High School. An ODOT Traffic Impact Study will need to be completed to use this allowance. See Specific Allowance summary for details.
- A Swing Space Allowance is included in this plan for students normally housed in Overlook Elementary School. All other students will self-swing in existing facilities during construction. See Specific Allowance Summary for details.
- Reprogramming costs based on OSFC July 2009 Reprogramming Calculator Worksheet.
- Career Tech Core Space enrollment calculation is as follows; 130 Low Bay Comprehensive Students + 51 High Bay Comprehensive Students + 54 CT Low Bay Offsite Students (academic space only) = 235 Total CT Core Space Students
- Low Bay Program of Requirements Student calculation is as follows; 130 Low Bay Comprehensive Students + 73 Low Bay Onsite Students = 203 Total Low Bay Students to be included in Program of Requirements / 50 Student Per Low Bay Program requirements = 4 Low Bay Programs are qualified for.
- High Bay Program of Requirements Student calculation is as follows; 51 High Bay Comprehensive Students + 50 High Bay Onsite Students = 101 High Bay Students to be included in Program of Requirements / 30 Student Per High Bay Program requirements = 3 High Bay Programs are qualified for.

Building	Allowance	
New PK-4 #1	Swing Space Allowance for 250 students (At Existing Overlook Elementary School) for projected enrollment year 2011-12.	\$213,188.00
New High School	Site Access Safety Allowance.	\$300,000.00

Building Program	Isham Elementary School Master Planning Considerations	Overlook Elementary School Master Planning Considerations	Valley View Elem Master Planning Considerations	Wadsworth Senior High School Master Planning Considerations
Program	Classroom Facilities Assistance Program (CFAP)	Classroom Facilities Assistance Program (CFAP)	Classroom Facilities Assistance Program (CFAP)	Classroom Facilities Assistance Program (CFAP)
Cost Set	2009	2009	2009	2009
Assessing Consultant	Gandee & Associates, Inc.	Gandee & Associates, Inc.	Gandee & Associates, Inc.	Gandee & Associates, Inc.
Type	Elementary	Elementary	Elementary	High
Acres	9.17	5	11	46.5
Grades Housed	K-4	K-4	K-4	9-12
Current Enrollment	629	253	418	1591
Additions to Demolish	<input type="checkbox"/> 1924 Original Building 85% 31,386 ft ² <input type="checkbox"/> 1948 Administration Building 77% 10,418 ft ² <input type="checkbox"/> 1955 First Classroom Wing Addition 77% 18,281 ft ² <input type="checkbox"/> 1957 Second Classroom Wing Addition 76% 7,966 ft ² <input type="checkbox"/> 2005 Mechanical Service Addition 46% 994 ft ²	<input type="checkbox"/> 1953 Original Building 86% 23,013 ft ²	<input type="checkbox"/> 1957 Original 84% 19,667 ft ² <input type="checkbox"/> 1964 Classroom Wing 75% 17,019 ft ² <input type="checkbox"/> 1974 Student Dining 78% 5,858 ft ² <input type="checkbox"/> 1984 Media Center 67% 2,665 ft ²	<input type="checkbox"/> 1959 Wadsworth Senior High School - Buildings #1 - #6 77% 84,820 ft ² <input type="checkbox"/> 1961 Buildings #7 & #8 69% 17,600 ft ² <input type="checkbox"/> 1967 Cafeteria/Library Addition 66% 9,370 ft ² <input type="checkbox"/> 1968 Science Classroom Addition 62% 13,570 ft ² <input type="checkbox"/> 1969 Original Building #6 Addition 66% 6,780 ft ² <input type="checkbox"/> 1970 Guidance Addition with Senior Commons Enclosure 71% 7,260 ft ² <input type="checkbox"/> 1971 Career Tech Annex Building 54% 14,690 ft ² <input type="checkbox"/> 1975 Career Tech Addition to Original Complex 59% 28,450 ft ² <input type="checkbox"/> 1977 West Gym Complex 63% 62,530 ft ² <input type="checkbox"/> 1984 Classroom & Library Addition 60% 8,150 ft ² <input type="checkbox"/> 1993 New Mechanical Room 56% 1,180 ft ² <input type="checkbox"/> 1998 Science, Music, WCTV Addition 52% 23,560 ft ²
Grades Housed - Proposed				
Projected Enrollment				
CT Projected Enrollment				
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Abate/Demolish
CEFPI Rating	Borderline	Borderline	Borderline	Borderline
Existing ft ²	69,045	23,013	45,209	277,960
Cost/ft ² (DM)	\$212.26	\$220.58	\$220.58	\$205.10
Cost to Replace	\$14,655,491.70	\$5,076,207.54	\$9,972,201.22	\$57,009,596.00
Cost to Renovate	\$12,212,443.82	\$4,359,057.11	\$7,852,108.62	\$40,408,936.02
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate-Replace	83%	86%	79%	71%
Right Replacement				
Right Ratio				
Addition Required	No	No	No	No
Proposed Enrollment	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required
Elementary (PK-5)	x = 0	x = 0	x = 0	x = 0
Middle (6-8)	x = 0	x = 0	x = 0	x = 0
High (9-12)	x = 0	x = 0	x = 0	x = 0
Career Technical	x = 0	x = 0	x = 0	x = 0
Core Space				
Total ft ² Required				
ft ² Existing	69,045	23,013	45,209	277,960
Oversized ft ²				
Less Oversized ft ²	69,045	23,013	45,209	277,960
CT ft ² Existing				
CT ft ² Not Programmed				
Less CT ft ²	69,045	23,013	45,209	277,960
Addition ft ²	-69,045	-23,013	-45,209	-277,960
Cost per ft ²	see below	see below	see below	see below
Total Addition Cost				
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost
Elementary (PK-5)	x = \$0.00	x = \$0.00	x = \$0.00	x = \$0.00
Middle (6-8)	x = \$0.00	x = \$0.00	x = \$0.00	x = \$0.00
High (9-12)	x = \$0.00	x = \$0.00	x = \$0.00	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	\$0.00	\$0.00
Total Proposed ft ²				
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram				
Total Addition Cost				
Total to Renovate/Add	\$0.00	\$0.00	\$0.00	\$0.00
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$0.00	\$0.00	\$0.00	\$0.00
Asbestos Abatement	\$887,538.63	\$147,223.36	\$72,427.60	\$311,121.73
Demolition	\$310,702.50	\$103,558.50	\$203,440.50	\$1,250,820.00
Specific Allowance	\$0.00	\$0.00	\$0.00	\$0.00
Page Subtotal			\$3,286,832.82	
General Allowance			\$0.00	
Project Agreement			\$0.00	
LFI			\$103,002,927.58	
Co-Funded Project				
Total Project Cost			\$103,002,927.58	

Building	New PK-4 #1 New Elementary			New PK-4 #2 New Elementary			New PK-4 #3 New Elementary			New High School New High			
Program													
Cost Set													
Assessing Consultant													
Type	Elementary			Elementary			Elementary			High			
Acres													
Grades Housed													
Current Enrollment													
Additions to Demolish													
Grades Housed - Proposed	PK-4			PK-4			PK-4			9-12, CT Low Bay Comprehensive, CT High Bay Comprehensive, CT Low Bay Offsite, CT Low Bay Onsite, CT High Bay Onsite			
Projected Enrollment	400			450			450			1640			
CT Projected Enrollment										235			
Scope of Work	Build New			Build New			Build New			Build New			
CEFPI Rating													
Existing ft ²													
Cost/ft ² (DM)													
Cost to Replace	\$0.00			\$0.00			\$0.00			\$0.00			
Cost to Renovate													
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00			
Renovate+Replace													
Right Replacement													
Right Ratio													
Addition Required	No			No			No			No			
	New ft²			New ft²			New ft²			New ft²			
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required	
Elementary (PK-5)	400 x	125.00 =	50,000	450 x	121.87 =	54,842	450 x	121.87 =	54,842	x	=	0	
Middle (6-8)	x	=	0	x	=	0	x	=	0	x	=	0	
High (9-12)	x	=	0	x	=	0	x	=	0	1,640 x	159.36 =	261,350	
Career Technical	x	=	0	x	=	0	x	=	0	235 x	95.00 =	22,325	
Core Space													
Total ft ² Required	50,000			54,841.5			54,841.5			283,675.4			
ft ² Existing													
Oversized ft ²													
Less Oversized ft ²													
CT ft ² Existing													
CT ft ² Not Programmed													
Less CT ft ²													
Addition ft ²	50,000			54,842			54,842			283,675			
Cost per ft ²	see below			see below			see below			see below			
Total Addition Cost													
	Cost to Rebuild			Cost to Rebuild			Cost to Rebuild			Cost to Rebuild			
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	
Elementary (PK-5)	50,000x	\$220.58=	\$11,029,000.00	54,841.5x	\$212.26=	\$11,640,656.79	54,841.5x	\$212.26=	\$11,640,656.79	0 x	=	\$0.00	
Middle (6-8)	0 x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00	
High (9-12)	0 x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00	283,675.4x	\$205.10=	\$58,181,824.54	
Career Technical Program Space													
CT Existing ft ²													
CT New ft ²													33,237.81
CT Total ft ²													33,238
CT Program Total	\$0.00			\$0.00			\$0.00			\$6,710,768.64			
Total Proposed ft ²	50,000			54,842			54,842			316,913			
Total to Rebuild	\$11,029,000.00			\$11,640,656.79			\$11,640,656.79			\$58,181,824.54			
Total to Rebuild All Buildings													
Cost to Reno & Reprogram	\$0.00			\$0.00			\$0.00			\$0.00			
Total Addition Cost	\$0.00			\$0.00			\$0.00			\$0.00			
Total to Renovate/Add	\$0.00			\$0.00			\$0.00			\$6,710,768.64			
Total Career Technical	\$0.00			\$0.00			\$0.00			\$6,710,768.64			
Project Cost	\$11,029,000.00			\$11,640,656.79			\$11,640,656.79			\$64,892,593.18			
Asbestos Abatement	\$0.00			\$0.00			\$0.00			\$0.00			
Demolition	\$0.00			\$0.00			\$0.00			\$0.00			
Specific Allowance	\$213,188.00			\$0.00			\$0.00			\$300,000.00			
Page Subtotal							\$99,716,094.76						
General Allowance							\$0.00						
Project Agreement LFI							\$0.00						
Co-Funded Project							\$103,002,927.58						
Total Project Cost							\$103,002,927.58						

Building Summary - Isham Elementary School (17533)

District: Wadsworth City SD				County: Medina		Area: North Central Ohio (4)	
Name: Isham Elementary School				Contact: Mrs. Nancy Watts			
Address: 348 College Ave. Wadsworth, OH 44281				Phone: (330) 335-1440			
Bldg. IRN: 17533				Date Prepared: 2008-07-17		By: Tony Schorr	
				Date Revised: 2009-06-03		By: Dave Gandee	
Current Grades		K-4	Acreage:		9.17		
Proposed Grades		N/A	Teaching Stations:		33		
Current Enrollment		629	Classrooms:		30		
Projected Enrollment		N/A					
				CEFPI Appraisal Summary			
				Section			
				Points Possible		Points Earned	
				Percentage		Rating Category	
Cover Sheet				<		<	
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Building		1924	2	3	31,386	1.0 The School Site	
Administration Building		1948	2	2	10,418	2.0 Structural and Mechanical Features	
First Classroom Wing Addition		1955	2	3	18,281	3.0 Plant Maintainability	
Second Classroom Wing Addition		1957	2	3	7,966	4.0 Building Safety and Security	
Mechanical Service Addition		2005	2	1	994	5.0 Educational Adequacy	
						6.0 Environment for Education	
						Commentary	
						Total	
						C=Under Contract	
						Existing Square Feet	
						Cost per Sq. Ft.	
						Renovation Cost Factor	
						Cost to Renovate (Cost Factor applied)	
						Reprogramming Cost	
						Cost to Renovate w/ Reprogramming	
						Cost to Replace	
						Renovate/Replace	
						N/A	
						Total	
						69,045	
						Total	
						69,045	
						*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: 2009							
A. Heating System		3		\$2,243,962.50		-	
B. Roofing		3		\$223,852.36		-	
C. Ventilation / Air Conditioning		1		\$0.00		-	
D. Electrical Systems		3		\$1,195,859.40		-	
E. Plumbing and Fixtures		3		\$101,200.00		-	
F. Windows		3		\$532,743.00		-	
G. Structure: Foundation		3		\$33,000.00		-	
H. Structure: Walls and Chimneys		2		\$116,835.00		-	
I. Structure: Floors and Roofs		1		\$0.00		-	
J. General Finishes		3		\$1,237,071.09		-	
K. Interior Lighting		3		\$345,225.00		-	
L. Security Systems		3		\$172,612.50		-	
M. Emergency/Egress Lighting		3		\$69,045.00		-	
N. Fire Alarm		1		\$0.00		-	
O. Handicapped Access		3		\$796,365.10		-	
P. Site Condition		3		\$641,666.08		-	
Q. Sewage System		1		\$0.00		-	
R. Water Supply		1		\$0.00		-	
S. Exterior Doors		3		\$32,500.00		-	
T. Hazardous Material		1		\$832,504.50		-	
U. Life Safety		3		\$341,165.75		-	
V. Loose Furnishings		3		\$230,532.00		-	
W. Technology		3		\$443,197.77		-	
X. Construction Contingency / Non-Construction Cost		-		\$2,342,703.81		-	
Total				\$11,932,040.86			

[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]

Building Component Information - Wadsworth City SD (44974) - Isham Elementary School (17533)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1924)		3824		2100	1111									
Administration Building (1948)		1179										9239		
First Classroom Wing Addition (1955)		4289					1581	1007						
Second Classroom Wing Addition (1957)		299												
Mechanical Service Addition (2005)														
Master Planning Considerations														

Building Component Information - Wadsworth City SD (44974) - Overlook Elementary School (28969)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1953)		4022		2028	742			613						
Master Planning Considerations														

Building Summary - Valley View Elem (38158)

District: Wadsworth City SD				County: Medina		Area: North Central Ohio (4)	
Name: Valley View Elem				Contact: Mrs. Joanne Gahan			
Address: 160 West Good Street Wadsworth, OH 44281				Phone: 330-335-1430			
Bldg. IRN: 38158				Date Prepared: 2008-07-18		By: Tony Schorr	
				Date Revised: 2009-06-03		By: Dave Gandee	
Current Grades		K-4	Acreage:		11		
Proposed Grades		N/A	Teaching Stations:		24		
Current Enrollment		418	Classrooms:		21		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original	1957	2		1	19,667		
Classroom Wing	1964	2		1	17,019		
Student Dining	1974	2		1	5,858		
Media Center	1984	2		1	2,665		
Total					45,209		
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating	Dollar Assessment	C	
Cost Set: 2009							
A.	Heating System		3	\$1,469,292.50	-		
B.	Roofing		3	\$379,878.43	-		
C.	Ventilation / Air Conditioning		1	\$0.00	-		
D.	Electrical Systems		3	\$783,019.88	-		
E.	Plumbing and Fixtures		3	\$223,831.50	-		
F.	Windows		3	\$92,022.00	-		
G.	Structure: Foundation		2	\$2,500.00	-		
H.	Structure: Walls and Chimneys		2	\$220,830.00	-		
I.	Structure: Floors and Roofs		1	\$0.00	-		
J.	General Finishes		3	\$858,258.60	-		
K.	Interior Lighting		3	\$226,045.00	-		
L.	Security Systems		3	\$113,022.50	-		
M.	Emergency/Egress Lighting		3	\$45,209.00	-		
N.	Fire Alarm		3	\$67,813.50	-		
O.	Handicapped Access		3	\$283,320.90	-		
P.	Site Condition		3	\$361,470.72	-		
Q.	Sewage System		1	\$0.00	-		
R.	Water Supply		1	\$0.00	-		
S.	Exterior Doors		3	\$32,000.00	-		
T.	Hazardous Material		1	\$176,444.90	-		
U.	Life Safety		3	\$166,929.25	-		
V.	Loose Furnishings		3	\$180,836.00	-		
W.	Technology		3	\$482,832.12	-		
X.	Construction Contingency / Non-Construction Cost		-	\$1,506,264.02	-		
Total				\$7,671,820.82			
CEFPI Appraisal Summary							
Section		Points Possible	Points Earned	Percentage	Rating Category		
Cover Sheet							
1.0 The School Site		100	84	84%	Satisfactory		
2.0 Structural and Mechanical Features		200	127	64%	Borderline		
3.0 Plant Maintainability		100	62	62%	Borderline		
4.0 Building Safety and Security		200	149	75%	Satisfactory		
5.0 Educational Adequacy		200	141	71%	Satisfactory		
6.0 Environment for Education		200	131	66%	Borderline		
Commentary		<	<	<	<		
Total		1000	694	69%	Borderline		
C=Under Contract							
Existing Square Feet							
Cost per Sq. Ft. \$0.00							
Renovation Cost Factor 102.35%							
Cost to Renovate (Cost Factor applied) \$0.00							
Reprogramming Cost \$0.00							
Cost to Renovate w/ Reprogramming \$0.00							
Cost to Replace \$0.00							
Renovate/Replace N/A							
<i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i>							

Building Component Information - Wadsworth City SD (44974) - Valley View Elem (38158)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original (1957)		2191		2384				589						
Classroom Wing (1964)		1863												
Student Dining (1974)							2458	384						
Media Center (1984)					2632									
Master Planning Considerations														

Building Summary - Wadsworth Senior High School (38935)

District: Wadsworth City SD	County: Medina	Area: North Central Ohio (4)
Name: Wadsworth Senior High School	Contact: Mr. Joseph Magnacca	
Address: 625 Broad St Wadsworth, Ohio, OH 44281	Phone: 330-335-1400	
Bldg. IRN: 38935	Date Prepared: 2008-07-22	By: Tony Schorr
	Date Revised: 2009-06-03	By: Dave Gandee

Current Grades	9-12	Acreage:		46.5	CEFPI Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:		75					
Current Enrollment	1591	Classrooms:		65					
Projected Enrollment	N/A								
					Section	Points Possible	Points Earned	Percentage	Rating Category
Addition					Cover Sheet	((((
Date					1.0 The School Site	100	84	84%	Satisfactory
HA					2.0 Structural and Mechanical Features	200	70	35%	Poor
Number of Floors					3.0 Plant Maintainability	100	55	55%	Borderline
Current Square Feet					4.0 Building Safety and Security	200	162	81%	Satisfactory
Wadsworth Senior High School - Buildings #1 - #6					5.0 Educational Adequacy	200	115	58%	Borderline
1959 2 2 84,820					6.0 Environment for Education	200	122	61%	Borderline
Buildings #7 & #8					Commentary	((((
1961 2 1 17,600					Total	1000	608	61%	Borderline
Cafeteria/Library Addition					C=Under Contract				
1967 2 1 9,370									
Science Classroom Addition					Existing Square Feet				
1968 2 1 13,570					Cost per Sq. Ft.				
Original Building #6 Addition					Renovation Cost Factor				
1969 2 1 6,780					\$0.00				
Guidance Addition with Senior Commons Enclosure					Cost to Renovate (Cost Factor applied)				
1970 2 1 7,260					\$0.00				
Career Tech Annex Building					Reprogramming Cost				
1971 2 1 14,690					\$0.00				
Career Tech Addition to Original Complex					Cost to Renovate w/ Reprogramming				
1975 2 1 28,450					\$0.00				
West Gym Complex					Cost to Replace				
1977 2 2 62,530					\$0.00				
Classroom & Library Addition					Renovate/Replace				
1984 2 1 8,150					N/A				
New Mechanical Room					[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]				
1993 2 1 1,180									
Science, Music, WCTV Addition									
1998 1 1 23,560									
Total					277,960				
*HA = Handicapped Access									
*Rating =1 Satisfactory									
=2 Needs Repair									
=3 Needs Replacement									
*Const P/S = Present/Scheduled Construction									
FACILITY ASSESSMENT					Rating				
Cost Set: 2009					Dollar Assessment				
A. Heating System					3 \$8,901,490.00 -				
B. Roofing					3 \$2,281,327.60 -				
C. Ventilation / Air Conditioning					3 \$90,000.00 -				
D. Electrical Systems					3 \$4,814,267.20 -				
E. Plumbing and Fixtures					3 \$1,172,340.00 -				
F. Windows					3 \$392,277.00 -				
G. Structure: Foundation					2 \$5,000.00 -				
H. Structure: Walls and Chimneys					2 \$331,025.00 -				
I. Structure: Floors and Roofs					1 \$0.00 -				
J. General Finishes					3 \$4,794,608.40 -				
K. Interior Lighting					3 \$1,375,110.00 -				
L. Security Systems					3 \$305,756.00 -				
M. Emergency/Egress Lighting					3 \$277,960.00 -				
N. Fire Alarm					3 \$416,940.00 -				
O. Handicapped Access					3 \$954,396.00 -				
P. Site Condition					3 \$2,072,810.00 -				
Q. Sewage System					1 \$0.00 -				
R. Water Supply					3 \$130,000.00 -				
S. Exterior Doors					3 \$223,500.00 -				
T. Hazardous Material					3 \$420,846.00 -				
U. Life Safety					3 \$983,370.00 -				
V. Loose Furnishings					2 \$541,230.00 -				
W. Technology					3 \$1,245,260.80 -				
X. Construction Contingency / Non-Construction Cost					- \$7,751,615.46 -				
Total					\$39,481,129.46				

Building Component Information - Wadsworth City SD (44974) - Wadsworth Senior High School (38935)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Wadsworth Senior High School - Buildings #1 - #6 (1959)		17200		6935	2075	390	2950	2500						
Buildings #7 & #8 (1961)		4660												
Cafeteria/Library Addition (1967)					3830		4180							
Science Classroom Addition (1968)		2270												
Original Building #6 Addition (1969)														
Guidance Addition with Senior Commons Enclosure (1970)		1140												
Career Tech Annex Building (1971)		280				13010								
Career Tech Addition to Original Complex (1975)		4345				5065								
West Gym Complex (1977)		4080		6360										4500
Classroom & Library Addition (1984)		460			4300									
New Mechanical Room (1993)														
Science, Music, WCTV Addition (1998)		3590				1350								
Master Planning Considerations														

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Specific Allowances

Building	Category	Name	Amount	Comments	Cost Column
[New] New PK-4 #1	Swing Space	Swing Space Allowance for 250 students (At Existing Overlook Elementary School) for projected enrollment year 2011-12.	\$213,188.00	Cost Calculation: \$62,500/ unit x 3 units = \$187,500 x 1.137 (13.7% soft costs) = \$213,188.	Base CM & A/E Services
[New] New High School	Site Development	Site Access Safety Allowance.	\$300,000.00	Allowance for Site Access Safety Improvement in the amount of \$300,000.	Base CM & A/E Services
Total			\$513,188.00		

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Program of Requirements for New High School (Wadsworth City (Medina)- CFAP -- Segment 1 -- OSFC 07-23-09 CB 08-10-09)

SF per Student		
POR SF/Student	106.53	(not to exceed Maximum Allowable)
Maximum Program SF/Student	106.54	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00	

General Info	
Number Of Students Low Bay	215
Number Of Students High Bay	97
Number of High School Students	1640
Funded Programs Low Bay (50:1)	4
Funded Programs High Bay (30:1)	3
Career Tech Excess SF	

Square Footage		
Total POR SF	33,238	(not to exceed Maximum Allowable)
Maximum Program SF	33,240	(Maximum Allowable)
OSDM Bracketed SF	42,432	

	Subject Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
Program Type 1													
Drafting Occupations	17.1300	0	0	1,820	1,820	0.00%		\$0.00	1,817	1,817	\$371,939.90	\$371,939.90	1,817
Interactive Media	14.0240	0	0	1,520	1,520	0.00%		\$0.00	1,520	1,520	\$315,825.60	\$315,825.60	1,520
Programming and Software Development	14.0230	0	0	1,520	1,520	0.00%		\$0.00	1,520	1,520	\$315,825.60	\$315,825.60	1,520
Program Type 2													
Biotechnology	07.4850	0	0	2,310	2,310	0.00%		\$0.00	2,310	2,310	\$537,144.30	\$537,144.30	2,310
Program Type 3													
Marketing Technology	04.0830	0	0	2,220	2,220	0.00%		\$0.00	2,220	2,220	\$497,810.00	\$497,810.00	2,220
Program Type 6													
Auto Technology	17.0302	0	0	9,068	9,068	0.00%		\$0.00	9,068	9,068	\$1,572,391.20	\$1,572,391.20	9,068
Carpentry	17.1001	0	0	7,608	7,608	0.00%		\$0.00	6,708	6,708	\$1,223,807.52	\$1,223,807.52	6,708
Net Program Space Total		0	0				0	\$0.00	25,163	25,163	\$4,834,744.12	\$4,834,744.12	25,163
Building Services Spaces													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$218.26)		Final Sf
Mechanical Electrical 5%		0							1,258.15		\$274,603.82		1,258.15
Corridors 14%		0							3,522.82		\$768,890.69		3,522.82
Building Services Spaces Subtotal		0							4,780.97		\$1,043,494.51		4,780.97
Building Gross Square Footage													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$218.26)		Final Sf
Net Program Space + Building Services Spaces (From Above)		0							29,943.97				
Construction Factor (11% Of Additional And Indoor)		0.00							3,293.84		\$718,913.52		3,293.84
POR Totals													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$218.26)		Final Sf
Net Program		0							25,163		\$4,834,744.12		25,163
Regional Cost Factor 102.35%											\$113,616.49		
Building Services Spaces		0							4,780.97		\$1,043,494.51		4,780.97
Construction Factor		0.00							3,293.84		\$718,913.52		3,293.84
Total		0							33,237.81		\$6,710,768.64		33,238

POR Worksheet

Program of Requirements for New High School (Wadsworth City (Medina)- CFAP -- Segment 1 -- OSFC 07-23-09 CB 08-10-09)

Errors:

You have funded too many Low Bay programs

	SF per Student		Number of Low Bay Students:	215			Square Footage
POR SF/Student	106.53	(not to exceed Maximum Allowable)	Number of High Bay Students:	97	Total POR SF	33,238	(not to exceed Maximum Allowable)
Maximum Program SF/Student	106.54	(Maximum Allowable)	Number of High School Students:	1640	Maximum Program SF	33,240	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00		Funded Programs Low Bay: 50:1	4	OSDM Bracketed SF	42,432	
			Funded Programs High Bay 30:1	3			
			Low Bay Programs Requiring Funds :	5			
			High Bay Programs Requiring Funds :	2			
POR Planner data Cost Set: 2009							
Program Type 1							
17.1300 Drafting Occupations ‹ housed in new space							
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total		
Laboratory	1500		1497	\$204.70	\$306,435.90		
CT-P1-2 Office	120		120	\$204.70	\$24,564.00		
CT-P1-3 Storage	200		200	\$204.70	\$40,940.00		
CT-P1-4 Other				\$0.00	\$0.00		
Total:	1,820	0	1,817		\$371,939.90		
Reprogrammed SF:							
Comments:							
14.0240 Interactive Media ‹ housed in new space							
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total		
Laboratory	1200		1200	\$207.78	\$249,336.00		
CT-P1-2 Office	120		120	\$207.78	\$24,933.60		
CT-P1-3 Storage	200		200	\$207.78	\$41,556.00		
Other				\$0.00	\$0.00		
Total:	1,520	0	1,520		\$315,825.60		
Reprogrammed SF:							
Comments:							
14.0230 Programming and Software Development ‹ housed in new space							
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total		
Laboratory	1200		1200	\$207.78	\$249,336.00		
CT-P1-2 Office	120		120	\$207.78	\$24,933.60		
CT-P1-3 Storage	200		200	\$207.78	\$41,556.00		
Other				\$0.00	\$0.00		
Total:	1,520	0	1,520		\$315,825.60		
Reprogrammed SF:							
Comments:							
Program Type 2							
07.4850 Biotechnology ‹ housed in new space							
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total		
Laboratory	1500		1500	\$232.53	\$348,795.00		
CT-P2-2 Office	120		120	\$232.53	\$27,903.60		
CT-P2-3 Storage	200		200	\$232.53	\$46,506.00		
CT-P2-4 Changing Room	490		490	\$232.53	\$113,939.70		
Other				\$0.00	\$0.00		
Total:	2,310	0	2,310		\$537,144.30		
Reprogrammed SF:							
Comments:							

Program Type 3

04.0830 Marketing Technology ‹ housed in new space

Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	1000		1000	\$241.00	\$241,000.00
CT-P3-2 Office	120		120	\$210.50	\$25,260.00
CT-P3-3 Storage	200		200	\$210.50	\$42,100.00
Bookstore	800		800	\$210.50	\$168,400.00
Display	100		100	\$210.50	\$21,050.00
Other				\$0.00	\$0.00
Total:	2,220	0	2,220		\$497,810.00

Reprogrammed SF:

Comments:

Program Type 6

17.0302 Auto Technology ‹ housed in new space

Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	5000		5000	\$173.40	\$867,000.00
CT-P6-2 Related Classroom	900		900	\$173.40	\$156,060.00
CT-P6-3 Office	120		120	\$173.40	\$20,808.00
CT-P6-4 Storage	200		200	\$173.40	\$34,680.00
CT-P6-5 Changing Room (one per type 5, 6 & 7)	270		270	\$173.40	\$46,818.00
Related Restroom	68		68	\$173.40	\$11,791.20
CT-P6-6 Tool Crib	550		550	\$173.40	\$95,370.00
CT-P6-7 Reference Room	200		200	\$173.40	\$34,680.00
Engine Storage	800		800	\$173.40	\$138,720.00
Machine Room	900		900	\$173.40	\$156,060.00
Flammable Material Storage	60		60	\$173.40	\$10,404.00
CT-P6-8 Other				\$0.00	\$0.00
Total:	9,068	0	9,068		\$1,572,391.20

Reprogrammed SF:

Comments:

17.1001 Carpentry ‹ housed in new space

Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	4000		4000	\$182.44	\$729,760.00
CT-P6-2 Related Classroom	900			\$182.44	\$0.00
CT-P6-3 Office	120		120	\$182.44	\$21,892.80
CT-P6-4 Storage	200		200	\$182.44	\$36,488.00
Related Restroom	68		68	\$182.44	\$12,405.92
CT-P6-5 Changing Room (one per type 5, 6 & 7)	270		270	\$182.44	\$49,258.80
CT-P6-6 Tool Crib	550		550	\$182.44	\$100,342.00
CT-P6-7 Reference Room	200		200	\$182.44	\$36,488.00
Finishing Room	500		500	\$182.44	\$91,220.00
Material Storage	800		800	\$182.44	\$145,952.00
CT-P6-8 Other				\$0.00	\$0.00
Total:	7,608	0	6,708		\$1,223,807.52

Reprogrammed SF:

Comments:

Wadsworth City	SCHOOL DISTRICT
Medina	COUNTY
5/28/2009	DATE
Wadsworth City (Medina)- CFAP – Segment 1 – OSFC 07-23-09 CB 08-10-09	
Description of Segment 1 Master Plan:	-Build Three (3) New Elementary Schools to house grades PK-4.
	-Build One (1) New High School to house grades 9-12 and Career Tech.
	-Allowance to Abate and demolish Isham ES, Overlook ES, Valley View ES, and Wadsworth Senior HS.

CFAP Participant (Segmenting)

Step 1. Assessed Valuation	\$ 681,591,440
Step 2. Net Bonded Indebtedness	\$ 34,352,442
Step 3. Cost of Entire Master Facilities Plan	\$ 131,749,831
Step 4. Required level of indebtedness	6.24%
.05 + [.0002 x (63 percentile** - 1)] of assessed valuation*	\$ 42,531,306
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:	

	<u>Worth of Local Share</u>
Step 4:	\$ 42,531,306
minus Step 2:	\$ 34,352,442
Total	\$ 8,178,864

Step 6. Required percentage of the project costs equals	63.00% **
(.01 x basic project costs) x 63 percentile**	\$ 83,002,394

Step 7. Amount of Bond issue or Alternative Funding must be the greater of:	
a. a required percentage of the project costs	\$ 83,002,394
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ 8,178,864
c. Therefore, the district's share of the entire MFP would be for	\$ 83,002,394

STATE	\$ 48,747,437	37%
LOCAL	\$ 83,002,394	63% <i>not including required LFI</i>
TOTAL	\$ 131,749,831	

Step 8. Minimum Local Share Calculation	Assessed Valuation	Minimum Local Share
Assessed Valuation x 4.0%	681,591,440	\$ 27,263,658

Is proposed segment > minimum project size?	proposed segment size	local share of proposed segment
	103,002,928	64,891,845
		yes

Therefore, the budget for the proposed segment would be:

STATE	\$ 38,111,083	37%
LOCAL	\$ 64,891,845	63%
TOTAL	\$ 103,002,928	

*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%).