

THIS IS A TEST PLAN TO SEE IF THE CURRENT ENROLLMENT WOULD PRODUCE FURTHER OFCCO-FUNDING UNDER A SEGMENT 2 SCENARIO.

Master Plan Name Wadsworth\_City\_Medina\_CFAP\_Segment\_2\_Draft\_MP\_Base\_Plan\_12\_11\_18  
 Program CFAP 2 (Deferred)  
 Rank 286  
 School District Wadsworth City School District  
 School District IRN 44974  
 County Medina County  
 Cost Region 4 (New Construction Cost Factor: 100.25%)  
 Cost Set 2018 (for everything)  
 Bracketing Set 2018  
 Educational Planner Dejong & Associates

Projected Enrollment (10 Yr)

Grade	2018-2019	Grade Configurations
PK	54	Grades Total Placed Remaining
K	429	PK-12 5528 4406 1122
1	416	PK-5 2586 1939 647
2	427	7-8 1302 1079 223
3	417	9-12 1640 1388 252
4	423	PK-8 3888 3018 870
5	427	5-12 2942 2467 475
6	440	CT 358 211 147
7	432	
8	439	
9	487	
10	394	
11	407	
12	352	
CT Offsite	54	
CT Low Bay Comprehensive	130	
CT High Bay Comprehensive	51	
CT Low Bay Onsite	73	
CT High Bay Onsite	50	
<b>Total</b>	<b>5886</b>	

REPORTED ENROLLMENT

Grade	2018-19	Grade Configuration
pk	34	Grades Total
k	309	pk-12 4,406
1	290	pk-5 1,939
2	294	6-8 1,079
3	341	9-12 1,388
4	325	pk-8 3,018
5	346	6-12 2,467
6	322	CT Academic Core 211
7	390	
8	367	
9	333	
10	382	
11	349	
12	324	
pk-12 Subtotal	4,406	
CT Low Bay Comprehensive	79	
CT High Bay Comprehensive	33	
CT Low Bay Offsite	99	
CT Low Bay Onsite	53	
CT High Bay Onsite	40	
CT Subtotal	304	
<b>PK-12 &amp; CT Total</b>	<b>4,710</b>	

Student Placement	Count
PK-4	433
Isham	433
Overlook	433
Valley View	434
Lincoln	284
Franklin	0
<b>Total PK-4 Placement</b>	<b>1,584</b>
Central Intermediate	0
Central Middle	991
4 <sup>th</sup> Grade	9
5 <sup>th</sup> Grade	346
6 <sup>th</sup> Grade	322
7 <sup>th</sup> Grade	314
<b>Total MS Placement</b>	<b>991</b>
High School	2,247
7 <sup>th</sup> Grade	76
8 <sup>th</sup> Grade	367
HS Academic	1,388
CT Academic	211
CT Low Bay	132
CT High Bay	73
<b>Total HS Placement</b>	<b>2,247</b>

Project Scope:

- Renovations to Franklin Elementary School to house grades PK- 4.
- Renovations to Lincoln Elementary School to house grades PK- 4.
- No action on Wadsworth High School constructed under segment 1 to house grades 7-12 and Career Tech
- No action on Isham Memorial Elementary constructed under segment 1 to house grades PK-4.
- No action on Overlook Elementary constructed under segment 1 to house grades PK-4.
- No action on Valley View Elementary constructed under segment 1 to house grades PK-4.
- Renovations to Central Intermediate School to house grades 4-7.
- Renovations to Wadsworth Middle School to house grades 6-8.
- Renovations to Wadsworth Central Intermediate (no students available to be placed in building)

Master Planner Commentary:

- Master Plan based on 2018 OSDM and cost set and bracketing.
- Master Plan based on district commissioned enrollment projections dated October 18, 2018 (2018-19 actuals).
- Enhanced Environmental Assessment has been completed for all buildings, dated July 2008.
- An Allowance has been included in this plan for Central Intermediate School, Franklin Elementary School, Lincoln Elementary School and Wadsworth Middle School for 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). Please see Specific Allowance Summary for details.
- 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).
- 20 Project Agreement LFI's are included. Please refer to the Project Agreement LFI Summary for details.
- 2009 Segment 1 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.
- 2009 Segment 1 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.
- 2018-19 Actual Enrollment Career Tech Core Space enrollment calculation is as follows; 79 Low Bay Comprehensive Students + 33 High Bay Comprehensive Students + 99 CT Low Bay Offsite Students (academic space only) = 211 Total CT Core Space Students. 24 less than 2009 Segment 1 Master Plan
- 2018-19 Actual Enrollment Low Bay Program of Requirements Student calculation is as follows; 79 Low Bay Comprehensive Students + 53 Low Bay Onsite Students = 132 Total Low Bay Students to be included in Program of Requirements / 50 Student Per Low Bay Program requirements = 2 Low Bay Programs are qualified for. 2 less than 2009 Segment 1 Master Plan.
- 2018-19 Actual Enrollment High Bay Program of Requirements Student calculation is as follows; 79 High Bay Comprehensive Students + 53 High Bay Onsite Students = 73 High Bay Students to be included in Program of Requirements / 30 Student Per High Bay Program requirements = 2 High Bay Programs are qualified for. 1 less than 2009 Segment 1 Master Plan.
- 76 seventh grade, 367 eighth grade along with 1,388 nine thru twelve grade students placed in Wadsworth High School to eliminate excess space in that facility.
- 9 fourth grade, 346 fifth grade, 322 sixth grade and 314 seventh grade students placed in Central Middle School to eliminate excess space in that facility.
- After placing 433 pk-4 students in Isham Memorial Elementary, 433 pk-4 students in Overlook Elementary and 434 pk-4 students in Valley View Elementary (build under seg. 1), there is only 284 pk-4 students remaining to be placed in Lincoln Elementary and no pk-4 students remaining to be placed in Franklin Elementary. The web tool produces 7,416 sf of excess space at Lincoln Elementary and 43,540 sf of Excess space at Franklin Elementary. There is a 350 Rule PALFI not calculated that would need to be applied to Lincoln Elementary.

Building	Allowance
Central Intermediate School	LEED Allowance for building renovation \$378,702.27
Franklin Elementary School	LEED Allowance for building renovation \$165,181.04
Lincoln Elementary School	LEED Allowance for building renovation \$165,181.04
Lincoln Elementary School	Storm Shelter allowance (hardening 1,975 SF) \$214,367.31
Wadsworth Middle School	Storm Shelter allowance (hardening 6,690 SF) \$630,524.90
Wadsworth Middle School	LEED Allowance for building renovation \$477,293.94
New High School 9-12	LEED Allowance for building renovation \$1,476,486.14
New High School 9-12	Storm Shelter allowance (hardening 13,557 SF) \$1,236,473.30

Building Program	Central Intermediate School Classroom Facilities Assistance Program (CFAP)	Franklin Elementary School Expedited Local Partnership Program (ELPP)	Isham Memorial Elementary Classroom Facilities Assistance Program (CFAP)	Lincoln Elementary School Expedited Local Partnership Program (ELPP)
Cost Set	[2018]	[2018]	[2018]	[2018]
Assessing Consultant	Hammond Construction	Hammond Construction	Hammond Construction	Hammond Construction
Type	Elementary	Elementary	Elementary	Elementary
Acres	4.48	11.26	10.00	2.88
Grades Housed	5-6	K-4	PK-4	PK-4
Current Enrollment	720	311	433	301
Additions to Demolish	<input type="checkbox"/> 1907 Original Building 86% 37,162 ft² <input type="checkbox"/> 1927 Auditorium 40% 7,897 ft² <input type="checkbox"/> 1927 Classroom Wing Addition 43% 36,738 ft² <input type="checkbox"/> 1962 2nd Classroom Wing Addition 39% 6,925 ft² <input type="checkbox"/> 1973 Gymnasium Addition 53% 5,613 ft² <input type="checkbox"/> 1990 3rd Classroom Wing Addition 41% 17,086 ft²	<input type="checkbox"/> 2000 Franklin Elementary School 17% 43,540 ft²	<input type="checkbox"/> 2011 Original Building 0% 53,194 ft²	<input type="checkbox"/> 2000 Lincoln Elementary School 17% 43,540 ft²
Grades Housed - Proposed	This building has a work scope suggestive of grades being housed; however, no grades have been indicated for this building. The numbers for square feet per student may not be accurate.	PK-4	PK-4	PK-4
Projected Enrollment	0	0	433	284
CT Projected Enrollment				
Scope of Work	Renovate	Renovate	No Action - Previous Segment	Renovate
CEPPI Rating	Satisfactory	Satisfactory	Excellent	Satisfactory
Existing ft²	111,421	43,540	53,194	43,540
Cost/ft² (DM)	\$230.04	\$256.77	\$247.25	\$256.77
Cost to Replace	\$25,631,286.84	\$11,179,765.80	\$13,152,216.50	\$11,179,765.80
Cost to Renovate	\$16,379,291.25	\$1,893,235.03		\$1,908,927.50
Reprogramming	\$0.00	\$0.00	\$0.00	\$72,936.29
Renovate+Replace	64%	17%	0%	18%
Right Replacement			\$13,152,228.86	\$9,115,335.00
Right Ratio			0%	22%
Addition Required	No	No	No	No
Proposed Enrollment	Students	Students	Students	Students
Elementary (PK-K)	x = 0	x = 0	85 x 122.85 = 10,442	85 x 125.00 = 10,625
Elementary (PK-5)	x = 0	x = 0	433 x 122.85 = 53,194	284 x 125.00 = 35,500
Middle (6-8)	x = 0	x = 0	x = 0	x = 0
High (9-12)	x = 0	x = 0	x = 0	x = 0
Career Technical Core Space	x = 0	x = 0	x = 0	x = 0
Total ft² Required			53,194.05	35,500
ft² Existing	111,421	43,540	53,194	43,540
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	40,755	12,500		624
Less Oversized ft²	70,666	31,040	53,194	42,916
CT ft² Existing				
CT ft² Not Programmed				
Less CT ft²	70,666	31,040	53,194	42,916
Addition ft²	-70,666	-31,040		-7,416
Cost per ft²	see below	see below	see below	\$0.00
Total Addition Cost				
Cost of New SF	SF Required	SF Required	SF Required	SF Required
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 ft²				
CT New ft²				
CT Total ft²				
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft²	40,755	12,500	53,194	36,124
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	\$16,379,291.25	\$1,893,235.03		\$1,981,863.79
Total Addition Cost				
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$16,379,291.25	\$1,893,235.03		\$1,981,863.79
Asbestos Abatement	\$0.00	\$0.00	\$0.00	\$0.00
Demolition	\$0.00	\$0.00	\$0.00	\$0.00
Exclude Storm Shelter				
Specific Allowance	\$378,702.27	\$165,181.04	\$0.00	\$379,548.35
Total Building Cost	\$16,757,993.52	\$2,058,416.07	\$0.00	\$2,361,412.14
Page Subtotal		\$21,177,821.73		
General Allowance		\$0.00		
Project Agreement LEI		\$19,540,097.80		
Co-Funded Project		\$9,330,788.87		
Total Project Cost		\$28,870,886.67		

Total Capacity  
 w/out CIS  

$$\begin{array}{r} 4,1822 \\ + C.T. \quad 211 \\ \hline + CIS - 5,033 \\ \hline 790 \end{array}$$

5,823  
TOTAL CAPACITY

Building Program	Overlook Elementary Classroom Facilities Assistance Program (CFAP) [2018]	Valley View Elementary Classroom Facilities Assistance Program (CFAP) [2018]	Wadsworth Middle School Expedited Local Partnership Program (ELPP) [2018]	New High School 9-12 Classroom Facilities Assistance Program (CFAP) [2018]
Assessing Consultant	Hammond Construction	Hammond Construction	Hammond Construction	Hammond Construction
Type	Elementary	Elementary	Middle	High
Acres	11.00	11.00	42.00	10.00
Grades Housed	PK-4	PK-4	7-8	9-12
Current Enrollment	433	434	717	1526
Additions to Demolish	<input checked="" type="checkbox"/> 2011 Original Building 0% 53,194 ft²	<input type="checkbox"/> 2011 Original Building 0% 53,291 ft²	<input type="checkbox"/> 2001 Original Building 11% 137,161 ft²	<input type="checkbox"/> 2012 Career Tech 0% 33,238 ft² <input type="checkbox"/> 2012 LFI Addition 0% 51,946 ft² <input type="checkbox"/> 2012 LFI Auditorium 0% 10,000 ft² <input type="checkbox"/> 2012 LFI Community Center 0% 30,000 ft² <input type="checkbox"/> 2012 LFI Library 0% 10,000 ft² <input type="checkbox"/> 2012 Original Building 0% 283,675 ft²
Grades Housed - Proposed	PK-4	PK-4	5-7	7-12, CT Offsite, CT Low Bay Comprehensive, CT High Bay Comprehensive, CT Low Bay Onsite
Projected Enrollment	433	434	991	1831
CT Projected Enrollment				211
Scope of Work	No Action - Previous Segment	No Action - Previous Segment	Renovate	Renovate
CEFP Rating	Excellent	Excellent	Excellent	Excellent
Existing ft²	53,194	53,291	137,161	418,859
Cost/ft² (DM)	\$247.25	\$247.25	\$235.52	\$238.58
Cost to Replace	\$13,152,216.50	\$13,176,199.75	\$32,304,158.72	\$99,931,380.22
Cost to Renovate			\$3,612,649.96	\$0.00
Reprogramming	\$0.00	\$0.00	\$259,636.70	\$0.00
Renovate+Replace	0%	0%	12%	0%
Right Replacement	\$13,152,228.86	\$13,176,165.14	\$29,873,084.35	\$75,509,276.04
Right Ratio	0%	0%	13%	0%
Addition Required	No	No	No	No
	Addition ft²	Addition ft²	Addition ft²	Addition 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-K)	85 x 122.85 = 10,442	85 x 122.79 = 10,437	x = 0	x = 0
Elementary (PK-5)	433 x 122.85 = 53,194	434 x 122.79 = 53,291	355 x 118.44 = 42,046	x = 0
Middle (6-8)	x = 0	x = 0	636 x 134.86 = 85,771	443 x 142.73 = 63,229
High (9-12)	x = 0	x = 0	x = 0	1,388 x 153.13 = 212,544
Career Technical Core Space	x = 0	x = 0	x = 0	211 x 89.79 = 18,946
Total ft² Required	53,194.05	53,290.86	127,817.16	294,719.52
ft² Existing	53,194	53,291	137,161	418,859
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²			8,467	101,946
Less Oversized ft²	53,194	53,291	128,694	316,913
CT ft² Existing				33,238
CT ft² Not Programmed				11,951
Less CT ft²	53,194	53,291	128,694	295,626
Addition ft²	✓	✓	✓	✓
Cost per ft²	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 ft²				33,238
CT New ft²				
CT Total ft²				33,238
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft²	53,194	53,291	137,161	418,859
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram			\$3,872,286.66	\$0.00
Total Addition Cost				
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost			\$3,872,286.66	\$0.00
Asbestos Abatement	\$0.00	\$0.00	\$0.00	\$0.00
Demolition	\$0.00	\$0.00	\$0.00	\$0.00
Exclude Storm Shelter				
Specific Allowance	\$0.00	\$0.00	\$1,107,818.84	\$2,712,959.44
Total Building Cost	\$0.00	\$0.00	\$4,980,105.50	\$2,712,959.44
Page Subtotal			\$7,693,064.94	
General Allowance			\$0.00	
Project Agreement LFI			\$19,540,097.80	
Co-Funded Project			\$9,330,788.87	
Total Project Cost			\$28,870,886.67	

Specific Allowances for Master Plan Wadsworth\_City\_Medina\_CFAP\_Segment\_2\_Draft\_MP\_Base\_Plan\_12\_11\_18 - Wadsworth City

Return To MasterPlan						
Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
Central Intermediate School	LEED	LEED Allowance for building renovation	\$378,702.27		Base CM & A/E Services	no
Franklin Elementary School	LEED	LEED Allowance for building renovation	\$165,181.04		Base CM & A/E Services	no
Lincoln Elementary School	LEED	LEED Allowance for building renovation	\$165,181.04		Base CM & A/E Services	no
Lincoln Elementary School	Storm Shelter	Storm Shelter allowance (hardening 1,975 SF)	\$214,367.31		Base CM & A/E Services	no
Wadsworth Middle School	LEED	LEED Allowance for building renovation	\$477,293.94		Base CM & A/E Services	no
Wadsworth Middle School	Storm Shelter	Storm Shelter allowance (hardening 6,690 SF)	\$630,524.90		Base CM & A/E Services	no
New High School 9-12	LEED	LEED Allowance for building renovation	\$1,476,486.14		Base CM & A/E Services	no
New High School 9-12	Storm Shelter	Storm Shelter allowance (hardening 13,557 SF)	\$1,236,473.30		Base CM & A/E Services	no
<b>Total</b>			<b>\$4,744,209.94</b>			

Return To MasterPlan

Return To MasterPlan			
Project Agreement LFIs			
Building	Name	Amount	Comments
Wadsworth Middle School	Cost to renovate space Media Center	\$112.92	
Wadsworth Middle School	LEED Costs for space Media Center	\$13.92	
New High School 9-12	LEED Costs for space LFI Addition	\$183,110.66	
New High School 9-12	LEED Costs for space LFI Auditorium	\$35,250.19	
New High School 9-12	LEED Costs for space LFI Library	\$35,250.19	
New High School 9-12	LEED Costs for space LFI Community Center	\$105,750.59	
Central Intermediate School	100% Cap Differential	\$664,075.63	
Central Intermediate School	Cost to renovate space Excess Building SF	\$10,205,583.72	
Central Intermediate School	LEED Costs Excess Building SF	\$240,264.40	
Central Intermediate School	Cost to renovate space Auditorium	\$764,159.54	
Central Intermediate School	LEED Costs for space Auditorium	\$26,840.65	
Central Intermediate School	Cost to renovate Non OSDM Spaces In OSDM Additions	\$4,745,352.36	
Central Intermediate School	LEED Costs for Non OSDM Spaces In OSDM Additions	\$111,717.20	
Franklin Elementary School	100% Cap Differential	\$8,988.27	
Franklin Elementary School	Cost to renovate space Excess Building SF	\$1,343,411.20	
Franklin Elementary School	LEED Costs Excess Building SF	\$117,641.60	
Franklin Elementary School	Cost to renovate Non OSDM Spaces In OSDM Additions	\$541,000.00	
Franklin Elementary School	LEED Costs for Non OSDM Spaces In OSDM Additions	\$47,375.00	
Lincoln Elementary School	Cost to renovate space Excess Building SF	\$336,093.12	
Lincoln Elementary School	LEED Costs Excess Building SF	\$28,106.64	
<b>Total</b>		<b>\$19,540,097.80</b>	
Return To MasterPlan			

