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Facilities Construction Commission

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June 24, 2025 **Via DocuSign**

Superintendent Ashley Whitely
Ashley.whitely@lakotaonline.com
Lakota Local School District
5572 Princeton Road
Liberty Township, Ohio 45011

RE: Expedited Local Partnership Program – Project Agreement & Resolutions

Dear Superintendent Whitely & District Officials:

On behalf of the Ohio Facilities Construction Commission, I was pleased to hear that your district has decided to move forward with a school building project under the Expedited Local Partnership Program (ELPP)! To that end, here is the process for seeking project approval at the soonest possible timeline.

Attached are three documents that need to be approved at your school district's next scheduled board meeting so that the project can proceed:

1. a **Resolution to Accept the Master Facility Plan;**
2. a **½ Mil Maintenance Resolution**; and
3. your School Districts Expedited Local Partnership Program's **Project Agreement**.

Please review and fill in Section V.A.7, which identifies your maintenance option, and return the executed document, via DocuSign, to our office no later than **July 21, 2025.**

These documents are required so that Commission staff can request conditional approval of your Master Facility Plan and Project Agreement at the next scheduled meeting of the Ohio Facilities Construction Commission. Once the Commission grants conditional approval, your project will be submitted to the State Controlling Board for consideration.

Upon the approval of the Master Facility Plan by the Commission and Controlling Board, and the execution of the project agreement, your executed project agreement will be returned to you via DocuSign for your records.

Congratulations! We look forward to working with you to make the project a great success!

Sincerely,

DocuSigned by:
Joy Bledsoe
8AEAB1F5DC9A1E...
Joy Bledsoe
Executive Director

/sf

pc: Julie Shaffer, Julie.shaffer@lakotaonline.com
Adam Zink, adam.zink@lakotaonline.com
Bradley N. Ruwe, Bradley.ruwe@dinsmore.com
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Facilities Construction Commission

RESOLUTION BY THE SCHOOL DISTRICT BOARD TO ACCEPT THE MASTER FACILITY PLAN FOR THE OHIO FACILITIES CONSTRUCTION COMMISSION EXPEDITED LOCAL PARTNERSHIP PROGRAM

WHEREAS the Board of Education of the **Lakota Local School District**, **Butler County**, Ohio (School District), met in a Regular session held July 21st, 2025 and adopted the following Resolution; and

WHEREAS the Ohio Facilities Construction Commission (Commission) has approved the School District to participate in the Expedited Local Partnership Program; and

WHEREAS the School District hereby concurs with, and approves the use of, the findings outlined in the final "Facilities Assessment Report" dated **October, 2008 (all facilities)** with revisions **July, 2018 (all facilities)** and **May, 2025 (Cherokee & Independence elementary schools and Lakota Ridge Junior High School)** for the purpose of developing a master facilities plan. The Commission and School District 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 the existence of undocumented conditions that could increase the final cost of the project does exist; and

WHEREAS the School District Board hereby concurs with and approves the use of the Enrollment Projections dated **July 30, 2024.** The School District Board and the Commission acknowledge that actual enrollment status will be reviewed annually; and

WHEREAS the School District acknowledges the Commission recommendation that the School District engage a design and construction professional to assist in the review of the information presented in the Facilities Assessment Report. The School District has provided any information available to aid in the identification of any areas of concern for conditions, which cannot be readily observed by standard assessment procedures throughout the School District's facilities and the School District acknowledges that the scope of services provided by the professional authoring the Facilities Assessment Report does not include invasive facilities and grounds investigation; and

WHEREAS the School District acknowledges that neither the School District nor the Commission have control over conditions which are hidden or otherwise unknown at the conclusion of the assessment report and master facilities plan; and

WHEREAS the School District desires to proceed with the Scope of the Project and Master Facilities Plan as indicated below:

SCOPE OF THE PROJECT:

Build four new elementary schools to house grades K thru 5; renovate Liberty Early Childhood Elementary School to house grades PK thru 2 and Wyandot Early Childhood Elementary School to house grades PK thru 5, Cherokee, Endeavor, Independence, New Union & VanGorden elementary schools and Lakota Ridge Junior High School to house grades K thru 5; renovations/addition to Lakota Plains Junior High School & Lakota East Freshman School to house grades 6 thru 8 and Lakota East & Lakota West high schools to house grades 9 thru 12; allowance to abate and demolish Shawnee Early Childhood Elementary School, Adena, Freedom, Heritage, Hopewell & Woodland elementary schools, Hopewell & Liberty JH schools and West Freshman/Creekside School.

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Facilities Construction Commission

RESOLUTION OF ACCEPTANCE FOR THE MASTER FACILITY PLAN FOR THE EXPEDITED LOCAL PARTNERSHIP PROGRAM

STATE SHARE:	**$186,261,082**	**32%**
LOCAL SHARE:	**$395,804,799**	**68%**
PROJECT BUDGET:	**$582,065,881**	

Project Budget and Shares with Project Agreement LFI of $5,445,729

STATE SHARE:	**$186,261,082**
LOCAL SHARE:	**$401,250,528**
PROJECT BUDGET:	**$587,511,610**

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the **Lakota Local School District**, **Butler County**, Ohio, that the School District Board hereby acknowledges and accepts the described Scope of the Project and Master Plan for the Expedited Local Partnership Program.

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

Julie Shaffer	**Yes**	President	**Kelley Casper**	**Yes**	Vice President
Isaac Adi	**Yes**		**Christina French**	**Yes**	
Douglas Horton	**Yes**				

The foregoing is a true and correct excerpt from the minutes of the **Regular** meeting held **July 21, 2025** of the Board of Education of the **Lakota Local School District, Butler County,** Ohio showing the passage of the resolution set forth.

Signed by:
Adam Zink
902881AE8799455...
Treasurer – **Adam Zink**

7/21/2025
Date

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Facilities Construction Commission

Resolution of Intent

EXPEDITED LOCAL PARTNERSHIP PROGRAM
½ MILL MAINTENANCE REQUIREMENT

WHEREAS the **Lakota Local School District**, **Butler County**, Ohio (School District Board), is participating in the Expedited Local Partnership Program (ELPP) as outlined in SB 272; and

WHEREAS the **School District Board** is required to pass or provide the equivalent to ½ mill for a period of 23 years to maintain their ELPP project. The School District may either pass a levy or provide the equivalent of the ½ mill requirement at the time they participate in ELPP or delay the requirement until they become eligible for assistance under Classroom Facilities Assistance Program (CFAP).

The School District Board hereby certifies that they have chosen the following option for their ½ mill maintenance requirement.

_____ School District has passed a ½ mill levy during participation in ELPP.

_____ School District will dedicate proceeds from a permanent improvement tax in an amount equivalent to the amount required for the maintenance of the classroom facilities included in their project.

_____ School District intends to delay ½ mill maintenance requirement until participation in CFAP.

The School District Board also acknowledges that no state assistance under CFAP will be released until the school district certifies that it has either levied the ½ mill tax or earmarked proceeds of a permanent improvement tax. Any amount required for maintenance shall be deposited into a separate fund established by the school district for purposes of maintaining the new facility.

THEREFORE, BE IT RESOLVED that the **Lakota Local School District, Butler County**, Ohio Board of Education, declares its intention above and will submit this resolution to the Commission within ten days of its adoption.

Dated this 21st day of July, 2025

Signed by:
766A6692048E41F...
Board President: **Julie Shaffer**

Signed by:
71615DF23D38467...
Superintendent: **Ashley Whitely**

Signed by:
902881AE8799455...
Treasurer: **Adam Zink**

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Ohio Facilities Construction Commission

EXPEDITED LOCAL PARTNERSHIP PROGRAM

PROJECT AGREEMENT

This Project Agreement (Agreement) is made and entered into by and between the **Ohio Facilities Construction Commission (Commission)** and the Board of Education of the **Lakota Local School District, Butler County, Ohio** (School District Board), pursuant to Ohio Revised Code (ORC) Section 3318.36.

WHEREAS the School Building Assistance Expedited Local Partnership Program (ELPP) was created to permit a School District to expend local resources to proceed with the new construction of, or additions, or major repairs of a part of the school district's classroom facility needs, as determined through ORC Sections 3318.01 to 3318.20, prior to the School District Board's eligibility for State assistance under ORC Sections 3318.01 to 3318.20; and

WHEREAS the School District Board adopted a resolution certifying to the Commission its intention to participate in the ELPP; and

WHEREAS, the School District Board requested, as a condition of participation in ELPP, that the Commission assess the existing condition of each of the school district's classroom facilities; and

WHEREAS, the School District Board has acknowledged the Commission's recommendation to have a licensed Ohio design professional assist the school district with the review of the conclusions drawn in the Facilities Assessment Report dated **October, 2008 (all facilities)** with revisions **July, 2018 (all facilities)** and **May, 2025 (Cherokee & Independence elementary schools and Lakota Ridge Junior High School)**; and

WHEREAS, the School District Board has acknowledged the limitations inherent with establishing a budget for renovation work from the data collected through the Commission's standard non-invasive assessment procedures, and understands and accepts the risks that unforeseen conditions may cause the construction costs to be higher than the original budget; and

WHEREAS the School District Board hereby concurs with and approves the use of the Enrollment Report dated **July 30, 2024.** The School District Board and the Commission acknowledges that actual enrollment status will be reviewed annually; and

WHEREAS, the Commission has conditionally approved a building program for the school district, identifying the classroom facilities needs of the school district, and a basic project cost of those classroom facilities (Master Facilities Plan); and

WHEREAS, the Controlling Board has approved the Master Facilities Plan (MFP), including the basic project cost, and the School District Board's portion of the basic project cost as required by ORC Section 3318.36(D)(1); and

WHEREAS the School District Board understands and acknowledges that the Controlling Board will not encumber state funds under ORC Section 3318.36; and

WHEREAS, the School District Board has adopted a resolution certifying the School District Board's decision and method for addressing the maintenance funding requirements of the classroom facilities included in the Master Facilities Plan pursuant to ORC Section 3318.36(D)(2) or ORC Section 3318.36(D)(3); and

WHEREAS, the School District Board has identified a discrete part of the Master Facilities Plan, consisting of new construction of, or additions, or major repairs to a particular building (Local Project Phase), to undertake with local resources prior to the school district's eligibility for State assistance under ORC Sections 3318.01 to 3318.20; and

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

NOW, THEREFORE, in consideration of the mutual promises contained herein, the School District Board and the Commission agree as follows.

I. SCOPE OF THE PROJECT

A. The parties agree the Expedited Local Partnership Program Master Facilities Plan (as summarily described and attached in Exhibit One), is made a part hereof and incorporated by reference as if fully written herein.

B. The basic project cost for the building program described in the Master Facilities Plan is **Five Hundred Eighty Two Million Sixty Five Thousand Eight Hundred Eighty One Dollars ($582,065,881).** The State's share **(32%)** of the basic project cost is **One Hundred Eighty Six Million Two Hundred Sixty One Thousand Eighty Two Dollars ($186,261,082).** The School District Board's local share **(68%)** of the basic project cost is **Three Hundred Ninety Five Million Eight Hundred Four Thousand Seven Hundred Ninety Nine Dollars ($395,804,799).**

The School District Board's amended Project Agreement Locally Funded Initiative (LFI) **is Five Million Four Hundred Forty Five Thousand Seven Hundred Twenty Nine Dollars ($5,445,729)** for a total local share in the amount of **Four Hundred One Million Two Hundred Fifty Thousand Five Hundred Twenty Eight Dollars ($401,250,528).**

C. While the respective parties' percentages of contribution shall remain unchanged as set above, pursuant to ORC Section 3318.36(E)(1), the actual amounts of each party's contribution are subject to change over time. The final amount of the basic project cost to be contributed by the respective parties shall be determined pursuant to ORC Section 3318.36(E)(1), and Section X of this Agreement at that time when the School District Board becomes eligible for State assistance under ORC Sections 3318.01 to 3318.20.

II. LOCAL PROJECT PHASE

A. The discrete part of the Master Facilities Plan identified by the School District Board to be undertaken using local resources (Local Project Phase) shall be as described in Exhibit Two, which is attached hereto, made a part hereof, and incorporated by reference as if fully written herein. The School District Board agrees that the Local Project Phase shall, where applicable, comply with the Ohio School Design Manual (Design Manual), in effect at the time of approval of the Master Facilities Plan by the Ohio Controlling Board, with the exception of any change in the Design Manual cost calculation formulas approved by the Commission.

B. The parties agree that the total budget for the Local Project Phase is as described in Exhibit Two. The total budget for the Local Project Phase is categorized as follows:

1. **New Construction:** New classroom facilities or new additions to existing classroom facilities; budget calculated pursuant to Administrative Rule 3318:1-03.
2. **Renovation:** Improvements to an existing classroom facility; budget calculated pursuant to applicable provisions of Administrative Rule 3318:1-03.
3. **<u>Allowances</u>**:
   a) **Optional Demolition Allowance:** Demolition of abandoned existing classroom facilities, which are not required to be demolished in order to complete the Local Project Phase; budget calculated as defined in Administrative Rule 3318:1-03. A condition precedent to the Commission establishing credit for the demolition of a facility shall be the School District Board's verification of compliance with ORC Section 3313.41.
   b) **Swing Space Allowance**. No additional allowance has been provided for swing space.
   c) **Site Access Safety Improvements Allowance:** An allowance is provided in the budget for site access safety improvements. The amount of this allowance is **Two Million Four Hundred Thousand Dollars ($2,400,000).** This allowance incorporates **New Elementary Schools 1 thru 4**, **Lakota Plains Junior High School, Lakota East Freshman High School, Lakota West High School and Lakota East High School (each facility at $300,000).**
   d) **Storm Shelter Allowance**: No additional allowance has been provided for storm shelter or hardening.

e) **Emergency Responder Radio Coverage Systems Allowance (ERRCS)**: An allowance is provided in the budget for ERRCS. The amount of this allowance is **Three Million Four Hundred Ninety Two Thousand Seven Hundred Dollars ($3,492,700).**This allowance incorporates **Wyandot Early Childhood Elementary School ($106,202), Liberty Early Childhood Elementary School ($74,017), Cherokee Elementary School ($103,444), Endeavor Elementary School ($106,202), Independence Elementary School ($102,762), New Union Elementary School ($116,481), VanGorden Elementary School ($115,067), Lakota Ridge Junior High School ($105,775), Lakota Plains Junior High School ($380,844), Lakota East Freshman High School ($353,367), Lakota West High School ($698,361), Lakota East High School ($698,556), New Elementary School #1 ($132,969), New Elementary School #2 ($132,969), New Elementary School #3 ($132,842) and New Elementary School #4 ($132,842).**

f) **Enhanced ADA Playground Surface**: The amount of this allowance is **Two Million Nine Hundred Forty Two Thousand Three Hundred Forty Dollars ($2,942,340).** This allowance incorporates **Wyandot Early Childhood Elementary School ($215,760), Liberty Early Childhood Elementary School ($151,032), Cherokee Elementary School ($222,372), Endeavor Elementary School ($215,760), Independence Elementary School ($218,892), New Union Elementary School ($248,124), VanGorden Elementary School ($248,124), Lakota Ridge Junior High School ($199,404), New Elementary School #1 ($305,892), New Elementary School #2 ($305,892), New Elementary School #3 ($305,544) and Elementary School #4 ($305,544).**

g) **Additional Allowance:** An additional allowance is provided in the budget for **Fire Pump**. The amount of this allowance is **One Million Five Hundred Forty Thousand Eight Hundred Ninety Eight Dollars ($1,540,898).** This allowance incorporates **Wyandot Early Childhood Elementary School ($46,854), Liberty Early Childhood Elementary School ($32,654), Cherokee Elementary School ($45,637), Endeavor Elementary School ($46,854), Independence Elementary School ($45,336), New Union Elementary School ($51,389), VanGorden Elementary School ($50,765), Lakota Ridge Junior High School ($46,666), Lakota Plains Junior High School ($168,019), Lakota East Freshman High School ($155,897), Lakota West High School ($308,101), Lakota East High School ($308,186), New Elementary School #1 ($58,663), New Elementary School #2 ($58,663), New Elementary School #3 ($58,607) and New Elementary School #4 ($58,607).**

h) **LEED Allowance:** The School District Board 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. A supplemental allowance for renovation is included to incorporate the LEED for schools Silver Certification Standard in the energy and atmosphere category in the amount of **Eight Million Six Hundred Fifty Four Thousand Three Hundred Ten Dollars ($8,654,310)** which incorporates **Wyandot Early Childhood Elementary School ($449,167), Liberty Early Childhood Elementary School ($326,696), Cherokee Elementary School ($437,502), Endeavor Elementary School ($449,166), Independence Elementary School ($434,614), New Union Elementary School ($492,639), VanGorden Elementary School ($486,657), Lakota Ridge Junior High School ($458,714), Lakota Plains Junior High School ($631,728), Lakota East Freshman High School ($748,856), Lakota West High School ($1,869,285) and Lakota East High School ($1,869,285). Unless granted prior approval of the Commission, the use of this allowance is restricted to energy savings measures.**

C. The School District Board understands and agrees that payment of all expenses associated with the Local Project Phase is the responsibility of the School District Board, and that the Commission and the Ohio Controlling Board shall not authorize the expenditure of any State funds associated with the School District's participation in ELPP.

III. LOCALLY FUNDED INITIATIVES

A. The School District Board may elect to add to the scope of any Project and separately fund a scope of work, an LFI (as described in Exhibit Three), which involves improvements to all or part of the Project. 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 Locally Funded Initiative is incorporated into the overall Project, a Budget Summary will be executed by the School District and the Commission, setting forth the budgeted and committed LFI amounts subject to the terms and conditions of this agreement. The Locally Funded Initiative Budget Summary is attached as Exhibit A to this Project Agreement and is hereby incorporated into this agreement.

C. The Locally Funded Initiative Budget Summary shall include the LFI for each building. The Locally Funded Initiative Budget Summary shall be updated:

1. for each phase of the project;
2. whenever there are modifications to the committed LFI amounts.

D. The School District Board will assume all the financial responsibility for the LFI and establish a Local Initiative Fund or special cost center in a fund other than Fund 010. The School District Board shall identify the fund and/or special cost center used 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. This fund and/or special cost is subject to the requirements of Section IX. of this agreement.

1. a LFI should not be included in the design if there is any uncertainty of funding for the Local Initiative;
2. all funding must be in the Local Initiative Fund prior to bidding the work or executing a GMP amendment.

E. In the event the basic project cost exceeds the amount listed in Section I.B., funding for the excess in cost shall be added to the LFI. In the event the basic project cost is less than the amount in section I.B., costs will be proportionally shared by the Project Construction Fund and the Local Initiative Fund according to the same percentage as specified in the Locally Funded Initiative Budget Summary.

IV. THE PROJECT CONSTRUCTION ACCOUNT

A. The school district treasurer shall establish project funds in accordance with 3318 and Auditor of State guidelines for:

1. the Local Project Phase (Account);
2. Locally Funded Initiatives; and
3. Maintenance.

B. The school district shall be responsible for implementing proper fund accounting procedures in accordance with requirements of the Auditor of State.

C. The School District Board acknowledges that proper management of the Account for the Local Project Phase is an essential requirement of the Local Project Phase. The School District Board shall provide a full accounting of the Account upon request of the Commission. The Commission reserves the right to audit the Account, and all related accounts, or any expenditure made related to the Local Project Phase. The School District Board shall follow all applicable laws for management and payment of contractors and professional services firms providing services for the Local Project Phase.

D. All local resources utilized to fund the Local Project Phase shall be first deposited in the School District Board's project construction Account required under ORC Section 3318.08. The School District Board agrees that an amount equal to the budget for the Local Project Phase shall be deposited into the Account prior to award of any contracts, except that the School District Board may elect, upon approval of the Commission, to accomplish the Local Project Phase in multiple phases as described in Exhibit Two, in which case only the amount equal to the budget for the phase being executed is required to be deposited into the Account.

E. All local resources utilized to fund any Local Initiative(s), as identified in the LFI MOU, shall be first deposited in the School District Board's local initiative account. The School District Board agrees that an amount equal to the budget for the Local Initiative(s) shall be deposited into the local initiative account prior to the award of any contracts.

F. The School District Board shall provide the Commission a copy of any audit report received from the Auditor of State within three (3) business days of receipt. The report may be provided in hard copy or by electronic medium.

V. 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 the Project, pursuant to, and in accordance with the requirements of ORC Sections 3318.05 (B), 3318.06 (A)(2)(a) and (A)(3), and 3318.17.
2. In the alternative, the School District Board may elect, pursuant to ORC Sections 3318.05 (C) and 3318.06 (A)(2)(b), to satisfy its local maintenance requirement by earmarking from the proceeds of an existing permanent improvement tax levied under ORC Section 5705.21 an amount equivalent to the amount of the additional tax described in ORC Section IV (A)(1) above. The tax must be of at least two mills for each dollar of valuation and eligible to be used for maintenance.

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 ORC Section 3318.052.
4. In the alternative, the School District Board may, pursuant to ORC Section 3318.061, 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 ORC Section 3318.084, 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. Pursuant to ORC Sections 3318.08(E) and 3318.084(D)(2), 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.
6. In the alternative, the School District Board may, pursuant to ORC Section 3318.36 (D) (3), elect to delay levying the maintenance fund tax, or alternatively, earmarking proceeds from a permanent improvement tax, until such time as the school district becomes eligible for state assistance under ORC Sections 3318.01 to 3318.20.
7. The option (or options) elected by the School District Board is (are) **6**___ (enter #1, #2, #3, #4, #5, or #6 as more fully described above). If option #2, #3, #4 and/or #5 is 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.
8. In the event that the School District Board elects to satisfy the maintenance fund requirement through Option #2, #3, #4 or #5, 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.
9. In the event that the School District Board deposits less than the entire amount estimated by the Commission in consultation with the Department of Taxation, the Commission, in consultation with the Department of Taxation, will determine the taxation rate over the entire twenty-three year period necessary to generate the amount it is estimated the one-half mill tax for each dollar of valuation would have generated.
10. In the event the School District Board elects option #6 above, the School District Board shall certify to the Commission a resolution indicating the Board's intent to delay maintenance funding, prior to entering into this agreement, in the form as established by the Commission, a copy of which shall be attached to this agreement.
11. Pursuant to ORC Section 3318.05, the maintenance fund shall not be used to upgrade classroom facilities, unless the School District Board submits to the Commission a proposal regarding the use of those proceeds for upgrades, and the Commission approves the proposal.

VI. Maintenance Plan

1. The School District Board shall submit to the Commission for approval a plan for the preventative maintenance of each facility where a scope of work is completed under ELPP according to the Commission's Maintenance Plan Guidelines. The School District Board acknowledges that: 1) allowable uses for the maintenance fund shall be for the maintenance and repair of the completed facilities, including preventative maintenance, periodic repairs, and the replacement of facility components; 2) 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) the actual use of the maintenance fund, according to the terms of the approved Maintenance Plan, is subject to audit.
2. The expenditure of local resources for the employment of a Maintenance Plan Advisor, pre-qualified by the Commission, for the development of the Maintenance Plan is an eligible project expense.

VII. Use of Half Mill Maintenance Levy Proceeds for Improvements

1. ORC Section 3318.053, permits a School District Board to use proceeds from the one-half mill maintenance tax described in ORC Sections 3318.05 (B) and (C), 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.

VIII. CONTRACT ADMINISTRATION

A. 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 the Local Project Phase. 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 the action necessary for the performance of this agreement.

B. The School District Board shall select the project delivery model for the school district and shall use the contract forms developed by the Ohio Facilities Construction Commission that are consistent with the selected method of construction delivery.

C. The School District Board shall use the contract forms developed by the Ohio Facilities Construction Commission as templates for design professional contracts, construction manager contracts, construction contracts, construction manager at risk contracts, design-build contracts or other consultant contracts. The expenditure of local resources for these services is an eligible construction cost expenditure. All projects associated with the co-fundable portion of the school district's ELPP project are required to have the design bid documents prepared by a design professional licensed to practice in Ohio. The contract between the School District Board and design professionals shall reflect the requirement to comply with the specifications set forth in the Design Manual, and to certify such compliance as set forth in Section VIII (C) of this Agreement. The School District Board shall comply with all applicable laws for bidding and awarding construction contracts and use the contract forms developed by the Ohio Facilities Construction Commission to contract for the construction of the Local Project Phase. The Local Project Phase shall be exempt from the requirements of ORC Section 4115.03 to 4115.16. Any unapproved modifications to the Commission's contract templates may impact a School District Board's potential credit. **.**

D. The School District Board shall not require a contractor, as part of the prequalification process or for the construction of a specific public improvement or the provisions of professional design services for that public improvement, to employ as laborers a certain number or percentage of individuals who reside within the defined geographic area or service areas of the School District Board nor shall the School District Board place a bid award bonus or preference to a contractor as an incentive to employ as laborers a certain number or percentage of individuals who reside within a defined geographic area or service area of the School District Board. Inclusion of such provision(s) will preclude the funds associated with those agreements qualifying as allowable expenditures qualifying for credit.

E. The School District Board shall encourage the formation of a partnering arrangement with the contractors working on the Local Project Phase to develop problem solving processes and a dispute resolution strategy.

F. The School District Board shall require all parties providing services for the Local Project Phase to comply with all applicable federal, state and local laws in the conduct of the work.

G. The Commission has pre-qualified firms to provide building Commissioning/Maintenance services. The expenditure of local resources for the purchase of building Commissioning/Maintenance services through one of the pre-qualified Commissioning firms is an eligible project expense.

IX. REPORTING REQUIREMENTS

A. The School District Board agrees to submit the conceptual plans, design development drawings, and any statement of probable cost or cost estimates for each project within the Local Project Phase to the Commission for review for compliance with the Design Manual, Program Rules, Program Guidelines, and Commission policies. The Commission reserves the right to reject all plans or drawings not in compliance with the Design Manual, Program Rules, Program Guidelines, and Commission policies, with the exception of any variance approved by the Commission. The Commission shall not approve expenditures that exceed Design Manual, Program Rules, Program Guidelines and Commission policies, with the exception of any variance approved by the Commission.

B. The School District Board shall submit to the Commission, for Program compliance review, design documentation submittals reflecting the level of detail described in the "Minimum Phase Submission Requirements", attached hereto, for the following design phases:

1. Program of Requirements (POR)
2. Schematic Design (SD)
3. Design Development (DD)
4. Construction Documentation (CD)

C. The School District Board shall require a licensed professional design firm to certify to the Commission that the program of requirements, schematic design documents, design development documents and final plans and specifications are, where applicable, in compliance with the Design Manual, Program Rules, Program Guidelines, and Commission policies, with the exception of any variance approved by the Commission.

D. The School District Board shall submit to the Commission, each quarter during construction, evidence of project expenditures in the form of purchase orders, contract change orders, pay applications, and copies of cancelled checks.

E. The School District Board shall submit to the Commission, upon request, a copy of the Treasurer's fund report in a form that recapitulates only expenditures associated with the School District's ELPP program.

X. CLOSE-OUT REQUIREMENTS

A. Within six (6) months of occupancy of each separate ELPP project the School District Board shall certify to the Commission a report of the total project expenditures to be considered for ELPP credit for that project.

B. Upon completion of each separate ELPP project, the Commission shall make a determination as to the eligible expenses to be considered for ELPP credit. Such conditional approval shall be subject to the Commission's final approval for ELPP credit, at such time as the School District Board may become eligible to receive state assistance under ORC Section 3318.01 to 3318.20.

C. The Commission reserves the right to decline to approve the amount of any expenditure, or any part thereof, made by the School District Board toward the School District Board's portion of the basic project cost when the School District Board is eligible for State assistance under ORC Sections 3318.01 to 3318.20, if the Local Project Phase is not in compliance with the Design Manual and Commission policies, with the exception of any variance approved by the Commission, or if the expenditure is not eligible for reimbursement, or if the School District Board fails to comply with the reporting requirements specified by the Commission.

D. If the school district becomes eligible for state assistance under ORC Sections 3318.01 to 3318.20, the Commission shall make a final determination as to the allowable expenses to be calculated pursuant to Section X of this agreement.

XI. OWNERSHIP OF THE PROJECT

A. At no time during the course of this Agreement shall the Commission assume any ownership rights, obligations, or interests in the Local Project Phase or in any locally funded initiatives associated with the School District Board's ELPP program.

XII. ELIGIBILITY FOR STATE ASSISTANCE

A. If the School District Board becomes eligible for State assistance under ORC Sections 3318.01 to 3318.20, the Commission shall conduct a new assessment of the School District's classroom facilities needs and shall recalculate the basic project cost based on this new assessment. The recalculated basic project cost shall include the amount of allowable expenditures made by the School District Board and approved by the Commission for the Local Project Phase. The Commission reserves the right to exclude any expenditure for work associated with the Local Project Phase that is not required as a part of the master facilities plan pursuant to the recalculation of the basic project cost.

B. The Commission shall then recalculate the School District Board's portion of the new project cost by utilizing the percentage of the original project cost assigned to the School District Board as its proportion. The Commission shall deduct the approved expenditures of the School District Board's moneys committed for the Local Project Phase from the School District's portion of the recalculated project cost.

C. If the amount of School District Board local resources applied to the School District Board's portion of the project cost is less than the total amount of such recalculated portion, the School District Board shall, if it desires to seek State assistance, adopt a resolution as specified in ORC Section 3318.06, in order to pay any additional amount of the School District Board's portion required for State assistance.

D. If the amount of School District Board local resources applied to the School District Board's portion of the project cost is more than the total amount of such recalculated portion, the Commission may, within two years from the Commission's approval of the recalculated project cost, reimburse to the School District the difference between the two (2) calculated portions, but at no time shall the Commission expend any State funds on a project in an amount greater than the State's portion of the recalculated project cost.

E. Any reimbursement by the Commission shall be only for local resources that the School District Board has applied toward allowable construction cost expenditures approved by the Commission, which shall not include any financing costs associated with the construction and may be paid by the Commission on a monthly basis over the life of a traditional project approved under ORC Sections 3318.01 to 3318.20. The School District Board shall use any moneys reimbursed by the Commission to pay off any debt service consistent with Division E of 3318.36 of the Ohio Revised Code. The district board may deposit moneys reimbursed under this division into the district's general fund or a permanent improvement fund to replace local resources the district withdrew from those funds, as long as, and to the extent that, those local resources were used by the district for constructing classroom facilities included in the district's basic project cost.

F. If the School District's ELPP program is not complete at the time the School District becomes eligible for state assistance under ORC Sections 3318.01 to 3318.20, the Commission will estimate the value of the School District Board's allowable expenditures for the Local Project Phase to be included pursuant to Section X (A) and X (B) of this Agreement.

1. When the School District Board's ELPP program is complete, the Commission will determine the final amount of allowable expenditures to be credited against the School District Board's required local share under Section X (B) of this agreement.
2. If the actual amount of allowable expenditures is **higher** than the estimated amount, the School District Board will transfer the difference **out of** the CFAP project construction fund.
3. If the actual amount of allowable expenditures is **lower** than the estimated amount, the School District Board will transfer the difference **into** the CFAP project construction fund.

G. It is understood that the Commission's funds are contingent upon the availability of lawful appropriations by the Ohio General Assembly. If the General Assembly fails at any time to continue funding for the Commission or its building assistance programs, including the payments and other obligations that will become due hereunder when the School District Board becomes eligible for State building assistance under ORC Sections 3318.01 to 3318.20, the Commissions obligations under this Agreement are terminated as of the date that the funding expires without further obligation of the Commission.

XIII. GENERAL PROVISIONS

A. **Insurance:** The School District Board shall ensure the Local Project Phase for building risk as soon as the School District Board has an insurable interest therein and shall maintain that insurance during construction. The expenditure of local resources for the purchase of such insurance is an eligible construction cost.

B. **Capitalized Terms:** Capitalized terms in this Agreement shall have the same meaning as those defined in ORC Chapter 3318, unless otherwise defined herein or unless another meaning is indicated by the context.

C. **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.

D. **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.

E. **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.

F. **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. Legal fees shall not be considered as eligible expenditures.

G. **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.

H. **Amendment:** This Agreement may be amended only by an Amendment executed by both the Commission and the School District Board.

I. **Effective Date:** For the purpose of establishing the "percentage of contribution" (as established in I. B.) this Agreement shall become effective on the last date of signature by the President and Treasurer of the School District Board and Executive Director of the Commission. All other components of this agreement shall not have effect until such time as the School District Board shows evidence of funding for the Local Project Phase (including any Locally Funded Initiatives), in such form as required by the Commission.

J. **Termination:** If the School District Board fails to show evidence of funding, in such form as required by the Commission, within one (1) year of the effective date, this Agreement shall terminate. Additionally, if the School District Board has not entered into a construction contract for work associated with the Local Project Phase at such time as the School District is notified of eligibility for state assistance under ORC Sections 3318.01 to 3318.20, this Agreement shall terminate. Also, either party, upon thirty (30) day's notice, may terminate this Agreement for convenience.

SIGNATURES

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

LAKOTA LOCAL SCHOOL DISTRICT
Butler County

Signed by:
By: _____
766A6692048E41F...
President - Board of Education

Print Name: **Julie Shaffer**

Date: **7/21/2025**

Signed by:
By: _____
902881AE8799455...
Treasurer - Board of Education

Print Name: **Adam Zink**

Date: **7/21/2025**

OHIO FACILITIES CONSTRUCTION COMMISSION

By: _____
Executive Director

Print Name: **Joy Bledsoe**

Date: _____

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Facilities Construction Commission

STORM SHELTER DISTRICT INTENT FORM

School District Name: **Lakota Local**

County: **Butler**

Program: **Expedited Local Partnership**

Please indicate one of the following:

☐ My school district has now determined to **MOVE FORWARD** with inclusion of storm shelter.

☒ My school district has determined to continue **NOT TO MOVE** forward with inclusion of storm shelter.

If you are unsure about your response, please contact your OFCC Planning Manager as soon as possible to discuss additional information you require to obtain a decision.

Signed by:
Ashley Whitely
71615DF23D38467...
Superintendent: **Ashley Whitely** — **6/6/2025** Date

Please ensure to check the appropriate box above on your decision

Signed by:
766A6692048E41F...
Board President: **Julie Shaffer** — **6/10/2025** Date

Master Plan Name	Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25
Program	ELPP 2019-12-13 (Active)
Rank	415
School District	Lakota Local School District
School District IRN	46110
County	Butler County
Cost Region	1 (New Construction Cost Factor: 99.32%)
Cost Set	2025 *(for everything)*
Bracketing Set	2025
Educational Planner	FutureThink

Projected Enrollment (10 Yr)

Grade	2033–2034
PK	337
K	1229
1	1325
2	1350
3	1385
4	1403
5	1426
6	1443
7	1478
8	1542
9	1626
10	1588
11	1469
12	1473
CT Offsite	0
CT Low Bay Comprehensive	0
CT High Bay Comprehensive	0
CT Low Bay Onsite	0
CT High Bay Onsite	0
Total	**19074**

Grade Configurations			
Grades	**Total**	**Placed**	**Remaining**
PK-12	19074	*19074*	*0*
PK-5	8455	*8455*	*0*
6-8	4463	*4463*	*0*
9-12	6156	*6156*	*0*
PK-8	12918	*12918*	*0*
6-12	10619	*10619*	*0*
CT	0	*0*	*0*

Project Scope:
Build four (4) New Elementary Schools to house grades K-5.
Renovate Liberty Early Childhood Elementary School to house grades PK-2.
Renovate Wyandot Early Childhood Elementary School to house grades PK-5.
Renovate Endeavor Elementary School to house grades K-5.
Renovate New Union Elementary School to house grades K-5.
Renovate VanGorden Elementary School to house grades K-5.
Renovate Cherokee Elementary School to house grades K-5.
Renovate Independence Elementary School to house grades K-5.
Renovate Lakota Ridge Junior High School to house grades K-5.
Renovate/Add to Lakota Plains Junior High School to house grades 6-8.
Renovate/Add to Lakota East Freshman School to house grades 6-8.
Renovate/Add to Lakota East High School to house grades 9-12.
Renovate/Add to Lakota West High School to house grades 9-12.
Abate/Demo Shawnee Early Childhood Elementary School, Hopewell Junior High School, Liberty Junior High School, Adena Elementary School, Freedom Elementary School, Heritage Elementary School, Hopewell Elementary School, Woodland Elementary School and West Freshmen/Creekside School.

Master Planner Commentary:
-The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U. S. Green Building Council, Leadership in Energy and Environmental Design) Silver (with a preference for attaining points in the Energy and Atmosphere category).
-Master plan utilizes 2025 OSDM Cost Set and Bracketing.
-Master Plan based on FINAL district accepted enrollment projections dated July 30, 2024 (2033-34 planning year).
-Enhanced Environmental Assessments (EEAs) completed June 2018.
-There are 14 PALFIs included in this plan on the renovation scope only. See PALFI section for more information.
-The Storm Shelter Allowances have been excluded from the plan. The district has executed a storm shelter intent form.
-A LEED allowance is included for Liberty Early Childhood Elementary School, Wyandot Early Childhood Elementary School, Lakota Plains Junior High School, Lakota Ridge Junior High School, Lakota East Freshman High School, Lakota East High School, Lakota West High School, Cherokee Elementary School, Endeavor Elementary School, Independence Elementary School, New Union Elementary School, and VanGorden Elementary School.
-A site access safety allowance has been included for the 4 new Elementary schools, Lakota Plains Junior High School, Lakota East Freshman High School, Lakota East High School, Lakota West High School.
-Emergency Responder Radio Coverage System (ERRCS) allowances have been included at the 4 new Elementary schools, Liberty Early Childhood Elementary School, Wyandot Early Childhood Elementary School, Lakota Plains Junior High School, Lakota Ridge Junior High School, Lakota East Freshman High School, Lakota East High School, Lakota West High School, Cherokee Elementary School, Endeavor Elementary School, Independence Elementary School, New Union Elementary School, and VanGorden Elementary School.
-Fire Pump allowances have been included at the 4 new elementary schools, Liberty Early Childhood Elementary School, Wyandot Early Childhood Elementary School, Lakota Plains Junior High School, Lakota Ridge Junior High School, Lakota East Freshman High School, Lakota East High School, Lakota West High School, Cherokee Elementary School, Endeavor Elementary School, Independence Elementary School, New Union Elementary School, and VanGorden Elementary School.
-Enhanced ADA Playground Allowances have been included at the 4 new elementary schools, Liberty Early Childhood Elementary School, Wyandot Early Childhood Elementary School, Lakota Ridge Junior High School, Cherokee Elementary School, Endeavor Elementary School, Independence Elementary School, New Union Elementary School, and VanGorden Elementary School.

Building	Allowance	
New ES #1	Site Access Safety Improvement Allowance	$300,000.00
New ES #1	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00
New ES #1	Fire Pump Allowance for 97,771 SF	$58,663.00
New ES #1	Enhanced ADA Playground Surface	$305,892.00
New ES #2	Site Access Safety Improvement Allowance	$300,000.00
New ES #2	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00
New ES #2	Fire Pump Allowance for 97,771 SF	$58,663.00
New ES #2	Enhanced ADA Playground Surface	$305,892.00
New ES #3	Site Access Safety Improvement Allowance	$300,000.00
New ES #3	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00
New ES #3	Fire Pump Allowance for 97,678 SF	$58,607.00
New ES #3	Enhanced ADA Playground Surface	$305,544.00
New ES #4	Enhanced ADA Playground Surface	$305,544.00
New ES #4	Site Access Safety Improvement Allowance	$300,000.00
New ES #4	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00
New ES #4	Fire Pump Allowance for 97,678 SF	$58,607.00
Liberty Early Childhood Elementary	LEED Allowance for building renovation	$326,695.68
Liberty Early Childhood Elementary	Emergency Responder Radio Coverage Systems for 54,424 SF	$74,017.00
Liberty Early Childhood Elementary	Fire Pump Allowance for 54,424 SF	$32,654.00
Liberty Early Childhood Elementary	Enhanced ADA Playground Surface	$151,032.00
Wyandot Early Childhood Elementary	LEED Allowance for building renovation	$449,166.45
Wyandot Early Childhood Elementary	Emergency Responder Radio Coverage Systems for 78,090 SF	$106,202.00
Wyandot Early Childhood Elementary	Fire Pump Allowance for 78,090 SF	$46,854.00
Wyandot Early Childhood Elementary	Enhanced ADA Playground Surface	$215,760.00
Lakota Plains Junior High	Site Access Safety Improvement Allowance	$300,000.00
Lakota Plains Junior High	LEED Allowance for building renovation	$631,728.49
Lakota Plains Junior High	Emergency Responder Radio Coverage Systems for 280,032 SF	$380,844.00
Lakota Plains Junior High	Fire Pump Allowance for 280,032 SF	$168,019.00
Lakota Ridge Junior High	Enhanced ADA Playground Surface	$199,404.00
Lakota Ridge Junior High	LEED Allowance for building renovation	$458,713.87
Lakota Ridge Junior High	Emergency Responder Radio Coverage Systems for 77,776 SF	$105,775.00
Lakota Ridge Junior High	Fire Pump Allowance for 77,776 SF	$46,666.00
Lakota East Freshman High	Site Access Safety Improvement Allowance	$300,000.00
Lakota East Freshman High	LEED Allowance for building renovation	$748,856.47
Lakota East Freshman High	Emergency Responder Radio Coverage Systems for 259,829 SF	$353,367.00
Lakota East Freshman High	Fire Pump Allowance for 259,829 SF	$155,897.00
Lakota East High	Site Access Safety Improvement Allowance	$300,000.00
Lakota East High	LEED Allowance for building renovation	$1,869,284.90
Lakota East High	Emergency Responder Radio Coverage Systems for 513,644 SF	$698,556.00
Lakota East High	Fire Pump Allowance for 513,644 SF	$308,186.00
Lakota West High	Fire Pump Allowance for 513,501 SF	$308,101.00
Lakota West High	Site Access Safety Improvement Allowance	$300,000.00
Lakota West High	LEED Allowance for building renovation	$1,869,284.90
Lakota West High	Emergency Responder Radio Coverage Systems for 513,501 SF	$698,361.00
Cherokee Elementary	LEED Allowance for building renovation	$437,501.59
Cherokee Elementary	Emergency Responder Radio Coverage Systems for 76,062 SF	$103,444.00
Cherokee Elementary	Fire Pump Allowance for 76,062 SF	$45,637.00
Cherokee Elementary	Enhanced ADA Playground Surface	$222,372.00
Endeavor Elementary	LEED Allowance for building renovation	$449,166.45
Endeavor Elementary	Emergency Responder Radio Coverage Systems for 78,090 SF	$106,202.00
Endeavor Elementary	Fire Pump Allowance for 78,090 SF	$46,854.00
Endeavor Elementary	Enhanced ADA Playground Surface	$215,760.00
Independence Elementary	LEED Allowance for building renovation	$434,614.13
Independence Elementary	Emergency Responder Radio Coverage Systems for 75,560 SF	$102,762.00
Independence Elementary	Fire Pump Allowance for 75,560 SF	$45,336.00
Independence Elementary	Enhanced ADA Playground Surface	$218,892.00
New Union Elementary	Enhanced ADA Playground Surface	$248,124.00
New Union Elementary	LEED Allowance for building renovation	$492,639.37
New Union Elementary	Emergency Responder Radio Coverage Systems for 85,648 SF	$116,481.00
New Union Elementary	Fire Pump Allowance for 85,648 SF	$51,389.00
VanGorden Elementary	LEED Allowance for building renovation	$486,657.39
VanGorden Elementary	Emergency Responder Radio Coverage Systems for 84,608 SF	$115,067.00
VanGorden Elementary	Fire Pump Allowance for 84,608 SF	$50,765.00
VanGorden Elementary	Enhanced ADA Playground Surface	$248,124.00

Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

Building	Liberty Early Childhood Elementary Master Planning Considerations	Shawnee Early Childhood Elementary Master Planning Considerations	Wyandot Early Childhood Elementary Master Planning Considerations	Hopewell Junior High Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	*[2025]*	*[2025]*	*[2025]*	*[2025]*
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	Elementary	Elementary	Elementary	Middle
Acres	9.61	20.00	19.65	38.00
Grades Housed	PK-2	K-2	K-2	7-8
Current Enrollment	556	819	919	793
Additions to Demolish	☐ 1920 Original Construction 23% 20,235 ft² ☐ 1952 Kitchen/Cafeteria/Classroom Addition 14% 15,639 ft² ☐ 1961 North Classroom Addition 18% 9,786 ft² ☐ 1971 Vocational/Art Room Addition 15% 2,106 ft² ☐ 2009 Classroom Addition 13% 6,658 ft²	☐ 1990 Original Construction 80% 53,158 ft² ☐ 1993 Classroom Addition 70% 11,334 ft²	☐ 2007 Original Construction 8% 78,090 ft²	☐ 1973 Original Construction 81% 64,287 ft² ☐ 1976 Classroom Addition 80% 5,496 ft² ☐ 1990 Media Center Addition 82% 1,370 ft² ☐ 1993 Classroom Addition 77% 4,132 ft²
Grades Housed - Proposed	PK-2	—	PK-5	—
Projected Enrollment	434	—	620	—
CT Projected Enrollment	—	—	—	—
Scope of Work	Renovate	Abate/Demolish	Renovate	Abate/Demolish
Suitability Rating	Satisfactory	Borderline	Satisfactory	Borderline
Existing ft²	54,424	64,492	78,090	75,285
Cost/ft² (DM)	$406.28	$406.28	$389.30	$399.18
Cost to Replace	$22,111,382.72	$26,201,809.76	$30,400,437.00	$30,052,266.30
Cost to Renovate	$4,101,855.58	$20,670,944.68	$2,392,356.41	$25,663,839.32
Reprogramming	$267,745.14	$0.00	$0.00	$0.00
Renovate÷Replace	20%	79%	8%	85%
Right Replacement	$21,651,010.60	—	$28,097,416.06	—
Right Ratio	23%	—	11%	—
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)	279 × 122.79 = 34,258	— × — = 0	279 × 116.41 = 32,478	— × — = 0
Elementary (PK-5)	434 × 122.79 = 53,291	— × — = 0	620 × 116.41 = 72,174	— × — = 0
Middle (6-8)	— × = 0	— × — = 0	— × = 0	— × — = 0
High (9-12)	— × = 0	— × — = 0	— × = 0	— × — = 0
Career Technical Core Space	— × = 0	— × — = 0	— × = 0	— × — = 0
Total ft² Required	53,290.86	—	72,174.2	—
ft² Existing	54,424	64,492	78,090	75,285
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	1,249	—	5,883	—
Less Oversized ft²	53,175	64,492	72,207	75,285
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	53,175	64,492	72,207	75,285
Addition ft²	—	-64,492	—	-75,285
Cost per ft²	*see below*	*see below*	*see below*	*see below*
Total Addition Cost	—	—	—	—
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**
Cost Of New SF	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost
Elementary (PK-5)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	× = $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	54,424	—	78,090	—
Total to Rebuild	$0.00	$0.00	$0.00	$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	$4,369,600.72	—	$2,392,356.41	—
Total Addition Cost	—	—	—	—
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$4,369,600.72	$0.00	$2,392,356.41	$0.00
Asbestos Abatement	$0.00	$11,341.49	$0.00	$467,140.12
Demolition	$0.00	$509,486.80	$0.00	$594,751.50
Exclude Storm Shelter	Exclude Storm Shelter	—	Exclude Storm Shelter	—
LEED Waiver	—	—	—	—
Specific Allowance	$584,398.68	$0.00	$817,982.45	$0.00
Total Building Cost	$4,953,999.40	$520,828.29	$3,210,338.86	$1,061,891.62
Project Agreement LFI	$0.00	$0.00	$0.00	$0.00
Co-Funded Portion	$4,953,999.40	$520,828.29	$3,210,338.86	$1,061,891.62
Page Subtotal	$9,747,058			
General Allowance	$0			
Total Project Agreement LFI	$5,445,729			
Total Co-Funded Project	$582,065,881			
Total Project Cost	**$587,511,610**			

Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

Building	Lakota Plains Junior High Master Planning Considerations	Lakota Ridge Junior High Master Planning Considerations	Liberty Junior High Master Planning Considerations	Lakota East Freshman High Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	*[2025]*	*[2025]*	*[2025]*	*[2025]*
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	Middle	Middle	Middle	High
Acres	85.99	36.00	37.00	34.00
Grades Housed	7-8	7-8	7-8	9
Current Enrollment	1140	812	804	675
Additions to Demolish	☐ 2003 Original Construction 13% 113,975 ft²	☐ 1991 Original Construction 57% 72,845 ft² ☐ 1997 Locker Room / Auxiliary Gymnasium Addition 45% 3,781 ft² ☐ 2003 Music Room Addition 44% 850 ft² ☐ 2015 Secure Entry Addition 14% 300 ft²	☐ 1977 Original Construction 83% 78,060 ft² ☐ 1993 Classroom Addition 72% 6,406 ft² ☐ 2004 Music Room Addition 72% 971 ft² ☐ 2015 Cold Storage Addition 38% 422 ft² ☐ 2015 Secure Entry Addition 42% 343 ft²	☐ 2008 Original Construction 7% 123,452 ft² ☐ 2008 Auditorium Fixed Seating Area 0% 4,325 ft²
Grades Housed - Proposed	6-8	K-5	—	6-8
Projected Enrollment	2324	573	—	2139
CT Projected Enrollment	—	—	—	—
Scope of Work	Renovate/Add	Renovate	Abate/Demolish	Renovate/Add
Suitability Rating	Satisfactory	Borderline	Borderline	Satisfactory
Existing ft²	113,975	77,776	86,202	127,777
Cost/ft² (DM)	$375.14	$399.18	$399.18	$396.66
Cost to Replace	$42,756,581.50	$31,046,623.68	$34,410,114.36	$50,684,024.82
Cost to Renovate	$5,572,234.92	$17,331,543.75	$28,387,138.73	$3,408,225.79
Reprogramming	$741,229.53	$567,627.28	$0.00	$808,629.11
Renovate÷Replace	15%	58%	82%	8%
Right Replacement	$104,139,539.25	$27,235,089.50	—	$95,849,601.75
Right Ratio	67%	69%	—	58%
Addition Required	Yes	No	No	Yes
—	**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)	— × = 0	101 × 116.99 = 11,816	— × — = 0	— × = 0
Elementary (PK-5)	— × = 0	573 × 116.99 = 67,035	— × — = 0	— × = 0
Middle (6-8)	2,324 × 119.45 = 277,602	— × = 0	— × — = 0	2,139 × 119.45 = 255,504
High (9-12)	— × = 0	— × = 0	— × — = 0	— × = 0
Career Technical Core Space	— × = 0	— × = 0	— × — = 0	— × = 0
Total ft² Required	277,601.8	67,035.27	—	255,503.55
ft² Existing	113,975	77,776	86,202	127,777
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	2,430	10,770	—	4,325
Less Oversized ft²	111,545	67,006	86,202	123,452
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	111,545	67,006	86,202	123,452
Addition ft²	166,057	—	-86,202	132,052
Cost per ft²	$375.14	*see below*	*see below*	$375.14
Total Addition Cost	$62,294,622.98	—	—	$49,537,987.28
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**
Cost Of New SF	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost
Elementary (PK-5)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	× = $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	280,032	77,776	—	259,829
Total to Rebuild	$0.00	$0.00	$0.00	$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	$6,313,464.45	$17,899,171.03	—	$4,216,854.90
Total Addition Cost	$62,294,622.98	—	—	$49,537,987.28
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$68,608,087.43	$17,899,171.03	$0.00	$53,754,842.18
Asbestos Abatement	$0.00	$0.00	$280,963.11	$0.00
Demolition	$0.00	$0.00	$680,995.80	$0.00
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	—	Exclude Storm Shelter
LEED Waiver	—	—	—	—
Specific Allowance	$1,480,591.49	$810,558.87	$0.00	$1,558,120.47
Total Building Cost	$70,088,678.92	$18,709,729.90	$961,958.91	$55,312,962.65
Project Agreement LFI	$0.00	$1,572,220.50	$0.00	$27,538.78
Co-Funded Portion	$70,088,678.92	$17,137,509.40	$961,958.91	$55,285,423.87
Page Subtotal	$145,073,330			
General Allowance	$0			
Total Project Agreement LFI	$5,445,729			
Total Co-Funded Project	$582,065,881			
Total Project Cost	**$587,511,610**			

Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

Building	Lakota East High Master Planning Considerations	Lakota West High Master Planning Considerations	Adena Elementary Master Planning Considerations	Cherokee Elementary Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	*[2025]*	*[2025]*	*[2025]*	*[2025]*
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	High	High	Elementary/Middle	Elementary/Middle
Acres	68.50	59.00	14.00	15.52
Grades Housed	10-12	10-12	3-6	3-6
Current Enrollment	2100	2100	707	766
Additions to Demolish	☐ 1997 Original Construction 43% 256,610 ft² ☐ 1997 Auditorium Fixed Seating Area 25% 4,720 ft² ☐ 2002 Classroom Addition 19% 10,591 ft² ☐ 2007 Gymnasium / Administrative Offices / Classroom Addition 12% 60,974 ft²	☐ 1997 Original Construction 34% 256,610 ft² ☐ 1997 Auditorium Fixed Seating Area 32% 4,720 ft² ☐ 2002 Classroom Addition 16% 10,591 ft² ☐ 2007 Gymnasium / Administrative Offices / Classroom Addition 11% 60,974 ft²	☐ 1978 Original Construction 75% 56,644 ft² ☐ 1993 Classroom Addition 73% 6,859 ft² ☐ 2015 Secure Entry Addition 45% 401 ft²	☐ 1994 Original Construction 58% 72,984 ft² ☐ 2015 Secure Entry Addition 20% 3,078 ft²
Grades Housed - Proposed	9-12	9-12	—	K-5
Projected Enrollment	3078	3078	—	639
CT Projected Enrollment	—	—	—	—
Scope of Work	Renovate/Add	Renovate/Add	Abate/Demolish	Renovate
Suitability Rating	Satisfactory	Satisfactory	Borderline	Satisfactory
Existing ft²	332,895	332,895	63,904	76,062
Cost/ft² (DM)	$380.05	$380.05	$406.28	$389.30
Cost to Replace	$126,516,744.75	$126,516,744.75	$25,962,917.12	$29,610,936.60
Cost to Renovate	$46,768,630.57	$37,780,952.55	$19,541,875.89	$16,618,748.18
Reprogramming	$1,356,337.06	$1,356,337.06	$0.00	$313,701.64
Renovate÷Replace	38%	31%	75%	57%
Right Replacement	$182,487,848.40	$182,487,848.40	—	$28,906,225.74
Right Ratio	67%	62%	—	61%
Addition Required	Yes	Yes	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)	— × = 0	— × = 0	— × — = 0	101 × 116.20 = 11,736
Elementary (PK-5)	— × = 0	— × = 0	— × — = 0	639 × 116.20 = 74,252
Middle (6-8)	— × = 0	— × = 0	— × — = 0	— × = 0
High (9-12)	3,078 × 156.00 = 480,168	3,078 × 156.00 = 480,168	— × — = 0	— × = 0
Career Technical Core Space	— × = 0	— × = 0	— × — = 0	— × = 0
Total ft² Required	480,168	480,168	—	74,251.8
ft² Existing	332,895	332,895	63,904	76,062
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	33,476	33,333	—	1,867
Less Oversized ft²	299,419	299,562	63,904	74,195
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	299,419	299,562	63,904	74,195
Addition ft²	180,749	180,606	-63,904	—
Cost per ft²	$388.94	$388.94	*see below*	*see below*
Total Addition Cost	$70,300,516.06	$70,244,897.64	—	—
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**
Cost Of New SF	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost
Elementary (PK-5)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	× = $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	513,644	513,501	—	76,062
Total to Rebuild	$0.00	$0.00	$0.00	$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	$48,124,967.63	$39,137,289.61	—	$16,932,449.82
Total Addition Cost	$70,300,516.06	$70,244,897.64	—	—
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$118,425,483.69	$109,382,187.25	$0.00	$16,932,449.82
Asbestos Abatement	$0.00	$0.00	$128,418.76	$0.00
Demolition	$0.00	$0.00	$504,841.60	$0.00
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	—	Exclude Storm Shelter
LEED Waiver	—	—	—	—
Specific Allowance	$3,176,026.90	$3,175,746.90	$0.00	$808,954.59
Total Building Cost	$121,601,510.59	$112,557,934.15	$633,260.36	$17,741,404.41
Project Agreement LFI	$1,993,759.06	$1,852,210.45	$0.00	$0.00
Co-Funded Portion	$119,607,751.53	$110,705,723.70	$633,260.36	$17,741,404.41
Page Subtotal	$252,534,110			
General Allowance	$0			
Total Project Agreement LFI	$5,445,729			
Total Co-Funded Project	$582,065,881			
Total Project Cost	**$587,511,610**			

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Building	Endeavor Elementary Master Planning Considerations	Freedom Elementary Master Planning Considerations	Heritage Elementary Master Planning Considerations	Hopewell Elementary Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	*[2025]*	*[2025]*	*[2025]*	*[2025]*
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	Elementary/Middle	Elementary/Middle	Elementary/Middle	Elementary/Middle
Acres	12.90	36.00	14.44	56.20
Grades Housed	3-6	3-6	PK-2	K-2
Current Enrollment	662	649	642	838
Additions to Demolish	☐ 2007 Original Construction 8% 78,090 ft²	☐ 1988 Original Construction 77% 57,326 ft² ☐ 1993 Classroom Addition 72% 3,738 ft²	☐ 1992 Original Construction 80% 64,631 ft²	☐ 1962 Original Construction 75% 36,303 ft² ☐ 1964 Classroom / Student Dining Addition 73% 22,164 ft² ☐ 1968 Classroom Addition 70% 18,125 ft² ☐ 1972 Classroom Addition 73% 1,840 ft² ☐ 1990 Media Center Addition 70% 1,316 ft² ☐ 2002 Gymnasium Storage 65% 342 ft² ☐ 2007 Administrative Offices / Clinic Addition 29% 4,688 ft²
Grades Housed - Proposed	K-5	—	—	—
Projected Enrollment	620	—	—	—
CT Projected Enrollment	—	—	—	—
Scope of Work	Renovate	Abate/Demolish	Abate/Demolish	Abate/Demolish
Suitability Rating	Satisfactory	Borderline	Borderline	Borderline
Existing ft²	78,090	61,064	64,631	84,778
Cost/ft² (DM)	$389.30	$406.28	$406.28	$389.30
Cost to Replace	$30,400,437.00	$24,809,081.92	$26,258,282.68	$33,004,075.40
Cost to Renovate	$2,410,850.11	$19,028,917.97	$20,984,038.90	$25,293,980.99
Reprogramming	$423,897.10	$0.00	$0.00	$0.00
Renovate÷Replace	9%	77%	80%	77%
Right Replacement	$28,097,416.06	—	—	—
Right Ratio	13%	—	—	—
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)	101 × 116.41 = 11,757	— × — = 0	— × — = 0	— × — = 0
Elementary (PK-5)	620 × 116.41 = 72,174	— × — = 0	— × — = 0	— × — = 0
Middle (6-8)	— × = 0	— × — = 0	— × — = 0	— × — = 0
High (9-12)	— × = 0	— × — = 0	— × — = 0	— × — = 0
Career Technical Core Space	— × = 0	— × — = 0	— × — = 0	— × — = 0
Total ft² Required	72,174.2	—	—	—
ft² Existing	78,090	61,064	64,631	84,778
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	5,883	—	—	—
Less Oversized ft²	72,207	61,064	64,631	84,778
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	72,207	61,064	64,631	84,778
Addition ft²	—	-61,064	-64,631	-84,778
Cost per ft²	*see below*	*see below*	*see below*	*see below*
Total Addition Cost	—	—	—	—
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**
Cost Of New SF	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost
Elementary (PK-5)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	× = $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	78,090	—	—	—
Total to Rebuild	$0.00	$0.00	$0.00	$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	$2,834,747.21	—	—	—
Total Addition Cost	—	—	—	—
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$2,834,747.21	$0.00	$0.00	$0.00
Asbestos Abatement	$0.00	$10,565.16	$11,182.32	$403,024.19
Demolition	$0.00	$482,405.60	$510,584.90	$669,746.20
Exclude Storm Shelter	Exclude Storm Shelter	—	—	—
LEED Waiver	—	—	—	—
Specific Allowance	$817,982.45	$0.00	$0.00	$0.00
Total Building Cost	$3,652,729.66	$492,970.76	$521,767.22	$1,072,770.39
Project Agreement LFI	$0.00	$0.00	$0.00	$0.00
Co-Funded Portion	$3,652,729.66	$492,970.76	$521,767.22	$1,072,770.39
Page Subtotal	$5,740,238			
General Allowance	$0			
Total Project Agreement LFI	$5,445,729			
Total Co-Funded Project	$582,065,881			
Total Project Cost	**$587,511,610**			

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Building	Independence Elementary Master Planning Considerations	New Union Elementary Master Planning Considerations	VanGorden Elementary Master Planning Considerations	Woodland Elementary Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	*[2025]*	*[2025]*	*[2025]*	*[2025]*
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	Elementary/Middle	Elementary/Middle	Elementary/Middle	Elementary/Middle
Acres	14.74	10.88	85.99	37.00
Grades Housed	3-6	3-6	3-6	3-6
Current Enrollment	604	603	740	750
Additions to Demolish	☐ 1994 Original Construction 51% 72,984 ft² ☐ 2015 Secure Entry Addition 21% 2,576 ft²	☐ 2008 Original Construction 10% 85,648 ft²	☐ 2003 Original Construction 9% 84,608 ft²	☐ 1990 Original Construction 79% 64,347 ft² ☐ 1993 Classroom Addition 73% 3,240 ft²
Grades Housed - Proposed	K-5	K-5	K-5	—
Projected Enrollment	629	713	713	—
CT Projected Enrollment	—	—	—	—
Scope of Work	Renovate	Renovate	Renovate	Abate/Demolish
Suitability Rating	Satisfactory	Satisfactory	Satisfactory	Borderline
Existing ft²	75,560	85,648	84,608	67,587
Cost/ft² (DM)	$389.30	$389.30	$389.30	$406.28
Cost to Replace	$29,415,508.00	$33,342,766.40	$32,937,894.40	$27,459,246.36
Cost to Renovate	$14,693,564.61	$3,283,823.72	$3,084,227.11	$21,536,291.96
Reprogramming	$313,701.64	$451,414.28	$451,414.28	$0.00
Renovate÷Replace	51%	11%	11%	78%
Right Replacement	$28,480,794.81	$31,978,943.39	$31,978,943.39	—
Right Ratio	56%	15%	14%	—
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)	101 × 116.31 = 11,747	101 × 115.21 = 11,636	101 × 115.21 = 11,636	— × — = 0
Elementary (PK-5)	629 × 116.31 = 73,159	713 × 115.21 = 82,145	713 × 115.21 = 82,145	— × — = 0
Middle (6-8)	— × = 0	— × = 0	— × = 0	— × — = 0
High (9-12)	— × = 0	— × = 0	— × = 0	— × — = 0
Career Technical Core Space	— × = 0	— × = 0	— × = 0	— × — = 0
Total ft² Required	73,158.99	82,144.73	82,144.73	—
ft² Existing	75,560	85,648	84,608	67,587
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	2,496	3,656	2,454	—
Less Oversized ft²	73,064	81,992	82,154	67,587
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	73,064	81,992	82,154	67,587
Addition ft²	—	—	—	-67,587
Cost per ft²	*see below*	*see below*	*see below*	*see below*
Total Addition Cost	—	—	—	—
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**
Cost Of New SF	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost
Elementary (PK-5)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	× = $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	75,560	85,648	84,608	—
Total to Rebuild	$0.00	$0.00	$0.00	$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	$15,007,266.25	$3,735,238.00	$3,535,641.39	—
Total Addition Cost	—	—	—	—
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$15,007,266.25	$3,735,238.00	$3,535,641.39	$0.00
Asbestos Abatement	$0.00	$0.00	$0.00	$11,693.76
Demolition	$0.00	$0.00	$0.00	$533,937.30
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	—
LEED Waiver	—	—	—	—
Specific Allowance	$801,604.13	$908,633.37	$900,613.39	$0.00
Total Building Cost	$15,808,870.38	$4,643,871.37	$4,436,254.78	$545,631.06
Project Agreement LFI	$0.00	$0.00	$0.00	$0.00
Co-Funded Portion	$15,808,870.38	$4,643,871.37	$4,436,254.78	$545,631.06
Page Subtotal	$25,434,628			
General Allowance	$0			
Total Project Agreement LFI	$5,445,729			
Total Co-Funded Project	$582,065,881			
Total Project Cost	**$587,511,610**			

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Building	West Freshman/Creekside Master Planning Considerations	*New ES #1* New Elementary	*New ES #2* New Elementary	*New ES #3* New Elementary
Program	Expedited Local Partnership Program (ELPP)	—	—	—
Cost Set	*[2025]*	—	—	—
Assessing Consultant	OFCC	—	—	—
Type	Elementary/High	Elementary	Elementary	Elementary
Acres	50.00	—	—	—
Grades Housed	K-2, 9	—	—	—
Current Enrollment	1868	—	—	—
Additions to Demolish	☐ 1959 West Freshman Original Construction 77% 56,133 ft² ☐ 1959 West Freshman Auditorium Fixed Seating Area 48% 6,057 ft² ☐ 1965 West Freshman Classroom Addition 72% 39,698 ft² ☐ 1968 Creekside Original Construction 78% 60,083 ft² ☐ 1973 West Freshman Gymnasium / Locker Room Addition 73% 36,172 ft² ☐ 1978 West Freshman Media Center / Locker Room Addition 72% 10,329 ft² ☐ 1987 Creekside Classroom Addition 79% 11,257 ft² ☐ 1987 West Freshman Cafeteria / Kitchen / Classroom Addtiion 103% 12,945 ft² ☐ 2008 West Freshman Elevator Addition 6% 73 ft² ☐ 2015 Creekside Secure Entry Addition 30% 150 ft²	—	—	—
Grades Housed - Proposed	—	K-5	K-5	K-5
Projected Enrollment	—	879	879	878
CT Projected Enrollment	—	—	—	—
Scope of Work	Abate/Demolish	Build New	Build New	Build New
Suitability Rating	Very Inadequate	—	—	—
Existing ft²	232,897	—	—	—
Cost/ft² (DM)	$366.40	—	—	—
Cost to Replace	$85,333,460.80	$0.00	$0.00	$0.00
Cost to Renovate	$73,681,879.53	—	—	—
Reprogramming	$0.00	$0.00	$0.00	$0.00
Renovate÷Replace	86%	—	—	—
Right Replacement	—	—	—	—
Right Ratio	—	—	—	—
Addition Required	No	No	No	No
—	**Addition 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-K)	— × — = 0	100 × 111.23 = 11,123	100 × 111.23 = 11,123	101 × 111.25 = 11,236
Elementary (PK-5)	— × — = 0	879 × 111.23 = 97,771	879 × 111.23 = 97,771	878 × 111.25 = 97,678
Middle (6-8)	— × — = 0	— × = 0	— × = 0	— × = 0
High (9-12)	— × — = 0	— × = 0	— × = 0	— × = 0
Career Technical Core Space	— × — = 0	— × = 0	— × = 0	— × = 0
Total ft² Required	—	97,771.17	97,771.17	97,677.5
ft² Existing	232,897	—	—	—
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	—	0	0	0
Less Oversized ft²	232,897	—	—	—
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	232,897	—	—	—
Addition ft²	-232,897	97,771	97,771	97,678
Cost per ft²	*see below*	*see below*	*see below*	*see below*
Total Addition Cost	—	—	—	—
—	**Cost of Additions**	**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)	× = $0.00	97,771.17×$366.40=$35,823,356.69	97,771.17×$366.40=$35,823,356.69	97,677.5×$366.40=$35,789,036.00
Middle (6-8)	× = $0.00	0 × = $0.00	0 × = $0.00	0 × = $0.00
High (9-12)	× = $0.00	0 × = $0.00	0 × = $0.00	0 × = $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	—	97,771	97,771	97,678
Total to Rebuild	$0.00	$35,823,356.69	$35,823,356.69	$35,789,036.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	—	$0.00	$0.00	$0.00
Total Addition Cost	—	—	—	—
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$0.00	$35,823,356.69	$35,823,356.69	$35,789,036.00
Asbestos Abatement	$728,540.41	$0.00	$0.00	$0.00
Demolition	$1,839,886.30	$0.00	$0.00	$0.00
Exclude Storm Shelter	—	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter
LEED Waiver	—	—	—	—
Specific Allowance	$0.00	$797,524.00	$797,524.00	$796,993.00
Total Building Cost	$2,568,426.71	$36,620,880.69	$36,620,880.69	$36,586,029.00
Project Agreement LFI	$0.00	$0.00	$0.00	$0.00
Co-Funded Portion	$2,568,426.71	$36,620,880.69	$36,620,880.69	$36,586,029.00
Page Subtotal	$112,396,217			
General Allowance	$0			
Total Project Agreement LFI	$5,445,729			
Total Co-Funded Project	$582,065,881			
Total Project Cost	**$587,511,610**			

Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

	New ES #4			
Building	New Elementary			
Program	—			
Cost Set	—			
Assessing Consultant	—			
Type	Elementary			
Acres	—			
Grades Housed	—			
Current Enrollment	—			
Additions to Demolish	—			
Grades Housed - Proposed	K-5			
Projected Enrollment	878			
CT Projected Enrollment	—			
Scope of Work	Build New			
Suitability Rating	—			
Existing ft²	—			
Cost/ft² (DM)	—			
Cost to Replace	$0.00			
Cost to Renovate	—			
Reprogramming	$0.00			
Renovate÷Replace	—			
Right Replacement	—			
Right Ratio	—			
Addition Required	No			
—	**New ft²**			
Proposed Enrollment	Students	sf/Student		sf required
Elementary (PK-K)	101 ×	111.25	=	11,236
Elementary (PK-5)	878 ×	111.25	=	97,678
Middle (6-8)	— ×		=	0
High (9-12)	— ×		=	0
Career Technical Core Space	— ×		=	0
Total ft² Required				97,677.5
ft² Existing				—
Large Group Restroom Fixture Replacement	No			
Comprehensive Vocational	No			
Oversized ft²				0
Less Oversized ft²				—
CT ft² Existing				—
CT ft² Not Programmed				—
Less CT ft²				—
Addition ft²				97,678
Cost per ft²	*see below*			
Total Addition Cost	—			
—	**Cost to Rebuild**			
Cost Of New SF	SF Required		$/SF	Cost
Elementary (PK-5)	97,677.5	×	$366.40	= $35,789,036.00
Middle (6-8)	0 ×		=	$0.00
High (9-12)	0 ×		=	$0.00
Career Technical Program Space				
CT Existing ft²				—
CT New ft²				—
CT Total ft²				—
CT Program Total				$0.00
Total Proposed ft²				97,678
Total to Rebuild				$35,789,036.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram				$0.00
Total Addition Cost				—
Total Career Technical				$0.00
Project Cost				$35,789,036.00
Asbestos Abatement				$0.00
Demolition				$0.00
Exclude Storm Shelter	Exclude Storm Shelter			
LEED Waiver	—			
Specific Allowance				$796,993.00
Total Building Cost				$36,586,029.00
Project Agreement LFI				$0.00
Co-Funded Portion				$36,586,029.00
Page Subtotal	$36,586,029			
General Allowance	$0			
Total Project Agreement LFI	$5,445,729			
Total Co-Funded Project	$582,065,881			
Total Project Cost	**$587,511,610**			

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion

Total Building Cost – Project Agreement LFI

Cost to Renovate

The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment.
For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.

Cost to Replace

The cost to rebuild a new school with the same square footage.

General Allowance

Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it

LEED Waiver

Exclude the system-managed LEED Specific Allowance.

Project Cost

If the work scope requires no action, the project cost is zero.
Otherwise, project cost is calculated as follows (and includes any PALFI):

Total to Rebuild
+Cost to Reno & Reprogram
+Total Addition Cost
+Total Career Technical

Renovate÷Replace

$$\frac{\text{renovation + reprogramming}}{\text{costToReplaceSameSquareFootage}}$$

Right Ratio

$$\frac{\text{renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances}}{\text{costToReplaceBasedOnProposedEnrollment}}$$

The selected allowances should **not** include site allowances (see Specific Allowances, "Include" column).

Right Replacement

The cost to rebuild a new school for the proposed number of students, including career technical programs.

Total Building Cost

Total building cost is calculated as follows:

Project Cost
+Asbestos Abatement
+Demolition
+Specific Allowance

Total Co-Funded Project

Sum of Co-Funded Portion for each building

Total Project Agreement LFI

General LFIs, plus Per-Building LFIs from a few lines above.

Total Project Cost

Total Project Agreement LFI + Total Co-Funded Project

Total Proposed ft²

Existing SF
–Demolition SF
+Positive Addition SF
+Career Technical Addition SF

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Specific Allowances for Master Plan Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25 - Lakota Local

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Specific Allowances

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Liberty Early Childhood Elementary	LEED	LEED Allowance for building renovation	$326,695.68		Base CM & A/E Services	yes
Liberty Early Childhood Elementary	ERRCS	Emergency Responder Radio Coverage Systems for 54,424 SF	$74,017.00	$1.36/SF	Base CM & A/E Services	yes
Liberty Early Childhood Elementary	Fire Pump	Fire Pump Allowance for 54,424 SF	$32,654.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Liberty Early Childhood Elementary	Site Development	Enhanced ADA Playground Surface	$151,032.00	25 SF/student × $13.92/SF × 434 elementary school students	Base CM & A/E Services	yes
Wyandot Early Childhood Elementary	LEED	LEED Allowance for building renovation	$449,166.45		Base CM & A/E Services	yes
Wyandot Early Childhood Elementary	ERRCS	Emergency Responder Radio Coverage Systems for 78,090 SF	$106,202.00	$1.36/SF	Base CM & A/E Services	yes
Wyandot Early Childhood Elementary	Fire Pump	Fire Pump Allowance for 78,090 SF	$46,854.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Wyandot Early Childhood Elementary	Site Development	Enhanced ADA Playground Surface	$215,760.00	25 SF/student × $13.92/SF × 620 elementary school students	Base CM & A/E Services	yes
Lakota Plains Junior High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
Lakota Plains Junior High	LEED	LEED Allowance for building renovation	$631,728.49		Base CM & A/E Services	yes
Lakota Plains Junior High	ERRCS	Emergency Responder Radio Coverage Systems for 280,032 SF	$380,844.00	$1.36/SF	Base CM & A/E Services	yes
Lakota Plains Junior High	Fire Pump	Fire Pump Allowance for 280,032 SF	$168,019.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Lakota Ridge Junior High	LEED	LEED Allowance for building renovation	$458,713.87		Base CM & A/E Services	yes
Lakota Ridge Junior High	ERRCS	Emergency Responder Radio Coverage Systems for 77,776 SF	$105,775.00	$1.36/SF	Base CM & A/E Services	yes
Lakota Ridge Junior High	Fire Pump	Fire Pump Allowance for 77,776 SF	$46,666.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Lakota Ridge Junior High	Site Development	Enhanced ADA Playground Surface	$199,404.00	25 SF/student × $13.92/SF × 573 elementary school students	Base CM & A/E Services	yes
Lakota East Freshman High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
Lakota East Freshman High	LEED	LEED Allowance for building renovation	$748,856.47		Base CM & A/E Services	yes
Lakota East Freshman High	ERRCS	Emergency Responder Radio Coverage Systems for 259,829 SF	$353,367.00	$1.36/SF	Base CM & A/E Services	yes
Lakota East Freshman High	Fire Pump	Fire Pump Allowance for 259,829 SF	$155,897.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Lakota East High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
Lakota East High	LEED	LEED Allowance for building renovation	$1,869,284.90		Base CM & A/E Services	yes
Lakota East High	ERRCS	Emergency Responder Radio Coverage Systems for 513,644 SF	$698,556.00	$1.36/SF	Base CM & A/E Services	yes
Lakota East High	Fire Pump	Fire Pump Allowance for 513,644 SF	$308,186.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Lakota West High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
Lakota West High	LEED	LEED Allowance for building renovation	$1,869,284.90		Base CM & A/E Services	yes
Lakota West High	ERRCS	Emergency Responder Radio Coverage Systems for 513,501 SF	$698,361.00	$1.36/SF	Base CM & A/E Services	yes
Lakota West High	Fire Pump	Fire Pump Allowance for 513,501 SF	$308,101.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Cherokee Elementary	LEED	LEED Allowance for building renovation	$437,501.59		Base CM & A/E Services	yes
Cherokee Elementary	ERRCS	Emergency Responder Radio Coverage Systems for 76,062 SF	$103,444.00	$1.36/SF	Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Cherokee Elementary	Fire Pump	Fire Pump Allowance for 76,062 SF	$45,637.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Cherokee Elementary	Site Development	Enhanced ADA Playground Surface	$222,372.00	25 SF/student × $13.92/SF × 639 elementary school students	Base CM & A/E Services	yes
Endeavor Elementary	LEED	LEED Allowance for building renovation	$449,166.45		Base CM & A/E Services	yes
Endeavor Elementary	ERRCS	Emergency Responder Radio Coverage Systems for 78,090 SF	$106,202.00	$1.36/SF	Base CM & A/E Services	yes
Endeavor Elementary	Fire Pump	Fire Pump Allowance for 78,090 SF	$46,854.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Endeavor Elementary	Site Development	Enhanced ADA Playground Surface	$215,760.00	25 SF/student × $13.92/SF × 620 elementary school students	Base CM & A/E Services	yes
Independence Elementary	LEED	LEED Allowance for building renovation	$434,614.13		Base CM & A/E Services	yes
Independence Elementary	ERRCS	Emergency Responder Radio Coverage Systems for 75,560 SF	$102,762.00	$1.36/SF	Base CM & A/E Services	yes
Independence Elementary	Fire Pump	Fire Pump Allowance for 75,560 SF	$45,336.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Independence Elementary	Site Development	Enhanced ADA Playground Surface	$218,892.00	25 SF/student × $13.92/SF × 629 elementary school students	Base CM & A/E Services	yes
New Union Elementary	LEED	LEED Allowance for building renovation	$492,639.37		Base CM & A/E Services	yes
New Union Elementary	ERRCS	Emergency Responder Radio Coverage Systems for 85,648 SF	$116,481.00	$1.36/SF	Base CM & A/E Services	yes
New Union Elementary	Fire Pump	Fire Pump Allowance for 85,648 SF	$51,389.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
New Union Elementary	Site Development	Enhanced ADA Playground Surface	$248,124.00	25 SF/student × $13.92/SF × 713 elementary school students	Base CM & A/E Services	yes
VanGorden Elementary	LEED	LEED Allowance for building renovation	$486,657.39		Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
VanGorden Elementary	ERRCS	Emergency Responder Radio Coverage Systems for 84,608 SF	$115,067.00	$1.36/SF	Base CM & A/E Services	yes
VanGorden Elementary	Fire Pump	Fire Pump Allowance for 84,608 SF	$50,765.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
VanGorden Elementary	Site Development	Enhanced ADA Playground Surface	$248,124.00	25 SF/student × $13.92/SF × 713 elementary school students	Base CM & A/E Services	yes
[New] New ES #1	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #2	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #3	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #4	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #1	ERRCS	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #1	Fire Pump	Fire Pump Allowance for 97,771 SF	$58,663.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #1	Site Development	Enhanced ADA Playground Surface	$305,892.00	25 SF/student × $13.92/SF × 879 elementary school students	Base CM & A/E Services	yes
[New] New ES #2	ERRCS	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #2	Fire Pump	Fire Pump Allowance for 97,771 SF	$58,663.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #2	Site Development	Enhanced ADA Playground Surface	$305,892.00	25 SF/student × $13.92/SF × 879 elementary school students	Base CM & A/E Services	yes
[New] New ES #3	ERRCS	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #3	Fire Pump	Fire Pump Allowance for 97,678 SF	$58,607.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
[New] New ES #3	Site Development	Enhanced ADA Playground Surface	$305,544.00	25 SF/student × $13.92/SF × 878 elementary school students	Base CM & A/E Services	yes
[New] New ES #4	ERRCS	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #4	Fire Pump	Fire Pump Allowance for 97,678 SF	$58,607.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #4	Site Development	Enhanced ADA Playground Surface	$305,544.00	25 SF/student × $13.92/SF × 878 elementary school students	Base CM & A/E Services	yes
Total			$19,030,247.69			

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Project Agreement LFIs for Master Plan Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25 - Lakota Local

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Project Agreement LFIs

Building	Name	Amount	Comments	Include in 100% Cap
Lakota Ridge Junior High	Cost to renovate space Gymnasium	$230,570.82		
Lakota Ridge Junior High	LEED Costs for space Gymnasium	$6,265.80		
Lakota Ridge Junior High	Cost to renovate Non OSDM Spaces In OSDM Additions	$1,300,054.68		
Lakota Ridge Junior High	LEED Costs for Non OSDM Spaces In OSDM Additions	$35,329.20		
Lakota East High	Cost to renovate space Auditorium Fixed Seating Area	$484,561.68		
Lakota East High	LEED Costs for space Auditorium Fixed Seating Area	$26,503.93		
Lakota East High	Cost to renovate space Vocational	$1,426,937.43		
Lakota East High	LEED Costs for space Vocational	$55,756.02		
Lakota West High	Cost to renovate space Auditorium Fixed Seating Area	$636,701.72		
Lakota West High	LEED Costs for space Auditorium Fixed Seating Area	$26,503.93		
Lakota West High	Cost to renovate space Vocational	$1,134,052.44		
Lakota West High	LEED Costs for space Vocational	$54,952.36		
Lakota East Freshman High	Cost to renovate space Auditorium Fixed Seating Area	$2,191.46		
Lakota East Freshman High	LEED Costs for space Auditorium Fixed Seating Area	$25,347.32		
Total		$5,445,728.79		

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Building Summary - Liberty Early Childhood Elementary (20321)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Liberty Early Childhood Elementary	**Contact:**	Mrs. Carrie Montgomery		
Address:	6040 Princeton Road	**Phone:**	(513) 777-6194		
	Liberty Township,OH 45011	**Date Prepared:**	2018-06-13	**By:**	Paul W. Garland
Bldg. IRN:	20321	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	PK-2	Acreage:	9.61
Proposed Grades	N/A	Teaching Stations:	27
Current Enrollment	556	Classrooms:	28
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1920	2	2	20,235
Kitchen/Cafeteria/Classroom Addition	1952	2	2	15,639
North Classroom Addition	1961	2	2	9,786
Vocational/Art Room Addition	1971	1	1	2,106
Classroom Addition	2009	1	2	6,658
Total				**54,424**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	3	$885,272.49	-
C.	Ventilation / Air Conditioning	2	$57,110.92	-
D.	Electrical Systems	2	$5,449.10	-
E.	Plumbing and Fixtures	3	$473,598.06	-
F.	Windows	1	$0.00	-
G.	Structure: Foundation	2	$90,000.00	-
H.	Structure: Walls and Chimneys	2	$89,082.92	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$184,794.07	-
K.	Interior Lighting	1	$0.00	-
L.	Security Systems	2	$174,156.80	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	3	$221,549.98	-
P.	Site Condition	2	$131,636.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	2	$68,870.46	-
U.	Life Safety	2	$50,000.00	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	3	$887,557.58	-
- X.	Construction Contingency / Non-Construction Cost	-	$810,860.81	-
Total			$4,129,939.19	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	156	78%	Satisfactory
3.0 Plant Maintainability	100	85	85%	Satisfactory
4.0 Building Safety and Security	200	178	89%	Satisfactory
5.0 Educational Adequacy	200	81	41%	Poor
6.0 Environment for Education	200	143	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	723	72%	Satisfactory

C=Under Contract

Existing Square Feet	54,424
Cost per Sq. Ft.	$406.28
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$4,101,855.60
Reprogramming Cost	$267,745.14
Cost to Renovate w/ Reprogramming	$4,369,600.74
Cost to Replace	$22,111,382.72
Renovate/Replace	19.76%

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Liberty Early Childhood Elementary (20321)

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 Construction (1920)		3394		2497	1557									
Kitchen/Cafeteria/Classroom Addition (1952)		2105					2276	1118						
North Classroom Addition (1961)		1893												
Vocational/Art Room Addition (1971)		297												
Classroom Addition (2009)		1523												
Total	0	9,212	0	2,497	1,557	0	2,276	1,118	0	0	0	0	0	0
Master Planning Considerations	There is a swale that is in close proximity to the west and north sides of the building that splits the sight close to its mid-point which runs north & south. There is space available to expand to the northeast corner of the building and site.													

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - Shawnee Early Childhood Elementary (111179)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Shawnee Early Childhood Elementary	**Contact:**	Kevin Thomas		
Address:	9394 Sterling Drive	**Phone:**	(513) 779-3014		
	Cincinnati,OH 45241	**Date Prepared:**	2018-06-18	**By:**	Bernie Merritt
Bldg. IRN:	111179	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	K-2	Acreage:	20.00
Proposed Grades	N/A	Teaching Stations:	50
Current Enrollment	819	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1990	2	2	53,158
Classroom Addition	1993	1	2	11,334
Total				**64,492**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$4,384,811.08	-
B.	Roofing	2	$730,393.37	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$2,521,637.20	-
E.	Plumbing and Fixtures	3	$657,069.85	-
F.	Windows	3	$407,939.20	-
G.	Structure: Foundation	2	$11,620.00	-
H.	Structure: Walls and Chimneys	2	$450,278.15	-
I.	Structure: Floors and Roofs	2	$6,720.00	-
J.	General Finishes	3	$3,388,834.28	-
K.	Interior Lighting	3	$570,109.28	-
L.	Security Systems	3	$337,293.16	-
M.	Emergency/Egress Lighting	3	$87,709.12	-
N.	Fire Alarm	3	$263,127.36	-
O.	Handicapped Access	2	$145,346.48	-
P.	Site Condition	2	$381,570.28	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$72,748.44	-
T.	Hazardous Material	2	$9,177.14	-
U.	Life Safety	3	$523,067.95	-
V.	Loose Furnishings	3	$724,890.08	-
W.	Technology	3	$1,051,864.52	-
- X.	Construction Contingency / Non-Construction Cost	-	$4,086,262.53	-
Total			$20,812,469.47	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	124	62%	Borderline
3.0 Plant Maintainability	100	65	65%	Borderline
4.0 Building Safety and Security	200	130	65%	Borderline
5.0 Educational Adequacy	200	127	64%	Borderline
6.0 Environment for Education	200	146	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	673	67%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Shawnee Early Childhood Elementary (111179)

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 Construction (1990)		9934		3733	1842		3106	1878						
Classroom Addition (1993)														
Total	0	9,934	0	3,733	1,842	0	3,106	1,878	0	0	0	0	0	0

Master Planning Considerations	There is an area of approximately 17,000 square feet to the west of the building; however the relocation of the Pre-Kindergarten Playground would need to be taken into consideration. There is also a larger area to the north of the building, but it is sloped. A telecommunications tower is located at the northwest corner of the site on adjacent property.

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - Wyandot Early Childhood Elementary (8983)

District:	Lakota Local	**County:**	Butler
Name:	Wyandot Early Childhood Elementary	**Contact:**	Elizabeth Gruber
Address:	7667 Summerlin Boulevard Liberty Township,OH 45044	**Phone:**	(513) 759-8100
Bldg. IRN:	8983	**Date Prepared:**	2018-06-19
		Date Revised:	2024-11-05

Area: Southwestern Ohio (1)
By: Bernie Merritt
By: Tyler Palmer

Current Grades	K-2	Acreage:	19.65
Proposed Grades	N/A	Teaching Stations:	49
Current Enrollment	919	Classrooms:	37
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2007	1	1	78,090
Total				**78,090**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	169	85%	Satisfactory
3.0 Plant Maintainability	100	83	83%	Satisfactory
4.0 Building Safety and Security	200	160	80%	Satisfactory
5.0 Educational Adequacy	200	128	64%	Borderline
6.0 Environment for Education	200	172	86%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	792	79%	Satisfactory

C=Under Contract

Existing Square Feet	78,090
Cost per Sq. Ft.	$389.30
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$2,392,356.40
Reprogramming Cost	$0.00
Cost to Renovate w/ Reprogramming	$2,392,356.40
Cost to Replace	$30,400,437.00
Renovate/Replace	7.87%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	2	$600.00	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	2	$103,401.10	-
E.	Plumbing and Fixtures	1	$0.00	-
F.	Windows	1	$0.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	1	$0.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$23,084.30	-
K.	Interior Lighting	2	$12,452.50	-
L.	Security Systems	2	$143,685.60	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$47,394.20	-
P.	Site Condition	2	$221,481.40	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$956.00	-
T.	Hazardous Material	2	$10,932.60	-
U.	Life Safety	1	$2,125.00	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	3	$1,369,698.60	-
- X.	Construction Contingency / Non-Construction Cost	-	$472,924.51	-
Total			$2,408,735.81	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Wyandot Early Childhood Elementary (8983)

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 Construction (2007)		15216		4981	2745		3814	2749						
Total	0	15,216	0	4,981	2,745	0	3,814	2,749	0	0	0	0	0	0
Master Planning Considerations	Expansion is possible if parking, the Playground or the bus loop is relocated. There is not a clear area to expand with the exception of the lawn area to the west, but considerations to the proximity of the storm system and property line will need to be addressed.													

Main Assessment Menu - Lakota Local (46110) - Hopewell Junior High (65466)

Building Summary - Hopewell Junior High (65466)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Hopewell Junior High	**Contact:**	Jeff Rouff
Address:	8200 Cox Road West Chester,OH 45069	**Phone:**	(513) 777-2258
		Date Prepared:	2018-06-19 **By:** Bernie Merritt
Bldg. IRN:	65466	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	7-8	Acreage:	38.00
Proposed Grades	N/A	Teaching Stations:	50
Current Enrollment	793	Classrooms:	37
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1973	2	2	64,287
Classroom Addition	1976	2	1	5,496
Media Center Addition	1990	2	1	1,370
Classroom Addition	1993	2	1	4,132
Total				**75,285**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability 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	98	49%	Poor
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	114	57%	Borderline
5.0 Educational Adequacy	200	106	53%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	573	57%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$5,118,627.15	-
B.	Roofing	1	$1,778,018.00	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$2,943,643.50	-
E.	Plumbing and Fixtures	3	$970,120.67	-
F.	Windows	2	$317,941.12	-
G.	Structure: Foundation	2	$22,632.00	-
H.	Structure: Walls and Chimneys	2	$398,533.20	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$3,624,731.02	-
K.	Interior Lighting	3	$665,519.40	-
L.	Security Systems	3	$393,740.55	-
M.	Emergency/Egress Lighting	3	$102,387.60	-
N.	Fire Alarm	3	$307,162.80	-
O.	Handicapped Access	2	$277,642.96	-
P.	Site Condition	2	$629,749.16	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$79,139.40	-
T.	Hazardous Material	3	$391,593.48	-
U.	Life Safety	3	$451,143.78	-
V.	Loose Furnishings	3	$846,203.40	-
W.	Technology	3	$1,440,954.90	-
- X.	Construction Contingency / Non-Construction Cost	-	$5,073,265.24	-
Total			$25,839,548.25	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Hopewell Junior High (65466)

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 Construction (1973)		10124		6720	888	3322	3150	1423						
Classroom Addition (1976)		838												
Media Center Addition (1990)					1230									
Classroom Addition (1993)		724				730								
Total	0	11,686	0	6,720	2,118	4,052	3,150	1,423	0	0	0	0	0	0
Master Planning Considerations	Due to the proximity to property lines and event parking lots, limited space is available for expansion.													

Main Assessment Menu - Lakota Local (46110) - Lakota Plains Junior High (146845)

Building Summary - Lakota Plains Junior High (146845)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Lakota Plains Junior High	**Contact:**	Kim Wade		
Address:	5500 Princeton Road	**Phone:**	(513) 644-1130		
	Liberty Township,OH 45011	**Date Prepared:**	2018-06-19	**By:**	Bernie Merritt
Bldg. IRN:	146845	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	7-8	Acreage:	85.99
Proposed Grades	N/A	Teaching Stations:	43
Current Enrollment	1140	Classrooms:	30
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2003	1	2	113,975
Total				**113,975**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability 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	177	89%	Satisfactory
3.0 Plant Maintainability	100	83	83%	Satisfactory
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	150	75%	Satisfactory
6.0 Environment for Education	200	174	87%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	838	84%	Satisfactory

C=Under Contract

Existing Square Feet	113,975
Cost per Sq. Ft.	$375.14
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$5,572,234.91
Reprogramming Cost	$741,229.53
Cost to Renovate w/ Reprogramming	$6,313,464.44
Cost to Replace	$42,756,581.50
Renovate/Replace	14.77%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	2	$569,928.50	-
C.	Ventilation / Air Conditioning	2	$56,987.50	-
D.	Electrical Systems	2	$132,571.25	-
E.	Plumbing and Fixtures	2	$101,983.83	-
F.	Windows	2	$9,884.00	-
G.	Structure: Foundation	2	$5,045.00	-
H.	Structure: Walls and Chimneys	2	$29,191.55	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$79,270.71	-
K.	Interior Lighting	1	$284,937.50	-
L.	Security Systems	2	$266,701.50	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$8,208.70	-
P.	Site Condition	2	$302,330.46	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$6,200.00	-
T.	Hazardous Material	2	$15,956.50	-
U.	Life Safety	1	$0.00	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	3	$2,639,661.00	-
X.	Construction Contingency / Non-Construction Cost	-	$1,101,527.54	-
Total			$5,610,385.54	

Building Component Information - Lakota Local (46110) - Lakota Plains Junior High (146845)

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 Construction (2003)		19709		8569	3381		5904	3834						
Total	0	19,709	0	8,569	3,381	0	5,904	3,834	0	0	0	0	0	0
Master Planning Considerations	The facility is situated on a large open site with the possibility for expansion to the north, with an available area of approximately 60,000 square feet. Expansion is possible to the east and south with the provision of relocating the athletic fields and parking. To the west of the building is a large detention basin, which can be utilized for LEED credits pertaining to Water Management.													

Main Assessment Menu - Lakota Local (46110) - Lakota Ridge Junior High (123828)

Building Summary - Lakota Ridge Junior High (123828)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Lakota Ridge Junior High	**Contact:**	Ben Brown		
Address:	6199 Beckett Ridge Boulevard	**Phone:**	(513)777-0552		
	West Chester,OH 45069	**Date Prepared:**	2018-06-18	**By:**	Bernie Merritt
Bldg. IRN:	123828	**Date Revised:**	2025-06-02	**By:**	Tyler Palmer

Current Grades	7-8	Acreage:	36.00
Proposed Grades	N/A	Teaching Stations:	38
Current Enrollment	812	Classrooms:	34
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1991	1	2	72,845
Locker Room / Auxiliary Gymnasium Addition	1997	2	1	3,781
Music Room Addition	2003	1	1	850
Secure Entry Addition	2015	1	1	300
Total				**77,776**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	112	56%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	130	65%	Borderline
5.0 Educational Adequacy	200	116	58%	Borderline
6.0 Environment for Education	200	144	72%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	652	65%	Borderline

C=Under Contract	
Existing Square Feet	77,776
Cost per Sq. Ft.	$399.18
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$17,331,543.74
Reprogramming Cost	$567,627.28
Cost to Renovate w/ Reprogramming	$17,899,171.02
Cost to Replace	$31,046,623.68
Renovate/Replace	57.65%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$3,256,105.45	-
B.	Roofing	2	$436,807.29	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$795,648.48	-
E.	Plumbing and Fixtures	3	$407,670.99	-
F.	Windows	3	$463,956.20	-
G.	Structure: Foundation	2	$14,392.00	-
H.	Structure: Walls and Chimneys	2	$353,780.77	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$3,713,458.88	-
K.	Interior Lighting	3	$684,887.84	-
L.	Security Systems	3	$302,557.12	-
M.	Emergency/Egress Lighting	3	$105,775.36	-
N.	Fire Alarm	3	$317,326.08	-
O.	Handicapped Access	2	$205,858.14	-
P.	Site Condition	2	$176,359.56	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$2,276.00	-
T.	Hazardous Material	2	$10,702.86	-
U.	Life Safety	3	$410,255.44	-
V.	Loose Furnishings	3	$870,830.24	-
W.	Technology	3	$1,488,632.64	-
- X.	Construction Contingency / Non-Construction Cost	-	$3,426,124.88	-
Total			$17,450,205.14	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota Ridge Junior High (123828)

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 Construction (1991)		9285		8112	2036	4204	3581	2478						
Locker Room / Auxiliary Gymnasium Addition (1997)														1784
Music Room Addition (2003)														
Secure Entry Addition (2015)														
Total	0	9,285	0	8,112	2,036	4,204	3,581	2,478	0	0	0	0	0	1,784
Master Planning Considerations	Due to the topography and the location of the athletic fields and parking there is limited room for expansion. There is a small area to the north of the building although the storm drains and swales would need to be relocated and the topography changed.													

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - Liberty Junior High (19729)

District:	Lakota Local	**County:** Butler	**Area:** Southwestern Ohio (1)
Name:	Liberty Junior High	**Contact:** Eric Bauman	
Address:	7055 Dutchland Parkway	**Phone:** (513) 777-4420	
	Liberty Township,OH 45044	**Date Prepared:** 2018-06-19	**By:** Bernie Merritt
Bldg. IRN:	19729	**Date Revised:** 2025-06-04	**By:** Tyler Palmer

Current Grades	7-8	Acreage:	37.00
Proposed Grades	N/A	Teaching Stations:	51
Current Enrollment	804	Classrooms:	40
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1977	2	1	78,060
Classroom Addition	1993	2	1	6,406
Music Room Addition	2004	2	1	971
Cold Storage Addition	2015	1	1	422
Secure Entry Addition	2015	1	1	343
Total				**86,202**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$5,860,873.98	-
B.	Roofing	1	$2,345,376.61	-
C.	Ventilation / Air Conditioning	2	$27,195.68	-
D.	Electrical Systems	3	$3,370,498.20	-
E.	Plumbing and Fixtures	3	$953,091.46	-
F.	Windows	3	$127,560.78	-
G.	Structure: Foundation	2	$1,590.00	-
H.	Structure: Walls and Chimneys	2	$348,818.30	-
I.	Structure: Floors and Roofs	2	$13,580.00	-
J.	General Finishes	3	$4,046,974.35	-
K.	Interior Lighting	3	$755,263.08	-
L.	Security Systems	3	$450,836.46	-
M.	Emergency/Egress Lighting	3	$117,234.72	-
N.	Fire Alarm	3	$351,704.16	-
O.	Handicapped Access	2	$377,679.13	-
P.	Site Condition	2	$421,301.27	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$96,272.70	-
T.	Hazardous Material	3	$240,945.54	-
U.	Life Safety	3	$460,944.34	-
V.	Loose Furnishings	3	$960,311.88	-
W.	Technology	3	$1,641,829.20	-
- X.	Construction Contingency / Non-Construction Cost	-	$5,611,611.04	-
Total			$28,581,492.88	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	93	47%	Poor
3.0 Plant Maintainability	100	58	58%	Borderline
4.0 Building Safety and Security	200	133	67%	Borderline
5.0 Educational Adequacy	200	121	61%	Borderline
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	626	63%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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 - Lakota Local (46110) - Liberty Junior High (19729)

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 Construction (1977)		11110		6880	2891	3341	4274	2074						
Classroom Addition (1993)		1219												
Music Room Addition (2004)														
Cold Storage Addition (2015)														
Secure Entry Addition (2015)														
Total	0	12,329	0	6,880	2,891	3,341	4,274	2,074	0	0	0	0	0	0
Master Planning Considerations	There is an area of approximately 12,000 SF on the north side of the building. Consideration will need to be given to the proximity to the property line and the street setback.													

Main Assessment Menu - Lakota Local (46110) - Lakota East Freshman High (46110)

Building Summary - Lakota East Freshman High (46110)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Lakota East Freshman High	**Contact:**	Rob Burnside		
Address:	7630 Bethany Road	**Phone:**	(513) 588-7700		
	Liberty Township, 45044	**Date Prepared:**	2018-06-20	**By:**	Bernie Merritt
Bldg. IRN:	46110	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	9	Acreage:	34.00
Proposed Grades	N/A	Teaching Stations:	45
Current Enrollment	675	Classrooms:	36
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2008	1	2	123,452
Auditorium Fixed Seating Area	2008	1	1	4,325
Total				**127,777**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	76	76%	Satisfactory
2.0 Structural and Mechanical Features	200	184	92%	Excellent
3.0 Plant Maintainability	100	90	90%	Excellent
4.0 Building Safety and Security	200	171	86%	Satisfactory
5.0 Educational Adequacy	200	156	78%	Satisfactory
6.0 Environment for Education	200	188	94%	Excellent
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	865	87%	Satisfactory

C=Under Contract

Existing Square Feet	127,777
Cost per Sq. Ft.	$396.66
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$3,408,225.79
Reprogramming Cost	$808,629.11
Cost to Renovate w/ Reprogramming	$4,216,854.90
Cost to Replace	$50,684,024.82
Renovate/Replace	8.32%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	1	$0.00	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	1	$0.00	-
E.	Plumbing and Fixtures	2	$122,380.62	-
F.	Windows	2	$22,160.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	1	$0.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$34,499.79	-
K.	Interior Lighting	1	$0.00	-
L.	Security Systems	2	$227,151.68	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	1	$0.00	-
P.	Site Condition	2	$205,424.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	2	$17,888.78	-
U.	Life Safety	1	$0.00	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	3	$2,128,312.48	-
X.	Construction Contingency / Non-Construction Cost	-	$673,743.05	-
Total			$3,431,560.40	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota East Freshman High (46110)

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 Construction (2008)		14540		10172	3374		7649	3844						3167
Auditorium Fixed Seating Area (2008)	4325													
Total	4,325	14,540	0	10,172	3,374	0	7,649	3,844	0	0	0	0	0	3,167
Master Planning Considerations	There is an area of approximately 10,000 SF located to the southeast of the Classroom wing on the lawn area. Additional areas could be used if parking was relocated. To the north and east of the facility there is a drainage ditch and a retention pond.													

Main Assessment Menu - Lakota Local (46110) - Lakota East High (123836)

Building Summary - Lakota East High (123836)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Lakota East High	**Contact:**	Suzanna Davis
Address:	6840 Lakota Lane Liberty Township,OH 45044	**Phone:**	(513) 755-7211
		Date Prepared:	2018-06-18 **By:** Bernie Merritt
Bldg. IRN:	123836	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	10-12	Acreage:	68.50
Proposed Grades	N/A	Teaching Stations:	128
Current Enrollment	2100	Classrooms:	78
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1997	1	3	256,610
Auditorium Fixed Seating Area	1997	1	2	4,720
Classroom Addition	2002	1	1	10,591
Gymnasium / Administrative Offices / Classroom Addition	2007	1	2	60,974
Total				**332,895**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	85	85%	Satisfactory
4.0 Building Safety and Security	200	166	83%	Satisfactory
5.0 Educational Adequacy	200	156	78%	Satisfactory
6.0 Environment for Education	200	156	78%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	791	79%	Satisfactory

C=Under Contract

Existing Square Feet	332,895
Cost per Sq. Ft.	$380.05
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$46,768,630.58
Reprogramming Cost	$1,356,337.06
Cost to Renovate w/ Reprogramming	$48,124,967.64
Cost to Replace	$126,516,744.75
Renovate/Replace	38.04%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$6,109,895.40	-
B.	Roofing	2	$2,887,195.26	-
C.	Ventilation / Air Conditioning	2	$13,597.84	-
D.	Electrical Systems	3	$10,300,302.75	-
E.	Plumbing and Fixtures	3	$51,830.05	-
F.	Windows	2	$69,308.00	-
G.	Structure: Foundation	2	$45,450.00	-
H.	Structure: Walls and Chimneys	2	$147,607.50	-
I.	Structure: Floors and Roofs	2	$2,400.00	-
J.	General Finishes	2	$8,517,995.27	-
K.	Interior Lighting	2	$679,802.50	-
L.	Security Systems	3	$1,716,355.25	-
M.	Emergency/Egress Lighting	2	$355,408.80	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$70,205.08	-
P.	Site Condition	2	$695,148.21	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$1,625.00	-
T.	Hazardous Material	3	$46,605.30	-
U.	Life Safety	2	$2,000.00	-
V.	Loose Furnishings	3	$2,451,467.25	-
W.	Technology	3	$3,679,344.00	-
- X.	Construction Contingency / Non-Construction Cost	-	$9,245,291.20	-
Total			$47,088,834.66	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota East High (123836)

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 Construction (1997)		62505		14299	6187	9894	6726	6888						
Auditorium Fixed Seating Area (1997)	4720													
Classroom Addition (2002)		878				2627	1740							
Gymnasium / Administrative Offices / Classroom Addition (2007)		4885					2674							5358
Total	4,720	68,268	0	14,299	6,187	12,521	11,140	6,888	0	0	0	0	0	5,358

Master Planning Considerations	There are lawn areas of approximately 80,000 square feet available to the south of the building for expansion. Any other areas for expansion would require the relocation of athletic facilities or parking lot areas. A Children's Hospital and Lakota East Freshman High School have been built on adjacent property.

Main Assessment Menu - Lakota Local (46110) - Lakota West High (19737)

Building Summary - Lakota West High (19737)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Lakota West High	**Contact:**	Elgin Card
Address:	8940 Union Centre Boulevard West Chester,OH 45069	**Phone:**	(513) 874-5699
		Date Prepared:	2018-06-18 **By:** Bernie Merritt
Bldg. IRN:	19737	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	10-12	Acreage:	59.00
Proposed Grades	N/A	Teaching Stations:	128
Current Enrollment	2100	Classrooms:	78
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1997	1	3	256,610
Auditorium Fixed Seating Area	1997	1	2	4,720
Classroom Addition	2002	1	1	10,591
Gymnasium / Administrative Offices / Classroom Addition	2007	1	2	60,974
Total				**332,895**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$6,109,895.40	-
B.	Roofing	2	$3,134,510.24	-
C.	Ventilation / Air Conditioning	2	$20,396.76	-
D.	Electrical Systems	3	$10,300,302.75	-
E.	Plumbing and Fixtures	3	$72,226.82	-
F.	Windows	2	$69,308.00	-
G.	Structure: Foundation	2	$18,300.00	-
H.	Structure: Walls and Chimneys	2	$67,532.50	-
I.	Structure: Floors and Roofs	2	$1,080.00	-
J.	General Finishes	2	$1,996,026.73	-
K.	Interior Lighting	3	$679,802.50	-
L.	Security Systems	3	$1,270,037.25	-
M.	Emergency/Egress Lighting	3	$355,408.80	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$70,255.08	-
P.	Site Condition	2	$334,078.72	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$1,250.00	-
T.	Hazardous Material	3	$46,605.30	-
U.	Life Safety	3	$2,000.00	-
V.	Loose Furnishings	3	$2,451,467.25	-
W.	Technology	3	$3,570,544.00	-
- X.	Construction Contingency / Non-Construction Cost	-	$7,468,593.88	-
Total			$38,039,621.98	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	152	76%	Satisfactory
3.0 Plant Maintainability	100	84	84%	Satisfactory
4.0 Building Safety and Security	200	165	83%	Satisfactory
5.0 Educational Adequacy	200	156	78%	Satisfactory
6.0 Environment for Education	200	157	79%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	800	80%	Satisfactory

C=Under Contract

Existing Square Feet	332,895
Cost per Sq. Ft.	$380.05
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$37,780,952.55
Reprogramming Cost	$1,356,337.06
Cost to Renovate w/ Reprogramming	$39,137,289.61
Cost to Replace	$126,516,744.75
Renovate/Replace	30.93%

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota West High (19737)

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 Construction (1997)		62505		14299	6187	9751	6726	6888						
Auditorium Fixed Seating Area (1997)	4720													
Classroom Addition (2002)		878				2627	1740							
Gymnasium / Administrative Offices / Classroom Addition (2007)		4885					2674							5358
Total	4,720	68,268	0	14,299	6,187	12,378	11,140	6,888	0	0	0	0	0	5,358

Master Planning Considerations	There is a small area for expansion of approximately 24,000 square feet located at the northeast corner of the building. There is currently lawn, parking and dumpster area. Other expansion would only be possible if parking lots or athletic fields were relocated. There are no undesirable features to this site that would otherwise prevent expansion.

Main Assessment Menu - Lakota Local (46110) - Adena Elementary (70920)

Building Summary - Adena Elementary (70920)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Adena Elementary	**Contact:**	John Mattingly
Address:	9316 Minuteman Way West Chester,OH 45069	**Phone:**	(513)777-0100
		Date Prepared:	2018-06-13 **By:** Bernie Merritt
Bldg. IRN:	70920	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	3-6	Acreage:	14.00
Proposed Grades	N/A	Teaching Stations:	47
Current Enrollment	707	Classrooms:	35
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1978	2	1	56,644
Classroom Addition	1993	2	1	6,859
Secure Entry Addition	2015	1	1	401
Total				**63,904**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$4,344,832.96	-
B.	Roofing	3	$1,735,838.39	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$2,498,646.40	-
E.	Plumbing and Fixtures	3	$815,808.03	-
F.	Windows	3	$523,861.14	-
G.	Structure: Foundation	2	$3,944.00	-
H.	Structure: Walls and Chimneys	2	$212,459.67	-
I.	Structure: Floors and Roofs	2	$200.00	-
J.	General Finishes	3	$1,378,871.27	-
K.	Interior Lighting	3	$561,366.52	-
L.	Security Systems	3	$334,217.92	-
M.	Emergency/Egress Lighting	3	$86,909.44	-
N.	Fire Alarm	3	$260,728.32	-
O.	Handicapped Access	2	$343,229.18	-
P.	Site Condition	2	$337,448.64	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$67,479.18	-
T.	Hazardous Material	2	$122,511.98	-
U.	Life Safety	3	$339,508.24	-
V.	Loose Furnishings	3	$718,280.96	-
W.	Technology	3	$1,119,662.72	-
- X.	Construction Contingency / Non-Construction Cost	-	$3,863,066.57	-
Total			$19,675,670.45	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	74	74%	Satisfactory
2.0 Structural and Mechanical Features	200	88	44%	Poor
3.0 Plant Maintainability	100	61	61%	Borderline
4.0 Building Safety and Security	200	135	68%	Borderline
5.0 Educational Adequacy	200	98	49%	Poor
6.0 Environment for Education	200	136	68%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	592	59%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Adena Elementary (70920)

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 Construction (1978)		8759		3614	2348		3609	2106						
Classroom Addition (1993)		1878												
Secure Entry Addition (2015)														
Total	0	10,637	0	3,614	2,348	0	3,609	2,106	0	0	0	0	0	0

Master Planning Considerations	Limited area is available for expansion without the relocation of the Playground or rear parking lot to the west and east of the building. The parking is directly to the north.

Main Assessment Menu - Lakota Local (46110) - Cherokee Elementary (119768)

Building Summary - Cherokee Elementary (119768)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Cherokee Elementary	**Contact:**	Valerie Montgomery		
Address:	5345 Kyles Station Road	**Phone:**	(513) 755-8200		
	Liberty Township,OH 45011	**Date Prepared:**	2018-06-19	**By:**	Bernie Merritt
Bldg. IRN:	119768	**Date Revised:**	2025-06-02	**By:**	Tyler Palmer

Current Grades	3-6	Acreage:	15.52
Proposed Grades	N/A	Teaching Stations:	47
Current Enrollment	766	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1994	1	2	72,984
Secure Entry Addition	2015	1	1	3,078
Total				**76,062**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	79	79%	Satisfactory
2.0 Structural and Mechanical Features	200	149	75%	Satisfactory
3.0 Plant Maintainability	100	82	82%	Satisfactory
4.0 Building Safety and Security	200	168	84%	Satisfactory
5.0 Educational Adequacy	200	145	73%	Satisfactory
6.0 Environment for Education	200	147	74%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	770	77%	Satisfactory

C=Under Contract

Existing Square Feet	76,062
Cost per Sq. Ft.	$389.30
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$16,618,748.18
Reprogramming Cost	$313,701.64
Cost to Renovate w/ Reprogramming	$16,932,449.82
Cost to Replace	$29,610,936.60
Renovate/Replace	57.18%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$3,523,340.50	-
B.	Roofing	2	$863,197.34	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$778,114.26	-
E.	Plumbing and Fixtures	3	$2,800.00	-
F.	Windows	2	$605,677.45	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$319,592.44	-
I.	Structure: Floors and Roofs	2	$7,200.00	-
J.	General Finishes	2	$3,544,958.88	-
K.	Interior Lighting	2	$645,178.56	-
L.	Security Systems	3	$334,501.14	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$310,332.96	-
O.	Handicapped Access	2	$21,266.62	-
P.	Site Condition	2	$223,670.78	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$85,736.50	-
T.	Hazardous Material	2	$10,781.68	-
U.	Life Safety	2	$13,838.60	-
V.	Loose Furnishings	3	$820,340.16	-
W.	Technology	3	$1,329,984.18	-
- X.	Construction Contingency / Non-Construction Cost	-	$3,285,218.41	-
Total			$16,732,529.38	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Cherokee Elementary (119768)

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 Construction (1994)		11910		4060	2362		4192	2209						
Secure Entry Addition (2015)														
Total	0	11,910	0	4,060	2,362	0	4,192	2,209	0	0	0	0	0	0

Master Planning Considerations	There is an area near the Kitchen available for expansion, but the hard play surface will need to be relocated. It will be difficult to add onto the building due to the irregular shape and roof overhangs.

Main Assessment Menu - Lakota Local (46110) - Endeavor Elementary (8984)

Building Summary - Endeavor Elementary (8984)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Endeavor Elementary	**Contact:**	Theresa Brock		
Address:	4400 Smith Road	**Phone:**	(513) 759-8300		
	West Chester, 45069	**Date Prepared:**	2018-06-19	**By:**	Bernie Merritt
Bldg. IRN:	8984	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	3-6	Acreage:	12.90
Proposed Grades	N/A	Teaching Stations:	40
Current Enrollment	662	Classrooms:	37
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2007	1	1	78,090
Total				**78,090**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	70	70%	Satisfactory
2.0 Structural and Mechanical Features	200	164	82%	Satisfactory
3.0 Plant Maintainability	100	83	83%	Satisfactory
4.0 Building Safety and Security	200	164	82%	Satisfactory
5.0 Educational Adequacy	200	142	71%	Satisfactory
6.0 Environment for Education	200	173	87%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	796	80%	Satisfactory

C=Under Contract

Existing Square Feet	78,090
Cost per Sq. Ft.	$389.30
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$2,410,850.11
Reprogramming Cost	$423,897.10
Cost to Renovate w/ Reprogramming	$2,834,747.21
Cost to Replace	$30,400,437.00
Renovate/Replace	9.32%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	1	$0.00	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	2	$103,401.10	-
E.	Plumbing and Fixtures	2	$28,147.54	-
F.	Windows	1	$0.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	1	$0.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$21,084.30	-
K.	Interior Lighting	2	$12,452.50	-
L.	Security Systems	2	$143,685.60	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$46,994.20	-
P.	Site Condition	2	$211,298.48	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$56.00	-
T.	Hazardous Material	2	$10,932.60	-
U.	Life Safety	2	$1,912.50	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	3	$1,370,810.94	-
- X.	Construction Contingency / Non-Construction Cost	-	$476,580.37	-
Total			$2,427,356.13	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Endeavor Elementary (8984)

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 Construction (2007)		15216		4981	2745		3814	2749						
Total	0	15,216	0	4,981	2,745	0	3,814	2,749	0	0	0	0	0	0
Master Planning Considerations	There is an area for expansion of approximately 10,000 SF to the west of the building. The district also owns adjacent property.													

Main Assessment Menu - Lakota Local (46110) - Freedom Elementary (98467)

Building Summary - Freedom Elementary (98467)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Freedom Elementary	**Contact:**	Lance Green
Address:	6035 Beckett Ridge Boulevard West Chester,OH 45069	**Phone:**	(513) 777-9787
		Date Prepared:	2018-06-21 **By:** Bernie Merritt
Bldg. IRN:	98467	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	3-6	Acreage:	36.00
Proposed Grades	N/A	Teaching Stations:	40
Current Enrollment	649	Classrooms:	31
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1988	2	2	57,326
Classroom Addition	1993	2	2	3,738
Total				**61,064**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$4,151,741.36	-
B.	Roofing	2	$287,439.03	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$2,387,602.40	-
E.	Plumbing and Fixtures	3	$671,110.09	-
F.	Windows	3	$275,055.36	-
G.	Structure: Foundation	2	$11,721.50	-
H.	Structure: Walls and Chimneys	2	$277,743.98	-
I.	Structure: Floors and Roofs	2	$1,400.00	-
J.	General Finishes	3	$3,131,712.42	-
K.	Interior Lighting	3	$539,805.76	-
L.	Security Systems	3	$319,364.72	-
M.	Emergency/Egress Lighting	3	$83,047.04	-
N.	Fire Alarm	3	$249,141.12	-
O.	Handicapped Access	2	$208,773.58	-
P.	Site Condition	2	$470,843.91	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$75,413.12	-
T.	Hazardous Material	2	$8,548.96	-
U.	Life Safety	3	$422,524.24	-
V.	Loose Furnishings	3	$686,359.36	-
W.	Technology	3	$1,131,389.36	-
- X.	Construction Contingency / Non-Construction Cost	-	$3,761,664.29	-
Total			$19,159,200.52	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	83	83%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	104	52%	Borderline
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	634	63%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Freedom Elementary (98467)

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 Construction (1988)		8456		3720	2788		2928	1965						
Classroom Addition (1993)		159												
Total	0	8,615	0	3,720	2,788	0	2,928	1,965	0	0	0	0	0	0

Master Planning Considerations	There is an area of approximately 10,000 SF near the Gymnasium, Student Dining and Kitchen. The site is situated on a plateau. Consideration should be given to the accessibility of additional buildings or fields because the surrounding land is sloped.

Main Assessment Menu - Lakota Local (46110) - Heritage Elementary (113910)

Building Summary - Heritage Elementary (113910)

District:	Lakota Local	**County:**	Butler
Name:	Heritage Elementary	**Contact:**	Missy Alexander
Address:	5052 Hamilton-Mason Road Liberty Township,OH 45011	**Phone:**	(513) 863-7060
Bldg. IRN:	113910	**Date Prepared:**	2018-06-19 **By:** Bernie Merritt
		Date Revised:	2024-11-05 **By:** Tyler Palmer
		Area:	Southwestern Ohio (1)

Current Grades	PK-2	Acreage:	14.44
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	642	Classrooms:	31
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1992	2	2	64,631
Total				**64,631**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$4,394,261.69	-
B.	Roofing	2	$492,720.42	C
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$2,527,072.10	-
E.	Plumbing and Fixtures	3	$689,050.06	-
F.	Windows	2	$365,820.80	-
G.	Structure: Foundation	2	$9,520.00	-
H.	Structure: Walls and Chimneys	2	$516,366.43	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$3,226,150.85	-
K.	Interior Lighting	3	$571,338.04	-
L.	Security Systems	3	$338,020.13	-
M.	Emergency/Egress Lighting	3	$87,898.16	-
N.	Fire Alarm	3	$263,694.48	-
O.	Handicapped Access	2	$184,258.30	-
P.	Site Condition	2	$825,163.37	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$120,340.88	-
T.	Hazardous Material	2	$9,048.34	-
U.	Life Safety	3	$499,089.35	-
V.	Loose Furnishings	3	$726,452.44	-
W.	Technology	3	$1,133,286.01	-
- X.	Construction Contingency / Non-Construction Cost	-	$4,148,155.46	-
Total			$21,127,707.31	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	73	73%	Satisfactory
2.0 Structural and Mechanical Features	200	128	64%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	127	64%	Borderline
5.0 Educational Adequacy	200	132	66%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	674	67%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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 - Lakota Local (46110) - Heritage Elementary (113910)

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 Construction (1992)		9934		3733	3006		3106	1878						
Total	0	9,934	0	3,733	3,006	0	3,106	1,878	0	0	0	0	0	0
Master Planning Considerations	Expansion is possible with the relocation of the small bus loop or Playground Areas. The school is surrounded by the parking lot, asphalt drive access, and the athletic fields. Expansion is also possible on the north Classroom wing, which would be similar to the Addition at Woodland Elementary School.													

Main Assessment Menu - Lakota Local (46110) - Hopewell Elementary (16824)

Building Summary - Hopewell Elementary (16824)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Hopewell Elementary	**Contact:**	Mary Brophy		
Address:	8300 Cox Road	**Phone:**	(513) 777-6128		
	West Chester,OH 45069	**Date Prepared:**	2018-06-21	**By:**	Bernie Merritt
Bldg. IRN:	16824	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	K-2	Acreage:	56.20
Proposed Grades	N/A	Teaching Stations:	59
Current Enrollment	838	Classrooms:	42
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1962	2	2	36,303
Classroom / Student Dining Addition	1964	2	1	22,164
Classroom Addition	1968	2	1	18,125
Classroom Addition	1972	2	1	1,840
Media Center Addition	1990	2	1	1,316
Gymnasium Storage	2002	2	1	342
Administrative Offices / Clinic Addition	2007	1	1	4,688
Total				**84,778**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	1	$5,445,319.10	-
B.	Roofing	2	$2,029,324.29	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$3,131,519.00	-
E.	Plumbing and Fixtures	3	$1,055,883.83	-
F.	Windows	2	$816,758.96	-
G.	Structure: Foundation	2	$8,190.00	-
H.	Structure: Walls and Chimneys	2	$388,922.87	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$2,072,874.68	-
K.	Interior Lighting	1	$707,995.60	-
L.	Security Systems	3	$443,388.94	-
M.	Emergency/Egress Lighting	3	$108,922.40	-
N.	Fire Alarm	3	$345,894.24	-
O.	Handicapped Access	2	$295,104.71	-
P.	Site Condition	2	$188,257.82	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$121,564.68	-
T.	Hazardous Material	3	$344,713.11	-
U.	Life Safety	3	$495,914.28	-
V.	Loose Furnishings	3	$952,904.72	-
W.	Technology	3	$1,513,553.32	-
- X.	Construction Contingency / Non-Construction Cost	-	$5,000,151.10	-
Total			$25,467,157.65	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	85	85%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	64	64%	Borderline
4.0 Building Safety and Security	200	119	60%	Borderline
5.0 Educational Adequacy	200	120	60%	Borderline
6.0 Environment for Education	200	141	71%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	650	65%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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 - Lakota Local (46110) - Hopewell Elementary (16824)

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 Construction (1962)		4827		4624	1267		2844	1646						
Classroom / Student Dining Addition (1964)		5022					990							
Classroom Addition (1968)		4784												
Classroom Addition (1972)														
Media Center Addition (1990)					1274									
Gymnasium Storage (2002)														
Administrative Offices / Clinic Addition (2007)		1206												
Total	0	15,839	0	4,624	2,541	0	3,834	1,646	0	0	0	0	0	0

Master Planning Considerations	There is an area of approximately 10,000 square feet located at the southeast corner of the building. Slopes and site grading will need to be considered as well as the relocation of the multipurpose field.

Main Assessment Menu - Lakota Local (46110) - Independence Elementary (119776)

Building Summary - Independence Elementary (119776)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Independence Elementary	**Contact:**	Mr. Greg Finke
Address:	7480 Princeton Road Liberty Township,OH 45044	**Phone:**	(513) 755-8300
		Date Prepared:	2018-06-19 **By:** Bernie Merritt
Bldg. IRN:	119776	**Date Revised:**	2025-06-02 **By:** Tyler Palmer

Current Grades	3-6	Acreage:	14.74
Proposed Grades	N/A	Teaching Stations:	47
Current Enrollment	604	Classrooms:	33
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1994	1	2	72,984
Secure Entry Addition	2015	1	1	2,576
Total				**75,560**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	80	80%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	84	84%	Satisfactory
4.0 Building Safety and Security	200	162	81%	Satisfactory
5.0 Educational Adequacy	200	156	78%	Satisfactory
6.0 Environment for Education	200	164	82%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	793	79%	Satisfactory

C=Under Contract

Existing Square Feet	75,560
Cost per Sq. Ft.	$389.30
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$14,693,564.61
Reprogramming Cost	$313,701.64
Cost to Renovate w/ Reprogramming	$15,007,266.25
Cost to Replace	$29,415,508.00
Renovate/Replace	51.02%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$3,523,320.00	-
B.	Roofing	3	$8,383.50	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$777,512.40	-
E.	Plumbing and Fixtures	2	$6,879.35	-
F.	Windows	2	$32,336.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	2	$386,321.24	-
I.	Structure: Floors and Roofs	2	$6,840.00	-
J.	General Finishes	2	$3,482,328.12	-
K.	Interior Lighting	2	$182,460.00	-
L.	Security Systems	3	$330,197.20	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	2	$308,284.80	-
O.	Handicapped Access	2	$15,327.49	-
P.	Site Condition	2	$670,459.30	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$750.00	-
T.	Hazardous Material	2	$10,705.38	-
U.	Life Safety	2	$5,000.00	-
V.	Loose Furnishings	3	$820,340.16	-
W.	Technology	3	$1,315,275.76	-
- X.	Construction Contingency / Non-Construction Cost	-	$2,904,645.31	-
Total			$14,794,164.93	

Building Component Information - Lakota Local (46110) - Independence Elementary (119776)

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 Construction (1994)		11910		4060	2829		4192	2209						
Secure Entry Addition (2015)														
Total	0	11,910	0	4,060	2,829	0	4,192	2,209	0	0	0	0	0	0
Master Planning Considerations	There is an area of approximately 25,000 square feet available for expansion where the modular Classrooms are currently located. It will be difficult to add onto the building due to the irregular shape and roof overhangs. There are no undesirable site features.													

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - New Union Elementary (37820)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	New Union Elementary	**Contact:**	Kyle Lichey		
Address:	7672 LeSourdsville-West Chester Road	**Phone:**	(513) 777-2201		
	West Chester, 45069	**Date Prepared:**	2018-06-19	**By:**	Bernie Merritt
Bldg. IRN:	37820	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	3-6	Acreage:	10.88
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	603	Classrooms:	37
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2008	1	2	85,648
Total				**85,648**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	63	63%	Borderline
2.0 Structural and Mechanical Features	200	178	89%	Satisfactory
3.0 Plant Maintainability	100	85	85%	Satisfactory
4.0 Building Safety and Security	200	165	83%	Satisfactory
5.0 Educational Adequacy	200	142	71%	Satisfactory
6.0 Environment for Education	200	172	86%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	805	81%	Satisfactory

C=Under Contract

Existing Square Feet	85,648
Cost per Sq. Ft.	$389.30
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$3,283,823.71
Reprogramming Cost	$451,414.28
Cost to Renovate w/ Reprogramming	$3,735,237.99
Cost to Replace	$33,342,766.40
Renovate/Replace	11.20%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	2	$6,603.13	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	2	$98,495.20	-
E.	Plumbing and Fixtures	2	$1,500.00	-
F.	Windows	2	$8,312.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	1	$0.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$38,133.68	-
K.	Interior Lighting	1	$0.00	-
L.	Security Systems	2	$157,592.32	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$10,000.00	-
P.	Site Condition	2	$182,472.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	2	$11,990.72	-
U.	Life Safety	1	$0.00	-
V.	Loose Furnishings	3	$639,790.56	-
W.	Technology	3	$1,502,265.92	-
X.	Construction Contingency / Non-Construction Cost	-	$649,151.07	-
Total			$3,306,306.60	

Building Component Information - Lakota Local (46110) - New Union Elementary (37820)

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 Construction (2008)		12545		4185	4100		4672	3084						
Total	0	12,545	0	4,185	4,100	0	4,672	3,084	0	0	0	0	0	0

Master Planning Considerations	There is an area for expansion of approximately 10,000 square feet where the current Playground is located. There are suburban neighborhoods, a communication tower, and a rural residence bordering the site.

Main Assessment Menu - Lakota Local (46110) - VanGorden Elementary (146837)

Building Summary - VanGorden Elementary (146837)

District:	Lakota Local	**County:**	Butler
Name:	VanGorden Elementary	**Contact:**	Gail Allshouse
Address:	6475 LeSourdsville-West Chester Road Liberty Township, 45011	**Phone:**	(513) 644-1150
Bldg. IRN:	146837	**Date Prepared:**	2018-06-18
		Date Revised:	2024-11-05

Area: Southwestern Ohio (1)
By: Bernie Merritt
By: Tyler Palmer

Current Grades	3-6	Acreage:	85.99
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	740	Classrooms:	37
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2003	1	2	84,608
Total				**84,608**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	85	85%	Satisfactory
2.0 Structural and Mechanical Features	200	182	91%	Excellent
3.0 Plant Maintainability	100	82	82%	Satisfactory
4.0 Building Safety and Security	200	183	92%	Excellent
5.0 Educational Adequacy	200	145	73%	Satisfactory
6.0 Environment for Education	200	178	89%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	855	86%	Satisfactory

C=Under Contract

Existing Square Feet	84,608
Cost per Sq. Ft.	$389.30
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$3,084,227.12
Reprogramming Cost	$451,414.28
Cost to Renovate w/ Reprogramming	$3,535,641.40
Cost to Replace	$32,937,894.40
Renovate/Replace	10.73%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	1	$173,017.35	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	2	$97,299.20	-
E.	Plumbing and Fixtures	2	$28,147.54	-
F.	Windows	2	$7,280.00	-
G.	Structure: Foundation	2	$3,600.00	-
H.	Structure: Walls and Chimneys	2	$2,550.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$25,991.16	-
K.	Interior Lighting	2	$11,710.00	-
L.	Security Systems	3	$369,736.96	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$10,000.00	-
P.	Site Condition	2	$278,162.08	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$750.00	-
T.	Hazardous Material	2	$11,845.12	-
U.	Life Safety	1	$0.00	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	2	$1,475,559.52	-
- X.	Construction Contingency / Non-Construction Cost	-	$609,694.52	-
Total			$3,105,343.45	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - VanGorden Elementary (146837)

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 Construction (2003)		12156		4207	2948		4684	3022						
Total	0	12,156	0	4,207	2,948	0	4,684	3,022	0	0	0	0	0	0

Master Planning Considerations	The areas available for expansion are approximately 13,000 square feet on the north side of the building, 25,000 square feet to the east of the building, and 10,000 square feet to the south of the building.

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - Woodland Elementary (111187)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Woodland Elementary	**Contact:**	John Wise
Address:	6923 Dutchland Parkway Liberty Township,OH 45044	**Phone:**	(513) 779-7775
		Date Prepared:	2018-06-19 **By:** Bernie Merritt
Bldg. IRN:	111187	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	3-6	Acreage:	37.00
Proposed Grades	N/A	Teaching Stations:	52
Current Enrollment	750	Classrooms:	35
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1990	2	2	64,347
Classroom Addition	1993	2	2	3,240
Total				**67,587**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$4,595,240.13	-
B.	Roofing	2	$843,727.27	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$2,642,651.70	-
E.	Plumbing and Fixtures	3	$718,435.22	-
F.	Windows	2	$380,691.52	-
G.	Structure: Foundation	2	$12,684.00	-
H.	Structure: Walls and Chimneys	2	$456,005.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$3,410,362.06	-
K.	Interior Lighting	3	$597,469.08	-
L.	Security Systems	3	$353,480.01	-
M.	Emergency/Egress Lighting	3	$91,918.32	-
N.	Fire Alarm	3	$275,754.96	-
O.	Handicapped Access	2	$129,169.30	-
P.	Site Condition	2	$344,239.44	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$89,745.74	-
T.	Hazardous Material	2	$9,462.18	-
U.	Life Safety	3	$527,882.45	-
V.	Loose Furnishings	3	$759,677.88	-
W.	Technology	3	$1,187,819.49	-
- X.	Construction Contingency / Non-Construction Cost	-	$4,257,325.65	-
Total			$21,683,741.40	

Suitability 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	125	63%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	142	71%	Satisfactory
5.0 Educational Adequacy	200	121	61%	Borderline
6.0 Environment for Education	200	148	74%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	686	69%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Woodland Elementary (111187)

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 Construction (1990)		9934		3733	3006		3106	1878						
Classroom Addition (1993)														
Total	0	9,934	0	3,733	3,006	0	3,106	1,878	0	0	0	0	0	0

Master Planning Considerations	There is area for expansion to the east of the school near the bus loading and unloading area. If the softball field and soccer fields are relocated, there is a large area available to the north of the existing structure.

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - West Freshman/Creekside ()

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	West Freshman/Creekside	**Contact:**	Jason Jackson/Linda Pavelinac		
Address:	5050/5070 Tylersville Road	**Phone:**	513-874-8390		
	West Chester, 45069	**Date Prepared:**	2020-03-18	**By:**	Julie Taggart
Bldg. IRN:		**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	K-2, 9	Acreage:	50.00
Proposed Grades	N/A	Teaching Stations:	105
Current Enrollment	1868	Classrooms:	87
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
West Freshman Original Construction	1959	2	1	56,133
West Freshman Auditorium Fixed Seating Area	1959	2	1	6,057
West Freshman Classroom Addition	1965	2	3	39,698
Creekside Original Construction	1968	2	2	60,083
West Freshman Gymnasium / Locker Room Addition	1973	2	1	36,172
West Freshman Media Center / Locker Room Addition	1978	2	1	10,329
Creekside Classroom Addition	1987	2	1	11,257
West Freshman Cafeteria / Kitchen / Classroom Addtiion	1987	2	1	12,945
West Freshman Elevator Addition	2008	1	3	73
Creekside Secure Entry Addition	2015	1	1	150
Total				**232,897**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$15,829,703.76	-
B.	Roofing	3	$4,012,457.26	-
C.	Ventilation / Air Conditioning	2	$47,592.46	-
D.	Electrical Systems	3	$9,097,553.40	-
E.	Plumbing and Fixtures	3	$2,465,194.78	-
F.	Windows	3	$1,312,626.12	-
G.	Structure: Foundation	2	$55,122.00	-
H.	Structure: Walls and Chimneys	2	$900,702.27	-
I.	Structure: Floors and Roofs	2	$80.00	-
J.	General Finishes	3	$10,548,481.02	-
K.	Interior Lighting	3	$2,056,838.16	-
L.	Security Systems	3	$1,186,090.69	-
M.	Emergency/Egress Lighting	3	$316,739.92	-
N.	Fire Alarm	3	$181,648.25	-
O.	Handicapped Access	2	$604,587.31	-
P.	Site Condition	2	$2,721,592.28	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$223,820.40	-
T.	Hazardous Material	3	$621,709.47	-
U.	Life Safety	3	$1,739,720.32	-
V.	Loose Furnishings	3	$2,547,175.08	-
W.	Technology	3	$3,151,370.18	-
X.	Construction Contingency / Non-Construction Cost	-	$14,565,541.56	-
Total			$74,186,346.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	0	0%	Non-Existent
2.0 Structural and Mechanical Features	200	0	0%	Non-Existent
3.0 Plant Maintainability	100	0	0%	Non-Existent
4.0 Building Safety and Security	200	0	0%	Non-Existent
5.0 Educational Adequacy	200	0	0%	Non-Existent
6.0 Environment for Education	200	10	5%	Very Inadequate
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	10	1%	Very Inadequate

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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 - Lakota Local (46110) - West Freshman/Creekside ()

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
West Freshman Original Construction (1959)		10060			3602	580								
West Freshman Auditorium Fixed Seating Area (1959)	4462													
West Freshman Classroom Addition (1965)		7922				2243								
Creekside Original Construction (1968)		10697		4887	1420									
West Freshman Gymnasium / Locker Room Addition (1973)		5746		14234		4313								
West Freshman Media Center / Locker Room Addition (1978)		1301			2561									2372
Creekside Classroom Addition (1987)		2901					2241	487						
West Freshman Cafeteria / Kitchen / Classroom Addtiion (1987)		915					5232	4212						
West Freshman Elevator Addition (2008)														
Creekside Secure Entry Addition (2015)														
Total	4,462	39,542	0	19,121	7,583	7,136	7,473	4,699	0	0	0	0	0	2,372
Master Planning Considerations	There is limited space for expansion due to the slope of the site and the adjacent buildings and property lines. Expansion is possible of the west side of the Freshman building, but the us loop location will need to be relocated.													

Master Plan Worksheets for Liberty Early Childhood Elementary

Reprogramming

Building Name:	Liberty Early Childhood Elementary
Current Grades Housed:	PK-2 (1)
Existing Building Size (SF):	54,424
OSDM Required Building Size:	53,290.86
Additional SF:	116
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	434

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	9,212	8,218	994	16,436	0
Gymnasium	2,497	4,000	0	6,000	0
Media Center	1,557	1,302	255	2,604	0
Student Dining	2,276	3,000	0	6,000	0
Kitchen	1,118	1,519	0	3,038	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			1,249		0

Reprogramming Costs

HARD COST SUB-TOTAL	$216,650.02
CONSTRUCTION CONTINGENCY	$15,165.50
SOFT COSTS (16.29%)	$37,762.75
COST REGION ADJUSTMENT (99.32%)	-$1,833.13
TOTAL REPROGRAMMING BUDGET	$267,745.14

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,503	37.57%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational		0.00%		$0.00	$0.00
Student Dining	-724	24.13%	3,000	$30.91	$92,730.00
Kitchen	-401	26.40%	1,519	$81.58	$123,920.02
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			4519		$216,650.02

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	14	0	$0.00
1-5 Rooms	8	0	$0.00
Restrooms	1,307	0	$0.00
Total			$0.00

LEED

Building Name:	Liberty Early Childhood Elementary
Current Grades Housed:	PK-2 (1)
Existing Building Size (SF):	54,424
Demolished Additions	0
Cost Per SF	$406.28
Cost To Replace	$22,111,382.72
Leed Allowance	$326,695.68
OSDM Required Bldg Size:	53,290.86
Additional SF:	116

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Elementary School	53,290.86
CT Program SF Required	0
Total	53,290.86
Level	**SF Addition**
Elementary School	116
CT Program New	0
Total SF Addition:	116
Total SF Required:	53,290.86
Total SF Addition:	116
SF Required minus SF Addition:	53,174.86

Oversized Spaces	
Co-Funded SF:	1,249
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	1,249

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

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	994
Gymnasium	0
Media Center	255
Student Dining	0
Kitchen	0
Total	1,249
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		53,174.86
Oversized Co-funded SF:		1,249
Total Co-fundable SF:		54,424
Total SF × Cost / SF:	54,424 × $406.28 =	$22,111,382.72
1.5% LEED Allowance:	$22,111,382.72 × 98.5% × 1.5% =	$326,695.68

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $406.28 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 406.28 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$326,695.68
LEED Allowance Non-Cofundable:		$0.00
Total LEED Allowance:		$326,695.68

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$4,101,855.60
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

PALFI

Total Enrollment	434
Elementary School SF Required	53,290.86
CT Program SF Required	0
Existing Building SF	54,424
Total Oversized	1,249
Total Usable Building SF:	53,175
Addition or (Excess Space) SF:*	116

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

LFI Calculation - Excess SF	
Building SF:**	54,424
Renovation Costs	$4,101,855.60
Reprogramming Costs	$267,745.14
Cost per SF to Renovate	$80.29
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$80.29
LEED Cost per SF	$6.00

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Liberty Early Childhood Elementary	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $80.29/SF	$0.00
LEED Cost For Space 0 SF @ $6.00/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $80.29/SF	$0.00
LEED Cost For Space 0 SF @ $6.00/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $80.29/SF	$0.00
LEED Cost For Space 0 SF @ $6.00/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $80.29/SF	$0.00
LEED Cost For Space 0 SF @ $6.00/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $80.29/SF	$0.00
LEED Cost For Space 0 SF @ $6.00/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $80.29/SF	$0.00
LEED Cost For Space 0 SF @ $6.00/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $80.29/SF	$0.00
LEED Costs for Space: 0 SF @ $6.00/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$4,101,855.60
Reprogramming	$267,745.14
LEED Allowance	$326,695.68
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$48,939.24
Other (specific allowances & manual LFIs as indicated)	$257,703.00
Total Building Cost	$5,002,938.66
Total LFIs/Building	$0.00
Revised Project Cost	$5,002,938.66
Right Replacement	$21,651,010.60
100% Cap Differential	-$16,648,071.94

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	PK-2
ES enrollment	434
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	434

	SF / Student	AREA
SF per ES student	122.79	53,291
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		53,291

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	25,197	MINIMUM

MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.

Administrative Spaces	1,544	

Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.

Physical Education Spaces	4,300	MAXIMUM

MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,000	4,000
E-PE-2	P. E. Workroom/Storage	1	300	300

Food Service Spaces / Custodial Spaces / Building Services	16,969	

Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.

Facility Total (NET SF)	48,010	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	53,291	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	53,291	

Teaching Stations

ES Teaching Stations	17
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

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Parking

	ES	MS	HS	CT
Enrollment	434	—	—	—
Teachers	17	—	—	—
Ancillary Staff	9	—	—	—
Administration	6	—	—	—
Custodial / Maintenance	3	—	—	—
Food Service	4	—	—	—
Total Staff Parking	39	—	—	—
Total Visitor	9	—	—	—
High School Student Parking	—	—	—	—
Other	20	—	—	—
TOTAL CO-FUNDED PARKING	68	—	—	—

Master Plan Worksheets for Wyandot Early Childhood Elementary

Reprogramming

Building Name:	Wyandot Early Childhood Elementary
Current Grades Housed:	K-2 ()
Existing Building Size (SF):	78,090
OSDM Required Building Size:	72,174.2
Additional SF:	0
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	620

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	15,216	11,792	3,424	23,584	0
Gymnasium	4,981	4,700	281	7,050	0
Media Center	2,745	1,860	885	3,720	0
Student Dining	3,814	3,100	714	6,200	0
Kitchen	2,749	2,170	579	4,340	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			5,883		0

Reprogramming Costs

HARD COST SUB-TOTAL	$0.00
CONSTRUCTION CONTINGENCY	$0.00
SOFT COSTS (16.29%)	$0.00
COST REGION ADJUSTMENT (99.32%)	$0.00
TOTAL REPROGRAMMING BUDGET	$0.00

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	0	0.00%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational		0.00%		$0.00	$0.00
Student Dining	0	0.00%	0	$30.91	$0.00
Kitchen	0	0.00%	0	$81.58	$0.00
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			0		$0.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	14	0	$0.00
1-5 Rooms	18	0	$0.00
Restrooms	1,875	0	$0.00
Total			$0.00

LEED

Building Name:	Wyandot Early Childhood Elementary
Current Grades Housed:	K-2 ()
Existing Building Size (SF):	78,090
Demolished Additions	0
Cost Per SF	$389.30
Cost To Replace	$30,400,437.00
Leed Allowance	$449,166.46
OSDM Required Bldg Size:	72,174.2
Additional SF:	0

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Elementary School	72,174.2
CT Program SF Required	0
Total	72,174.2
Level	**SF Addition**
Elementary School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	72,174.2
Total SF Addition:	0
SF Required minus SF Addition:	72,174.20

Oversized Spaces	
Co-Funded SF:	5,883
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	5,883

Excess Space	
Excess Space SF:	33
Excess SF Space CT:	0
Total SF Excess Space:	33

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	3,424
Gymnasium	281
Media Center	885
Student Dining	714
Kitchen	579
Total	5,883
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		72,174.20
Oversized Co-funded SF:		5,883
Total Co-fundable SF:		78,057
Total SF × Cost / SF:	78,057 × $389.30 =	$30,387,590.10
1.5% LEED Allowance:	$30,387,590.10 × 98.5% × 1.5% =	$448,976.64

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF:	Excess Space	33
Total SF × Cost / SF:	33 × $389.30 =	$12,846.90
1.5% LEED Allowance:	12,846.9 × 98.5% × 1.5% =	$189.81
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 389.30 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$448,976.64
LEED Allowance Non-Cofundable:		$189.81
Total LEED Allowance:		$449,166.45

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$2,392,356.41
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

PALFI

Total Enrollment	620
Elementary School SF Required	72,174.2
CT Program SF Required	0
Existing Building SF	78,090
Total Oversized	5,883
Total Usable Building SF:	72,207
Addition or (Excess Space) SF:*	-33

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

LFI Calculation - Excess SF	
Building SF:**	78,090
Renovation Costs	$2,392,356.41
Reprogramming Costs	$0.00
Cost per SF to Renovate	$30.64
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$30.64
LEED Cost per SF	$5.75

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Wyandot Early Childhood Elementary	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $30.64/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $30.64/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $30.64/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $30.64/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $30.64/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $30.64/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $30.64/SF	$0.00
LEED Costs for Space: 0 SF @ $5.75/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$2,392,356.41
Reprogramming	$0.00
LEED Allowance	$449,166.46
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$0.00
Other (specific allowances & manual LFIs as indicated)	$368,815.99
Total Building Cost	$3,210,338.86
Total LFIs/Building	$0.00
Revised Project Cost	$3,210,338.86
Right Replacement	$28,097,416.06
100% Cap Differential	-$24,887,077.20

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	PK-5
ES enrollment	620
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	620

	SF / Student	AREA
SF per ES student	116.41	72,174
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		72,174

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	34,125	MINIMUM

MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.

Administrative Spaces	2,091	

Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.

Physical Education Spaces	5,100	MAXIMUM

MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	23,706	

Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.

Facility Total (NET SF)	65,022	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	72,174	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	72,174	

Teaching Stations

ES Teaching Stations	25
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	620	—	—	—
Teachers	25	—	—	—
Ancillary Staff	12	—	—	—
Administration	8	—	—	—
Custodial / Maintenance	4	—	—	—
Food Service	6	—	—	—
Total Staff Parking	55	—	—	—
Total Visitor	12	—	—	—
High School Student Parking	—	—	—	—
Other	33	—	—	—
TOTAL CO-FUNDED PARKING	100	—	—	—

Master Plan Worksheets for Lakota Plains Junior High

Reprogramming

Building Name:	Lakota Plains Junior High
Current Grades Housed:	7-8 ()
Existing Building Size (SF):	113,975
OSDM Required Building Size:	277,601.8
Additional SF:	166,057
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Middle School	2,324

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	19,709	17,279	2,430	34,558	0
Ag Ed		1,300	0	2,600	0
Gymnasium	8,569	12,000	0	18,000	0
Media Center	3,381	8,134	0	16,268	0
Vocational		1,300	0	2,600	0
Student Dining	5,904	11,620	0	23,240	0
Kitchen	3,834	8,134	0	16,268	0
Auxilary Gym		6,500	0	9,750	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			2,430		0

Reprogramming Costs

HARD COST SUB-TOTAL	$599,777.07
CONSTRUCTION CONTINGENCY	$41,984.39
SOFT COSTS (16.29%)	$104,542.94
COST REGION ADJUSTMENT (99.32%)	-$5,074.87
TOTAL REPROGRAMMING BUDGET	$741,229.53

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-3,431	28.59%	0	$30.91	$0.00
Media Center	-4,753	58.43%	3,381	$30.91	$104,506.71
Vocational		0.00%		$0.00	$0.00
Student Dining	-5,716	49.19%	5,904	$30.91	$182,492.64
Kitchen	-4,300	52.86%	3,834	$81.58	$312,777.72
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			13119		$599,777.07

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota Plains Junior High
Current Grades Housed:	7-8 ()
Existing Building Size (SF):	113,975
Demolished Additions	0
Cost Per SF	$375.14
Cost To Replace	$42,756,581.50
Leed Allowance	$631,728.49
OSDM Required Bldg Size:	277,601.8
Additional SF:	166,057

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Middle School	277,601.8
CT Program SF Required	0
Total	277,601.8
Level	**SF Addition**
Middle School	166,057
CT Program New	0
Total SF Addition:	166,057
Total SF Required:	277,601.8
Total SF Addition:	166,057
SF Required minus SF Addition:	111,544.80

Oversized Spaces	
Co-Funded SF:	2,430
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	2,430

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

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	2,430
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	2,430
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	0

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		111,544.80
Oversized Co-funded SF:		2,430
Total Co-fundable SF:		113,975
Total SF × Cost / SF:	113,975 × $375.14 =	$42,756,581.50
1.5% LEED Allowance:	$42,756,581.50 × 98.5% × 1.5% =	$631,728.49

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $375.14 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 375.14 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00

LEED Allowance Co-fundable:	$631,728.49
LEED Allowance Non-Cofundable:	$0.00
Total LEED Allowance:	$631,728.49

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$5,572,234.92
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

PALFI

Total Enrollment	2,324
Middle School SF Required	277,601.8
CT Program SF Required	0
Existing Building SF	113,975
Total Oversized	2,430
Total Usable Building SF:	111,545
Addition or (Excess Space) SF:*	166,057

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

LFI Calculation - Excess SF	
Building SF:**	113,975
Renovation Costs	$5,572,234.92
Reprogramming Costs	$741,229.53
Cost per SF to Renovate	$55.39
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$55.39
LEED Cost per SF	$5.54

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Lakota Plains Junior High	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Vocational	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $55.39/SF	$0.00
LEED Costs for Space: 0 SF @ $5.54/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$5,572,234.92
Reprogramming	$741,229.53
LEED Allowance	$631,728.49
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$62,294,622.98
Other (specific allowances & manual LFIs as indicated)	$848,863.00
Total Building Cost	$70,088,678.92
Total LFIs/Building	$0.00
Revised Project Cost	$70,088,678.92
Right Replacement	$104,139,539.25
100% Cap Differential	-$34,050,860.33

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	6-8
ES enrollment	—
MS enrollment	2,324
HS enrollment	—
CT enrollment	—
Total enrollment	2,324

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	119.45	277,602
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		277,602

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	131,255	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	8,042	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	22,250	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	12,000	12,000
M-PE-2	Auxiliary Gym	1	6,500	6,500
M-PE-3	P.E./Athletic Office	1	300	300
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,800	1,800
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	1,000	1,000

Food Service Spaces / Custodial Spaces / Building Services	88,546	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	250,092	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	277,602	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	277,602	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	109
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	2,324	—	—
Teachers	—	109	—	—
Ancillary Staff	—	46	—	—
Administration	—	31	—	—
Custodial / Maintenance	—	15	—	—
Food Service	—	23	—	—
Total Staff Parking	—	224	—	—
Total Visitor	—	46	—	—
High School Student Parking	—	—	—	—
Other	—	166	—	—
TOTAL CO-FUNDED PARKING	—	436	—	—

Master Plan Worksheets for Lakota Ridge Junior High

Reprogramming

Building Name:	Lakota Ridge Junior High
Current Grades Housed:	7-8 ()
Existing Building Size (SF):	77,776
OSDM Required Building Size:	67,035.27
Additional SF:	29
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	yes
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	573

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	9,285	11,744	0	23,488	0
Gymnasium	8,112	4,700	3,412	7,050	1,062
Media Center	2,036	1,719	317	3,438	0
Student Dining	3,581	3,000	581	6,000	0
Kitchen	2,478	2,006	472	4,012	0
Other (Vocational)	4,204	0	4,204	0	4,204
Other (Auxilary Gym)	1,784	0	1,784	0	1,784
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			10,770		7,050

Reprogramming Costs

HARD COST SUB-TOTAL	$459,304.18
CONSTRUCTION CONTINGENCY	$32,151.29
SOFT COSTS (16.29%)	$80,058.10
COST REGION ADJUSTMENT (99.32%)	-$3,886.29
TOTAL REPROGRAMMING BUDGET	$567,627.28

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	-2,459	20.94%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	0	0.00%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational	0	0.00%		$0.00	$0.00
Student Dining	0	0.00%	0	$30.91	$0.00
Kitchen	0	0.00%	0	$81.58	$0.00
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym	0	0.00%		$0.00	$0.00
Total			0		$0.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$29,166.91
Conversion to 1-5 Classroom per Room	$10,470.59
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	6	6	$175,001.46
1-5 Rooms	24	24	$251,294.16
Restrooms	1,867	1,867	$33,008.56
Total			$459,304.18

LEED

Building Name:	Lakota Ridge Junior High
Current Grades Housed:	7-8 ()
Existing Building Size (SF):	77,776
Demolished Additions	0
Cost Per SF	$399.18
Cost To Replace	$31,046,623.68
Leed Allowance	$458,713.86
OSDM Required Bldg Size:	67,035.27
Additional SF:	29

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Elementary School	67,035.27
CT Program SF Required	0
Total	67,035.27
Level	**SF Addition**
Elementary School	29
CT Program New	0
Total SF Addition:	29
Total SF Required:	67,035.27
Total SF Addition:	29
SF Required minus SF Addition:	67,006.27

Oversized Spaces	
Co-Funded SF:	3,720
Non-Co-Funded SF:	7,050
Total SF Oversized Spaces:	10,770

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

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	0
Gymnasium	2,350
Media Center	317
Student Dining	581
Kitchen	472
Total	3,720
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	1,062
Media Center	0
Student Dining	0
Kitchen	0
Vocational	4,204
Auxilary Gym	1,784
Total	7,050

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		67,006.27
Oversized Co-funded SF:		3,720
Total Co-fundable SF:		70,726
Total SF × Cost / SF:	70,726 × $399.18 =	$28,232,404.68
1.5% LEED Allowance:	$28,232,404.68 × 98.5% × 1.5% =	$417,133.78

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $399.18 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	7050
Total SF × Cost / SF:	7050 × 399.18 =	$2,814,219.00
1.5% LEED Allowance:	$2,814,219.00 × 98.5% × 1.5% =	$41,580.09

LEED Allowance Co-fundable:	$417,133.78
LEED Allowance Non-Cofundable:	$41,580.09
Total LEED Allowance:	$458,713.87

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$17,331,543.75
M	$105,775.36
N	$317,326.08
U fire suppression ONLY	$396,657.60
Subtotal	$819,759.04
Contingency	$57,383.13
Non-Construction Costs	$142,886.46
Regional Cost Factor	-$6,936.19
Total Life Safety Cost	$1,013,092.44
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$1,013,092.45

PALFI

Total Enrollment	573
Elementary School SF Required	67,035.27
CT Program SF Required	0
Existing Building SF	77,776
Total Oversized	10,770
Total Usable Building SF:	67,006
Addition or (Excess Space) SF:*	29

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

LFI Calculation - Excess SF	
Building SF:**	77,776
Renovation Costs	$17,331,543.75
Reprogramming Costs	$567,627.28
Cost per SF to Renovate	$230.14
Life Safety Costs	$1,013,092.45
Co-Funded Life Safety Cost per SF	$13.03
LFI Cost per SF	$217.11
LEED Cost per SF	$5.90

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$1,530,625.50
Total Excess Square Footage LEED PALFI:	$41,595.00
TOTAL PALFI for:Lakota Ridge Junior High	$1,572,220.50

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $217.11/SF	$0.00
LEED Cost For Space 0 SF @ $5.90/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $217.11/SF	$0.00
LEED Cost For Space 0 SF @ $5.90/SF	$0.00
Gymnasium	
Cost To Renovate Space 1,062 SF @ $217.11/SF	$230,570.82
LEED Cost For Space 1,062 SF @ $5.90/SF	$6,265.80
Media Center	
Cost To Renovate Space 0 SF @ $217.11/SF	$0.00
LEED Cost For Space 0 SF @ $5.90/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $217.11/SF	$0.00
LEED Cost For Space 0 SF @ $5.90/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $217.11/SF	$0.00
LEED Cost For Space 0 SF @ $5.90/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 5,988 SF @ $217.11/SF	$1,300,054.68
LEED Costs for Space: 5,988 SF @ $5.90/SF	$35,329.20
Total Excess Square Footage Renovation PALFI:	$1,530,625.50
Total Excess Square Footage LEED PALFI:	$41,595.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$230,570.82
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$1,300,054.68
Excess SF from Webtool	$0.00
Total Renovation PALFI	$1,530,625.50

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$6,265.80
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$35,329.20
Excess SF from Webtool	$0.00
Total LEED PALFI	$41,595.00

Right Ratio Calculations	
Cost of Renovation	$17,331,543.75
Reprogramming	$567,627.28
LEED Allowance	$458,713.86
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$12,234.81
Other (specific allowances & manual LFIs as indicated)	$351,845.01
Total Building Cost	$18,721,964.71
Total LFIs/Building	$1,572,220.50
Revised Project Cost	$17,149,744.21
Right Replacement	$27,235,089.50
100% Cap Differential	-$10,085,345.29

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	573
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	573

	SF / Student	AREA
SF per ES student	116.99	67,035
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		67,035

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	31,695	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	1,942	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	21,655	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	60,392	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	67,035	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	67,035	

Teaching Stations

ES Teaching Stations	23
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	573	—	—	—
Teachers	23	—	—	—
Ancillary Staff	11	—	—	—
Administration	8	—	—	—
Custodial / Maintenance	4	—	—	—
Food Service	6	—	—	—
Total Staff Parking	52	—	—	—
Total Visitor	11	—	—	—
High School Student Parking	—	—	—	—
Other	29	—	—	—
TOTAL CO-FUNDED PARKING	92	—	—	—

Master Plan Worksheets for Lakota East Freshman High

Reprogramming

Building Name:	Lakota East Freshman High
Current Grades Housed:	9 ()
Existing Building Size (SF):	127,777
OSDM Required Building Size:	255,503.55
Additional SF:	132,052
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Middle School	2,139

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	14,540	19,371	0	38,742	0
Ag Ed		1,300	0	2,600	0
Gymnasium	10,172	12,000	0	18,000	0
Media Center	3,374	7,487	0	14,974	0
Vocational		1,300	0	2,600	0
Student Dining	7,649	10,695	0	21,390	0
Kitchen	3,844	7,487	0	14,974	0
Auxilary Gym	3,167	6,500	0	9,750	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Auditorium Fixed Seating Area	4,325	0	4,325	0	4,325
Total Oversized			4,325		4,325

Reprogramming Costs

HARD COST SUB-TOTAL	$654,314.45
CONSTRUCTION CONTINGENCY	$45,802.01
SOFT COSTS (16.29%)	$114,048.97
COST REGION ADJUSTMENT (99.32%)	-$5,536.32
TOTAL REPROGRAMMING BUDGET	$808,629.11

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	-4,831	24.94%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,828	15.23%	0	$30.91	$0.00
Media Center	-4,113	54.94%	3,374	$30.91	$104,290.34
Vocational		0.00%		$0.00	$0.00
Student Dining	-3,046	28.48%	7,649	$30.91	$236,430.59
Kitchen	-3,643	48.66%	3,844	$81.58	$313,593.52
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym	-3,333	51.28%		$0.00	$0.00
Total			14867		$654,314.45

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota East Freshman High
Current Grades Housed:	9 ()
Existing Building Size (SF):	127,777
Demolished Additions	0
Cost Per SF	$396.66
Cost To Replace	$50,684,024.82
Leed Allowance	$748,856.47
OSDM Required Bldg Size:	255,503.55
Additional SF:	132,052

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Middle School	255,503.55
CT Program SF Required	0
Total	255,503.55
Level	**SF Addition**
Middle School	132,052
CT Program New	0
Total SF Addition:	132,052
Total SF Required:	255,503.55
Total SF Addition:	132,052
SF Required minus SF Addition:	123,451.55

Oversized Spaces	
Co-Funded SF:	0
Non-Co-Funded SF:	4,325
Total SF Oversized Spaces:	4,325

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

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		123,451.55
Oversized Co-funded SF:		0
Total Co-fundable SF:		123,452
Total SF × Cost / SF:	123,452 × $396.66 =	$48,968,470.32
1.5% LEED Allowance:	$48,968,470.32 × 98.5% × 1.5% =	$723,509.15

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF - :	Auditorium Fixed Seating Area	4325
Total SF × Cost / SF:	4325 × 396.66 =	$1,715,554.50
1.5% LEED Allowance:	$1,715,554.50 × 98.5% × 1.5% =	$25,347.32
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $396.66 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 396.66 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$723,509.15
LEED Allowance Non-Cofundable:		$25,347.32
Total LEED Allowance:		$748,856.47

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	0
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Auditorium Fixed Seating Area	4,325
Total	4,325

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$3,408,225.79
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

Auditorium Fixed Seating Area	
Cost to Renovate (Cost Factor applied):	$2,191.46
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Sub Total	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
non-cofunded PALFI life safety	$0.00
Non-OSDM LEED Costs:	$25,347.32

PALFI

Total Enrollment	2,139
Middle School SF Required	255,503.55
CT Program SF Required	0
Existing Building SF	127,777
Total Oversized	4,325
Total Usable Building SF:	123,452
Addition or (Excess Space) SF:*	132,052

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

LFI Calculation - Excess SF	
Building SF:**	123,452
Renovation Costs	$3,406,034.34
Reprogramming Costs	$808,629.11
Cost per SF to Renovate	$34.14
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$34.14
LEED Cost per SF	$5.86

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary

Auditorium Fixed Seating Area

Cost to renovate space: Auditorium Fixed Seating Area $2,191.46

LEED Costs for Space: Auditorium Fixed Seating Area $25,347.32

Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Lakota East Freshman High	$27,538.78

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Vocational	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $34.14/SF	$0.00
LEED Costs for Space: 0 SF @ $5.86/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$2,191.46
Excess SF from Webtool	$0.00
Total Renovation PALFI	$2,191.46

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$25,347.32
Excess SF from Webtool	$0.00
Total LEED PALFI	$25,347.32

Right Ratio Calculations	
Cost of Renovation	$3,408,225.79
Reprogramming	$808,629.11
LEED Allowance	$748,856.47
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$49,537,987.28
Other (specific allowances & manual LFIs as indicated)	$834,611.32
Total Building Cost	$55,338,309.97
Total LFIs/Building	$27,538.78
Revised Project Cost	$55,310,771.19
Right Replacement	$95,849,601.75
100% Cap Differential	-$40,538,830.56

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	6-8
ES enrollment	—
MS enrollment	2,139
HS enrollment	—
CT enrollment	—
Total enrollment	2,139

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	119.45	255,504
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		255,504

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	120,806	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	7,402	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	22,250	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	12,000	12,000
M-PE-2	Auxiliary Gym	1	6,500	6,500
M-PE-3	P.E./Athletic Office	1	300	300
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,800	1,800
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	1,000	1,000

Food Service Spaces / Custodial Spaces / Building Services	79,726	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	230,184	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	255,504	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	255,504	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	101
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	2,139	—	—
Teachers	—	101	—	—
Ancillary Staff	—	43	—	—
Administration	—	28	—	—
Custodial / Maintenance	—	14	—	—
Food Service	—	21	—	—
Total Staff Parking	—	207	—	—
Total Visitor	—	43	—	—
High School Student Parking	—	—	—	—
Other	—	154	—	—
TOTAL CO-FUNDED PARKING	—	404	—	—

Master Plan Worksheets for Lakota East High

Reprogramming

Building Name:	Lakota East High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
OSDM Required Building Size:	480,168
Additional SF:	180,749
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
High School	3,078

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	68,268	50,733	17,535	101,466	0
Ag Ed		1,800	0	3,600	0
Gymnasium	14,299	16,000	0	24,000	0
Media Center	6,187	10,773	0	21,546	0
Vocational	12,521	1,300	11,221	2,600	9,921
Student Dining	11,140	17,955	0	35,910	0
Kitchen	6,888	10,773	0	21,546	0
Auxilary Gym	5,358	7,000	0	10,500	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Auditorium Fixed Seating Area	4,720	0	4,720	0	4,720
Total Oversized			33,476		14,641

Reprogramming Costs

HARD COST SUB-TOTAL	$1,097,500.61
CONSTRUCTION CONTINGENCY	$76,825.04
SOFT COSTS (16.29%)	$191,297.65
COST REGION ADJUSTMENT (99.32%)	-$9,286.24
TOTAL REPROGRAMMING BUDGET	$1,356,337.06

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,701	10.63%	0	$30.91	$0.00
Media Center	-4,586	42.57%	6,187	$30.91	$191,240.17
Vocational	0	0.00%		$0.00	$0.00
Student Dining	-6,815	37.96%	11,140	$30.91	$344,337.40
Kitchen	-3,885	36.06%	6,888	$81.58	$561,923.04
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym	-1,642	23.46%		$0.00	$0.00
Total			24215		$1,097,500.61

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota East High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
Demolished Additions	0
Cost Per SF	$380.05
Cost To Replace	$126,516,744.75
Leed Allowance	$1,869,284.90
OSDM Required Bldg Size:	480,168
Additional SF:	180,749

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
High School	480,168
CT Program SF Required	0
Total	480,168
Level	**SF Addition**
High School	180,749
CT Program New	0
Total SF Addition:	180,749
Total SF Required:	480,168
Total SF Addition:	180,749
SF Required minus SF Addition:	299,419.00

Oversized Spaces

Co-Funded SF:	18,835
Non-Co-Funded SF:	14,641
Total SF Oversized Spaces:	33,476

Excess Space

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

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:		299,419.00
Oversized Co-funded SF:		18,835
Total Co-fundable SF:		318,254
Total SF × Cost / SF:	318,254 × $380.05 =	$120,952,432.70
1.5% LEED Allowance:	$120,952,432.70 × 98.5% × 1.5% =	$1,787,072.19

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - :	Auditorium Fixed Seating Area		4720
Total SF × Cost / SF:		4720 × 380.05 =	$1,793,836.00
1.5% LEED Allowance:		$1,793,836.00 × 98.5% × 1.5% =	$26,503.93
Non-Cofunded SF:	Excess Space		0
Total SF × Cost / SF:		0 × $380.05 =	$0.00
1.5% LEED Allowance:		0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space		9921
Total SF × Cost / SF:		9921 × 380.05 =	$3,770,476.05
1.5% LEED Allowance:		$3,770,476.05 × 98.5% × 1.5% =	$55,708.78

LEED Allowance Co-fundable:	$1,787,072.19
LEED Allowance Non-Cofundable:	$82,212.71
Total LEED Allowance:	$1,869,284.90

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	17,535
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	1,300
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	18,835
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	9,921
Student Dining	0
Kitchen	0
Auxilary Gym	0
Auditorium Fixed Seating Area	4,720
Total	14,641

Cost Data

Complete Building Cost Data

Total Cost To Renovate	$46,768,630.58
M	$355,408.80
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$355,408.80
Contingency	$24,878.62
Non-Construction Costs	$61,948.82
Regional Cost Factor	-$3,007.21
Total Life Safety Cost	$439,229.03
less total non-cofunded PALFI life safety	$7,933.12
Total Co-Funded Life Safety Cost	$431,295.91

Auditorium Fixed Seating Area	
Cost to Renovate (Cost Factor applied):	$492,494.80
M	$6,419.20
N	$0.00
U fire suppression ONLY	$0.00
Sub Total	$6,419.20
Contingency	$449.34
Non-Construction Costs	$1,118.89
Regional Cost Factor	-$54.31
non-cofunded PALFI life safety	$7,933.12
Non-OSDM LEED Costs:	$26,503.93

PALFI

Total Enrollment	3,078
High School SF Required	480,168
CT Program SF Required	0
Existing Building SF	332,895
Total Oversized	33,476
Total Usable Building SF:	299,419
Addition or (Excess Space) SF:*	180,749

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

LFI Calculation - Excess SF	
Building SF:**	328,175
Renovation Costs	$46,276,135.79
Reprogramming Costs	$1,356,337.06
Cost per SF to Renovate	$145.14
Life Safety Costs	$431,295.91
Co-Funded Life Safety Cost per SF	$1.31
LFI Cost per SF	$143.83
LEED Cost per SF	$5.62

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Auditorium Fixed Seating Area	
Cost to renovate space: Auditorium Fixed Seating Area	$484,561.68
LEED Costs for Space: Auditorium Fixed Seating Area	$26,503.93

Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$1,426,937.43
Total Excess Square Footage LEED PALFI:	$55,756.02
TOTAL PALFI for:Lakota East High	$1,993,759.06

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Vocational	
Cost To Renovate Space 9,921 SF @ $143.83/SF	$1,426,937.43
LEED Cost For Space 9,921 SF @ $5.62/SF	$55,756.02
Student Dining	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $143.83/SF	$0.00
LEED Costs for Space: 0 SF @ $5.62/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$1,426,937.43
Total Excess Square Footage LEED PALFI:	$55,756.02

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$1,426,937.43
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$484,561.68
Excess SF from Webtool	$0.00
Total Renovation PALFI	$1,911,499.11

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$55,756.02
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$26,503.93
Excess SF from Webtool	$0.00
Total LEED PALFI	$82,259.95

Right Ratio Calculations	
Cost of Renovation	$46,768,630.58
Reprogramming	$1,356,337.06
LEED Allowance	$1,869,284.90
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$70,300,516.06
Other (specific allowances & manual LFIs as indicated)	$1,333,245.92
Total Building Cost	$121,628,014.52
Total LFIs/Building	$1,993,759.06
Revised Project Cost	$119,634,255.46
Right Replacement	$182,487,848.40
100% Cap Differential	-$62,853,592.94

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	9-12
ES enrollment	—
MS enrollment	—
HS enrollment	3,078
CT enrollment	—
Total enrollment	3,078

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	—	—
SF per HS student	156.00	480,168
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		480,168

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	227,031	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	13,910	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	39,720	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
H-PE-1	Gymnasium	1	17,400	17,400
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
H-PE-3	Student Locker Room	1	7,100	7,100
H-PE-4	Student Restroom/Shower	1	800	800
H-PE-5	Physical Education Storage	1	1,200	1,200
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	120	120
H-PE-9	Lobby Services	1	200	200
H-PE-10	Training Room	1	600	600
H-PE-11	Physical Health Classroom	1	3,000	3,000
H-PE-12	Multi-use P.E. Room	1	2,000	2,000

Food Service Spaces / Custodial Spaces / Building Services	151,923	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	432,584	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	480,168	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	480,168	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	—
HS Teaching Stations	145
CT Teaching Stations	—

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Parking

	ESMS	HS	CT
Enrollment	—	3,078	—
Teachers	—	145	—
Ancillary Staff	—	62	—
Administration	—	41	—
Custodial / Maintenance	—	21	—
Food Service	—	31	—
Total Staff Parking	—	300	—
Total Visitor	—	62	—
High School Student Parking	—	616	—
Other	—	218	—
TOTAL CO-FUNDED PARKING	—	1,196	—

Master Plan Worksheets for Lakota West High

Reprogramming

Building Name:	Lakota West High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
OSDM Required Building Size:	480,168
Additional SF:	180,606
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
High School	3,078

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	68,268	50,733	17,535	101,466	0
Ag Ed		1,800	0	3,600	0
Gymnasium	14,299	16,000	0	24,000	0
Media Center	6,187	10,773	0	21,546	0
Vocational	12,378	1,300	11,078	2,600	9,778
Student Dining	11,140	17,955	0	35,910	0
Kitchen	6,888	10,773	0	21,546	0
Auxilary Gym	5,358	7,000	0	10,500	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Auditorium Fixed Seating Area	4,720	0	4,720	0	4,720
Total Oversized			33,333		14,498

Reprogramming Costs

HARD COST SUB-TOTAL	$1,097,500.61
CONSTRUCTION CONTINGENCY	$76,825.04
SOFT COSTS (16.29%)	$191,297.65
COST REGION ADJUSTMENT (99.32%)	-$9,286.24
TOTAL REPROGRAMMING BUDGET	$1,356,337.06

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,701	10.63%	0	$30.91	$0.00
Media Center	-4,586	42.57%	6,187	$30.91	$191,240.17
Vocational	0	0.00%		$0.00	$0.00
Student Dining	-6,815	37.96%	11,140	$30.91	$344,337.40
Kitchen	-3,885	36.06%	6,888	$81.58	$561,923.04
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym	-1,642	23.46%		$0.00	$0.00
Total			24215		$1,097,500.61

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota West High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
Demolished Additions	0
Cost Per SF	$380.05
Cost To Replace	$126,516,744.75
Leed Allowance	$1,869,284.90
OSDM Required Bldg Size:	480,168
Additional SF:	180,606

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
High School	480,168
CT Program SF Required	0
Total	480,168
Level	**SF Addition**
High School	180,606
CT Program New	0
Total SF Addition:	180,606
Total SF Required:	480,168
Total SF Addition:	180,606
SF Required minus SF Addition:	299,562.00

Oversized Spaces	
Co-Funded SF:	18,835
Non-Co-Funded SF:	14,498
Total SF Oversized Spaces:	33,333

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

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	17,535
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	1,300
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	18,835
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	9,778
Student Dining	0
Kitchen	0
Auxilary Gym	0
Auditorium Fixed Seating Area	4,720
Total	14,498

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:		299,562.00
Oversized Co-funded SF:		18,835
Total Co-fundable SF:		318,397
Total SF × Cost / SF:	318,397 × $380.05 =	$121,006,779.85
1.5% LEED Allowance:	$121,006,779.85 × 98.5% × 1.5% =	$1,787,875.17

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - :	Auditorium Fixed Seating Area	4720
Total SF × Cost / SF:	4720 × 380.05 =	$1,793,836.00
1.5% LEED Allowance:	$1,793,836.00 × 98.5% × 1.5% =	$26,503.93
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $380.05 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	9778
Total SF × Cost / SF:	9778 × 380.05 =	$3,716,128.90
1.5% LEED Allowance:	$3,716,128.90 × 98.5% × 1.5% =	$54,905.80

LEED Allowance Co-fundable:	$1,787,875.17
LEED Allowance Non-Cofundable:	$81,409.73
Total LEED Allowance:	$1,869,284.90

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$37,780,952.55
M	$355,408.80
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$355,408.80
Contingency	$24,878.62
Non-Construction Costs	$61,948.82
Regional Cost Factor	-$3,007.21
Total Life Safety Cost	$439,229.03
less total non-cofunded PALFI life safety	$7,933.12
Total Co-Funded Life Safety Cost	$431,295.91

Auditorium Fixed Seating Area	
Cost to Renovate (Cost Factor applied):	$644,634.82
M	$6,419.20
N	$0.00
U fire suppression ONLY	$0.00
Sub Total	$6,419.20
Contingency	$449.34
Non-Construction Costs	$1,118.89
Regional Cost Factor	-$54.31
non-cofunded PALFI life safety	$7,933.12
Non-OSDM LEED Costs:	$26,503.93

PALFI

Total Enrollment	3,078
High School SF Required	480,168
CT Program SF Required	0
Existing Building SF	332,895
Total Oversized	33,333
Total Usable Building SF:	299,562
Addition or (Excess Space) SF:*	180,606

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

LFI Calculation - Excess SF	
Building SF:**	328,175
Renovation Costs	$37,136,317.73
Reprogramming Costs	$1,356,337.06
Cost per SF to Renovate	$117.29
Life Safety Costs	$431,295.91
Co-Funded Life Safety Cost per SF	$1.31
LFI Cost per SF	$115.98
LEED Cost per SF	$5.62

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Auditorium Fixed Seating Area	
Cost to renovate space: Auditorium Fixed Seating Area	$636,701.72
LEED Costs for Space: Auditorium Fixed Seating Area	$26,503.93

Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$1,134,052.44
Total Excess Square Footage LEED PALFI:	$54,952.36
TOTAL PALFI for:Lakota West High	$1,852,210.45

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Vocational	
Cost To Renovate Space 9,778 SF @ $115.98/SF	$1,134,052.44
LEED Cost For Space 9,778 SF @ $5.62/SF	$54,952.36
Student Dining	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $115.98/SF	$0.00
LEED Costs for Space: 0 SF @ $5.62/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$1,134,052.44
Total Excess Square Footage LEED PALFI:	$54,952.36

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$1,134,052.44
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$636,701.72
Excess SF from Webtool	$0.00
Total Renovation PALFI	$1,770,754.16

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$54,952.36
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$26,503.93
Excess SF from Webtool	$0.00
Total LEED PALFI	$81,456.29

Right Ratio Calculations	
Cost of Renovation	$37,780,952.55
Reprogramming	$1,356,337.06
LEED Allowance	$1,869,284.90
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$70,244,897.64
Other (specific allowances & manual LFIs as indicated)	$1,332,965.92
Total Building Cost	$112,584,438.07
Total LFIs/Building	$1,852,210.45
Revised Project Cost	$110,732,227.62
Right Replacement	$182,487,848.40
100% Cap Differential	-$71,755,620.78

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	9-12
ES enrollment	—
MS enrollment	—
HS enrollment	3,078
CT enrollment	—
Total enrollment	3,078

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	—	—
SF per HS student	156.00	480,168
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		480,168

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	227,031	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	13,910	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	39,720	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
H-PE-1	Gymnasium	1	17,400	17,400
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
H-PE-3	Student Locker Room	1	7,100	7,100
H-PE-4	Student Restroom/Shower	1	800	800
H-PE-5	Physical Education Storage	1	1,200	1,200
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	120	120
H-PE-9	Lobby Services	1	200	200
H-PE-10	Training Room	1	600	600
H-PE-11	Physical Health Classroom	1	3,000	3,000
H-PE-12	Multi-use P.E. Room	1	2,000	2,000

Food Service Spaces / Custodial Spaces / Building Services	151,923	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	432,584	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	480,168	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	480,168	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	—
HS Teaching Stations	145
CT Teaching Stations	—

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Parking

	ESMS	HS	CT
Enrollment	—	3,078	—
Teachers	—	145	—
Ancillary Staff	—	62	—
Administration	—	41	—
Custodial / Maintenance	—	21	—
Food Service	—	31	—
Total Staff Parking	—	300	—
Total Visitor	—	62	—
High School Student Parking	—	616	—
Other	—	218	—
TOTAL CO-FUNDED PARKING	—	1,196	—

Master Plan Worksheets for Cherokee Elementary

Reprogramming

Building Name:	Cherokee Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	76,062
OSDM Required Building Size:	74,251.8
Additional SF:	57
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	yes
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	639

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	11,910	11,485	425	22,970	0
Gymnasium	4,060	4,700	0	7,050	0
Media Center	2,362	1,917	445	3,834	0
Student Dining	4,192	3,195	997	6,390	0
Kitchen	2,209	2,237	0	4,474	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			1,867		0

Reprogramming Costs

HARD COST SUB-TOTAL	$253,836.42
CONSTRUCTION CONTINGENCY	$17,768.55
SOFT COSTS (16.29%)	$44,244.45
COST REGION ADJUSTMENT (99.32%)	-$2,147.78
TOTAL REPROGRAMMING BUDGET	$313,701.64

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-640	13.62%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational		0.00%		$0.00	$0.00
Student Dining	0	0.00%	0	$30.91	$0.00
Kitchen	-28	1.25%	0	$81.58	$0.00
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			0		$0.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$29,166.91
Conversion to 1-5 Classroom per Room	$10,470.59
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	6	6	$175,001.46
1-5 Rooms	27	6.75	$70,676.48
Restrooms	1,826	176.375	$8,158.48
Total			$253,836.42

LEED

Building Name:	Cherokee Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	76,062
Demolished Additions	0
Cost Per SF	$389.30
Cost To Replace	$29,610,936.60
Leed Allowance	$437,501.59
OSDM Required Bldg Size:	74,251.8
Additional SF:	57

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Elementary School	74,251.8
CT Program SF Required	0
Total	74,251.8
Level	**SF Addition**
Elementary School	57
CT Program New	0
Total SF Addition:	57
Total SF Required:	74,251.8
Total SF Addition:	57
SF Required minus SF Addition:	74,194.80

Oversized Spaces	
Co-Funded SF:	1,867
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	1,867

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

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		74,194.80
Oversized Co-funded SF:		1,867
Total Co-fundable SF:		76,062
Total SF × Cost / SF:	76,062 × $389.30 =	$29,610,936.60
1.5% LEED Allowance:	$29,610,936.60 × 98.5% × 1.5% =	$437,501.59

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $389.30 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 389.30 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$437,501.59
LEED Allowance Non-Cofundable:		$0.00
Total LEED Allowance:		$437,501.59

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	425
Gymnasium	0
Media Center	445
Student Dining	997
Kitchen	0
Total	1,867
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$11,253,222.67
M	$0.00
N	$310,332.96
U fire suppression ONLY	$8,838.60
Subtotal	$319,171.56
Contingency	$22,342.01
Non-Construction Costs	$55,632.56
Regional Cost Factor	-$2,700.59
Total Life Safety Cost	$394,445.54
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$394,445.53

PALFI

Total Enrollment	639
Elementary School SF Required	74,251.8
CT Program SF Required	0
Existing Building SF	76,062
Total Oversized	1,867
Total Usable Building SF:	74,195
Addition or (Excess Space) SF:*	57

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

LFI Calculation - Excess SF	
Building SF:**	76,062
Renovation Costs	$11,253,222.67
Reprogramming Costs	$313,701.64
Cost per SF to Renovate	$152.07
Life Safety Costs	$394,445.53
Co-Funded Life Safety Cost per SF	$5.19
LFI Cost per SF	$146.88
LEED Cost per SF	$5.75

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Cherokee Elementary	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $146.88/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $146.88/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $146.88/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $146.88/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $146.88/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $146.88/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $146.88/SF	$0.00
LEED Costs for Space: 0 SF @ $5.75/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$11,253,222.67
Reprogramming	$313,701.64
LEED Allowance	$437,501.59
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$24,047.73
Other (specific allowances & manual LFIs as indicated)	$371,453.00
Total Building Cost	$12,399,926.63
Total LFIs/Building	$0.00
Revised Project Cost	$12,399,926.63
Right Replacement	$28,906,225.74
100% Cap Differential	-$16,506,299.11

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	639
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	639

	SF / Student	AREA
SF per ES student	116.20	74,252
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		74,252

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	35,108	MINIMUM

MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.

Administrative Spaces	2,151	

Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.

Physical Education Spaces	5,100	MAXIMUM

MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	24,535	

Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.

Facility Total (NET SF)	66,894	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	74,252	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	74,252	

Teaching Stations

ES Teaching Stations	26
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	639	—	—	—
Teachers	26	—	—	—
Ancillary Staff	13	—	—	—
Administration	8	—	—	—
Custodial / Maintenance	4	—	—	—
Food Service	6	—	—	—
Total Staff Parking	57	—	—	—
Total Visitor	13	—	—	—
High School Student Parking	—	—	—	—
Other	34	—	—	—
TOTAL CO-FUNDED PARKING	104	—	—	—

Master Plan Worksheets for Endeavor Elementary

Reprogramming

Building Name:	Endeavor Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	78,090
OSDM Required Building Size:	72,174.2
Additional SF:	0
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	620

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	15,216	11,792	3,424	23,584	0
Gymnasium	4,981	4,700	281	7,050	0
Media Center	2,745	1,860	885	3,720	0
Student Dining	3,814	3,100	714	6,200	0
Kitchen	2,749	2,170	579	4,340	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			5,883		0

Reprogramming Costs

HARD COST SUB-TOTAL	$343,002.74
CONSTRUCTION CONTINGENCY	$24,010.19
SOFT COSTS (16.29%)	$59,786.41
COST REGION ADJUSTMENT (99.32%)	-$2,902.24
TOTAL REPROGRAMMING BUDGET	$423,897.10

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	0	0.00%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational		0.00%		$0.00	$0.00
Student Dining	0	0.00%	0	$30.91	$0.00
Kitchen	0	0.00%	0	$81.58	$0.00
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			0		$0.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	6	6	$219,061.38
1-5 Rooms	26	6.5	$115,782.88
Restrooms	1,875	183.10546875	$8,158.48
Total			$343,002.74

LEED

Building Name:	Endeavor Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	78,090
Demolished Additions	0
Cost Per SF	$389.30
Cost To Replace	$30,400,437.00
Leed Allowance	$449,166.46
OSDM Required Bldg Size:	72,174.2
Additional SF:	0

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Elementary School	72,174.2
CT Program SF Required	0
Total	72,174.2
Level	**SF Addition**
Elementary School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	72,174.2
Total SF Addition:	0
SF Required minus SF Addition:	72,174.20

Oversized Spaces	
Co-Funded SF:	5,883
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	5,883

Excess Space	
Excess Space SF:	33
Excess SF Space CT:	0
Total SF Excess Space:	33

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	3,424
Gymnasium	281
Media Center	885
Student Dining	714
Kitchen	579
Total	5,883
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		72,174.20
Oversized Co-funded SF:		5,883
Total Co-fundable SF:		78,057
Total SF × Cost / SF:	78,057 × $389.30 =	$30,387,590.10
1.5% LEED Allowance:	$30,387,590.10 × 98.5% × 1.5% =	$448,976.64

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF:	Excess Space	33
Total SF × Cost / SF:	33 × $389.30 =	$12,846.90
1.5% LEED Allowance:	12,846.9 × 98.5% × 1.5% =	$189.81
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 389.30 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$448,976.64
LEED Allowance Non-Cofundable:		$189.81
Total LEED Allowance:		$449,166.45

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$2,410,850.11
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

PALFI

Total Enrollment	620
Elementary School SF Required	72,174.2
CT Program SF Required	0
Existing Building SF	78,090
Total Oversized	5,883
Total Usable Building SF:	72,207
Addition or (Excess Space) SF:*	-33

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

LFI Calculation - Excess SF	
Building SF:**	78,090
Renovation Costs	$2,410,850.11
Reprogramming Costs	$423,897.10
Cost per SF to Renovate	$36.30
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$36.30
LEED Cost per SF	$5.75

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Endeavor Elementary	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $36.30/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $36.30/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $36.30/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $36.30/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $36.30/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $36.30/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $36.30/SF	$0.00
LEED Costs for Space: 0 SF @ $5.75/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$2,410,850.11
Reprogramming	$423,897.10
LEED Allowance	$449,166.46
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$0.00
Other (specific allowances & manual LFIs as indicated)	$368,815.99
Total Building Cost	$3,652,729.65
Total LFIs/Building	$0.00
Revised Project Cost	$3,652,729.65
Right Replacement	$28,097,416.06
100% Cap Differential	-$24,444,686.40

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	620
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	620

	SF / Student	AREA
SF per ES student	116.41	72,174
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		72,174

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	34,125	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,091	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	23,706	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	65,022	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	72,174	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	72,174	

Teaching Stations

ES Teaching Stations	25
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	620	—	—	—
Teachers	25	—	—	—
Ancillary Staff	12	—	—	—
Administration	8	—	—	—
Custodial / Maintenance	4	—	—	—
Food Service	6	—	—	—
Total Staff Parking	55	—	—	—
Total Visitor	12	—	—	—
High School Student Parking	—	—	—	—
Other	33	—	—	—
TOTAL CO-FUNDED PARKING	100	—	—	—

Master Plan Worksheets for Independence Elementary

Reprogramming

Building Name:	Independence Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	75,560
OSDM Required Building Size:	73,158.99
Additional SF:	95
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	yes
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	629

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	11,910	11,410	500	22,820	0
Gymnasium	4,060	4,700	0	7,050	0
Media Center	2,829	1,887	942	3,774	0
Student Dining	4,192	3,145	1,047	6,290	0
Kitchen	2,209	2,202	7	4,404	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			2,496		0

Reprogramming Costs

HARD COST SUB-TOTAL	$253,836.42
CONSTRUCTION CONTINGENCY	$17,768.55
SOFT COSTS (16.29%)	$44,244.45
COST REGION ADJUSTMENT (99.32%)	-$2,147.78
TOTAL REPROGRAMMING BUDGET	$313,701.64

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-640	13.62%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational		0.00%		$0.00	$0.00
Student Dining	0	0.00%	0	$30.91	$0.00
Kitchen	0	0.00%	0	$81.58	$0.00
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			0		$0.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$29,166.91
Conversion to 1-5 Classroom per Room	$10,470.59
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	6	6	$175,001.46
1-5 Rooms	27	6.75	$70,676.48
Restrooms	1,814	175.215909090909	$8,158.48
Total			$253,836.42

LEED

Building Name:	Independence Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	75,560
Demolished Additions	0
Cost Per SF	$389.30
Cost To Replace	$29,415,508.00
Leed Allowance	$434,614.13
OSDM Required Bldg Size:	73,158.99
Additional SF:	95

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Elementary School	73,158.99
CT Program SF Required	0
Total	73,158.99
Level	**SF Addition**
Elementary School	95
CT Program New	0
Total SF Addition:	95
Total SF Required:	73,158.99
Total SF Addition:	95
SF Required minus SF Addition:	73,063.99

Oversized Spaces

Co-Funded SF:	2,496
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	2,496

Excess Space

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

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	500
Gymnasium	0
Media Center	942
Student Dining	1,047
Kitchen	7
Total	2,496
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:		73,063.99
Oversized Co-funded SF:		2,496
Total Co-fundable SF:		75,560
Total SF × Cost / SF:	75,560 × $389.30 =	$29,415,508.00
1.5% LEED Allowance:	$29,415,508.00 × 98.5% × 1.5% =	$434,614.13

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $389.30 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 389.30 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00

LEED Allowance Co-fundable:	$434,614.13
LEED Allowance Non-Cofundable:	$0.00
Total LEED Allowance:	$434,614.13

Cost Data

Complete Building Cost Data

Total Cost To Renovate	$9,378,416.42
M	$0.00
N	$308,284.80
U fire suppression ONLY	$0.00
Subtotal	$308,284.80
Contingency	$21,579.94
Non-Construction Costs	$53,734.97
Regional Cost Factor	-$2,608.48
Total Life Safety Cost	$380,991.23
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$380,991.23

PALFI

Total Enrollment	629
Elementary School SF Required	73,158.99
CT Program SF Required	0
Existing Building SF	75,560
Total Oversized	2,496
Total Usable Building SF:	73,064
Addition or (Excess Space) SF:*	95

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

LFI Calculation - Excess SF	
Building SF:**	75,560
Renovation Costs	$9,378,416.42
Reprogramming Costs	$313,701.64
Cost per SF to Renovate	$128.27
Life Safety Costs	$380,991.23
Co-Funded Life Safety Cost per SF	$5.04
LFI Cost per SF	$123.23
LEED Cost per SF	$5.75

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Independence Elementary	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $123.23/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $123.23/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $123.23/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $123.23/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $123.23/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $123.23/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $123.23/SF	$0.00
LEED Costs for Space: 0 SF @ $5.75/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$9,378,416.42
Reprogramming	$313,701.64
LEED Allowance	$434,614.13
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$40,079.55
Other (specific allowances & manual LFIs as indicated)	$366,990.00
Total Building Cost	$10,533,801.74
Total LFIs/Building	$0.00
Revised Project Cost	$10,533,801.74
Right Replacement	$28,480,794.81
100% Cap Differential	-$17,946,993.07

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	629
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	629

	SF / Student	AREA
SF per ES student	116.31	73,159
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		73,159

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	34,591	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,119	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	24,099	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	65,909	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	73,159	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	73,159	

Teaching Stations

ES Teaching Stations	25
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

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Parking

	ES	MS	HS	CT
Enrollment	629	—	—	—
Teachers	25	—	—	—
Ancillary Staff	13	—	—	—
Administration	8	—	—	—
Custodial / Maintenance	4	—	—	—
Food Service	6	—	—	—
Total Staff Parking	56	—	—	—
Total Visitor	13	—	—	—
High School Student Parking	—	—	—	—
Other	31	—	—	—
TOTAL CO-FUNDED PARKING	100	—	—	—

Master Plan Worksheets for New Union Elementary

Reprogramming

Building Name:	New Union Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	85,648
OSDM Required Building Size:	82,144.73
Additional SF:	153
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	713

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	12,545	12,933	0	25,866	0
Gymnasium	4,185	6,000	0	9,000	0
Media Center	4,100	2,139	1,961	4,278	0
Student Dining	4,672	3,565	1,107	7,130	0
Kitchen	3,084	2,496	588	4,992	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			3,656		0

Reprogramming Costs

HARD COST SUB-TOTAL	$365,268.67
CONSTRUCTION CONTINGENCY	$25,568.81
SOFT COSTS (16.29%)	$63,667.43
COST REGION ADJUSTMENT (99.32%)	-$3,090.63
TOTAL REPROGRAMMING BUDGET	$451,414.28

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	-388	3.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,815	30.25%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational		0.00%		$0.00	$0.00
Student Dining	0	0.00%	0	$30.91	$0.00
Kitchen	0	0.00%	0	$81.58	$0.00
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			0		$0.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	6	6	$219,061.38
1-5 Rooms	31	7.75	$138,048.81
Restrooms	2,056	191.013513513514	$8,158.48
Total			$365,268.67

LEED

Building Name:	New Union Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	85,648
Demolished Additions	0
Cost Per SF	$389.30
Cost To Replace	$33,342,766.40
Leed Allowance	$492,639.37
OSDM Required Bldg Size:	82,144.73
Additional SF:	153

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Elementary School	82,144.73
CT Program SF Required	0
Total	82,144.73
Level	**SF Addition**
Elementary School	153
CT Program New	0
Total SF Addition:	153
Total SF Required:	82,144.73
Total SF Addition:	153
SF Required minus SF Addition:	81,991.73

Oversized Spaces	
Co-Funded SF:	3,656
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	3,656

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

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	0
Gymnasium	0
Media Center	1,961
Student Dining	1,107
Kitchen	588
Total	3,656
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		81,991.73
Oversized Co-funded SF:		3,656
Total Co-fundable SF:		85,648
Total SF × Cost / SF:	85,648 × $389.30 =	$33,342,766.40
1.5% LEED Allowance:	$33,342,766.40 × 98.5% × 1.5% =	$492,639.37

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $389.30 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 389.30 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$492,639.37
LEED Allowance Non-Cofundable:		$0.00
Total LEED Allowance:		$492,639.37

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$3,283,823.72
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

PALFI

Total Enrollment	713
Elementary School SF Required	82,144.73
CT Program SF Required	0
Existing Building SF	85,648
Total Oversized	3,656
Total Usable Building SF:	81,992
Addition or (Excess Space) SF:*	153

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

LFI Calculation - Excess SF	
Building SF:**	85,648
Renovation Costs	$3,283,823.72
Reprogramming Costs	$451,414.28
Cost per SF to Renovate	$43.61
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$43.61
LEED Cost per SF	$5.75

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:New Union Elementary	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $43.61/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $43.61/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $43.61/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $43.61/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $43.61/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $43.61/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $43.61/SF	$0.00
LEED Costs for Space: 0 SF @ $5.75/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$3,283,823.72
Reprogramming	$451,414.28
LEED Allowance	$492,639.37
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$64,549.17
Other (specific allowances & manual LFIs as indicated)	$415,994.00
Total Building Cost	$4,708,420.54
Total LFIs/Building	$0.00
Revised Project Cost	$4,708,420.54
Right Replacement	$31,978,943.39
100% Cap Differential	-$27,270,522.85

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	713
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	713

	SF / Student	AREA
SF per ES student	115.21	82,145
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		82,145

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	38,839	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,380	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	27,685	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	74,005	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	82,145	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	82,145	

Teaching Stations

ES Teaching Stations	29
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	713	—	—	—
Teachers	29	—	—	—
Ancillary Staff	14	—	—	—
Administration	9	—	—	—
Custodial / Maintenance	5	—	—	—
Food Service	7	—	—	—
Total Staff Parking	64	—	—	—
Total Visitor	14	—	—	—
High School Student Parking	—	—	—	—
Other	38	—	—	—
TOTAL CO-FUNDED PARKING	116	—	—	—

Master Plan Worksheets for VanGorden Elementary

Reprogramming

Building Name:	VanGorden Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	84,608
OSDM Required Building Size:	82,144.73
Additional SF:	0
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Elementary School	713

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	12,156	12,776	0	25,552	0
Gymnasium	4,207	6,000	0	9,000	0
Media Center	2,948	2,139	809	4,278	0
Student Dining	4,684	3,565	1,119	7,130	0
Kitchen	3,022	2,496	526	4,992	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			2,454		0

Reprogramming Costs

HARD COST SUB-TOTAL	$365,268.67
CONSTRUCTION CONTINGENCY	$25,568.81
SOFT COSTS (16.29%)	$63,667.43
COST REGION ADJUSTMENT (99.32%)	-$3,090.63
TOTAL REPROGRAMMING BUDGET	$451,414.28

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	-620	4.85%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,793	29.88%	0	$30.91	$0.00
Media Center	0	0.00%	0	$30.91	$0.00
Vocational		0.00%		$0.00	$0.00
Student Dining	0	0.00%	0	$30.91	$0.00
Kitchen	0	0.00%	0	$81.58	$0.00
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			0		$0.00

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

Estimate Classroom Count & LGR Area		Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	6	6	$219,061.38
1-5 Rooms	31	7.75	$138,048.81
Restrooms	2,031	188.690878378378	$8,158.48
Total			$365,268.67

LEED

Building Name:	VanGorden Elementary
Current Grades Housed:	3-6 ()
Existing Building Size (SF):	84,608
Demolished Additions	0
Cost Per SF	$389.30
Cost To Replace	$32,937,894.40
Leed Allowance	$486,657.39
OSDM Required Bldg Size:	82,144.73
Additional SF:	0

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Elementary School	82,144.73
CT Program SF Required	0
Total	82,144.73
Level	**SF Addition**
Elementary School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	82,144.73
Total SF Addition:	0
SF Required minus SF Addition:	82,144.73

Oversized Spaces	
Co-Funded SF:	2,454
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	2,454

Excess Space	
Excess Space SF:	9
Excess SF Space CT:	0
Total SF Excess Space:	9

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	0
Gymnasium	0
Media Center	809
Student Dining	1,119
Kitchen	526
Total	2,454
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:		82,144.73
Oversized Co-funded SF:		2,454
Total Co-fundable SF:		84,599
Total SF × Cost / SF:	84,599 × $389.30 =	$32,934,390.70
1.5% LEED Allowance:	$32,934,390.70 × 98.5% × 1.5% =	$486,605.62

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF:	Excess Space	9
Total SF × Cost / SF:	9 × $389.30 =	$3,503.70
1.5% LEED Allowance:	3,503.7 × 98.5% × 1.5% =	$51.77
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 389.30 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$486,605.62
LEED Allowance Non-Cofundable:		$51.77
Total LEED Allowance:		$486,657.39

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$3,084,227.12
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

PALFI

Total Enrollment	713
Elementary School SF Required	82,144.73
CT Program SF Required	0
Existing Building SF	84,608
Total Oversized	2,454
Total Usable Building SF:	82,154
Addition or (Excess Space) SF:*	-9

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

LFI Calculation - Excess SF	
Building SF:**	84,608
Renovation Costs	$3,084,227.12
Reprogramming Costs	$451,414.28
Cost per SF to Renovate	$41.79
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$41.79
LEED Cost per SF	$5.75

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:VanGorden Elementary	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $41.79/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $41.79/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $41.79/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $41.79/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $41.79/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $41.79/SF	$0.00
LEED Cost For Space 0 SF @ $5.75/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $41.79/SF	$0.00
LEED Costs for Space: 0 SF @ $5.75/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Gymnasium	$0.00
Media Center	$0.00
Student Dining	$0.00
Kitchen	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$3,084,227.12
Reprogramming	$451,414.28
LEED Allowance	$486,657.39
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$0.00
Other (specific allowances & manual LFIs as indicated)	$413,956.00
Total Building Cost	$4,436,254.79
Total LFIs/Building	$0.00
Revised Project Cost	$4,436,254.79
Right Replacement	$31,978,943.39
100% Cap Differential	-$27,542,688.60

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	713
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	713

	SF / Student	AREA
SF per ES student	115.21	82,145
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		82,145

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	38,839	MINIMUM

MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.

Administrative Spaces	2,380	

Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.

Physical Education Spaces	5,100	MAXIMUM

MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	27,685	

Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.

Facility Total (NET SF)	74,005	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	82,145	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	82,145	

Teaching Stations

ES Teaching Stations	29
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	713	—	—	—
Teachers	29	—	—	—
Ancillary Staff	14	—	—	—
Administration	9	—	—	—
Custodial / Maintenance	5	—	—	—
Food Service	7	—	—	—
Total Staff Parking	64	—	—	—
Total Visitor	14	—	—	—
High School Student Parking	—	—	—	—
Other	38	—	—	—
TOTAL CO-FUNDED PARKING	116	—	—	—

Master Plan Worksheets for New ES #1

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	879
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	879

	SF / Student	AREA
SF per ES student	111.23	97,771
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,771

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,228	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,832	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,922	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	88,082	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,771	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,771	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	879	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

Master Plan Worksheets for New ES #2

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	879
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	879

	SF / Student	AREA
SF per ES student	111.23	97,771
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,771

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,228	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,832	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,922	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	88,082	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,771	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,771	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	879	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

Master Plan Worksheets for New ES #3

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	878
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	878

	SF / Student	AREA
SF per ES student	111.25	97,678
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,678

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,184	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,830	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,885	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	87,998	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,678	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,678	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	878	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

Master Plan Worksheets for New ES #4

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	878
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	878

	SF / Student	AREA
SF per ES student	111.25	97,678
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,678

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,184	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,830	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,885	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	87,998	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,678	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,678	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	878	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Liberty Early Childhood Elementary
Date of Initial Assessment:	Jun 13, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	20321
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1920 Original Construction	20,235	$39,272.90	$25,672.90
1952 Kitchen/Cafeteria/Classroom Addition	15,639	$15,850.56	$15,850.56
1961 North Classroom Addition	9,786	$10,290.04	$10,290.04
1971 Vocational/Art Room Addition	2,106	$2,524.84	$2,524.84
2009 Classroom Addition	6,658	$932.12	$932.12
Total	54,424	$68,870.46	$55,270.46
Total with Regional Cost Factor (99.32%)	—	$68,402.14	$54,894.62
Regional Total with Soft Costs & Contingency	—	$85,112.99	$68,305.54

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Wyandot Early Childhood Elementary
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	8983
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2007 Original Construction	78,090	$10,932.60	$10,932.60
Total	78,090	$10,932.60	$10,932.60
Total with Regional Cost Factor (99.32%)	—	$10,858.26	$10,858.26
Regional Total with Soft Costs & Contingency	—	$13,510.96	$13,510.96

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	West Freshman/Creekside
Date of Initial Assessment:	Mar 18, 2020
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1959 West Freshman Auditorium Fixed Seating Area	6,057	$46,032.68	$41,032.68
1959 West Freshman Original Construction	56,133	$199,938.01	$186,338.01
1965 West Freshman Classroom Addition	39,698	$55,243.26	$55,243.26
1968 Creekside Original Construction	60,083	$222,500.46	$208,900.46
1973 West Freshman Gymnasium / Locker Room Addition	36,172	$48,374.08	$48,374.08
1978 West Freshman Media Center / Locker Room Addition	10,329	$22,052.66	$22,052.66
1987 Creekside Classroom Addition	11,257	$1,522.08	$1,522.08
1987 West Freshman Cafeteria / Kitchen / Classroom Addtiion	12,945	$25,964.62	$25,964.62
2008 West Freshman Elevator Addition	73	$10.22	$10.22
2015 Creekside Secure Entry Addition	150	$71.40	$71.40
Total	232,897	$621,709.47	$589,509.47
Total with Regional Cost Factor (99.32%)	—	$617,481.85	$585,500.81
Regional Total with Soft Costs & Contingency	—	$768,334.51	$728,540.41

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Adena Elementary
Date of Initial Assessment:	Jun 13, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	70920
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1978 Original Construction	56,644	$121,495.58	$102,895.58
1993 Classroom Addition	6,859	$960.26	$960.26
2015 Secure Entry Addition	401	$56.14	$56.14
Total	63,904	$122,511.98	$103,911.98
Total with Regional Cost Factor (99.32%)	—	$121,678.90	$103,205.38
Regional Total with Soft Costs & Contingency	—	$151,405.42	$128,418.76

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Cherokee Elementary
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	119768
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1994 Original Construction	72,984	$10,365.60	$10,365.60
2015 Secure Entry Addition	3,078	$416.08	$416.08
Total	76,062	$10,781.68	$10,781.68
Total with Regional Cost Factor (99.32%)	—	$10,708.36	$10,708.36
Regional Total with Soft Costs & Contingency	—	$13,324.45	$13,324.45

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Creekside Early Childhood Elementary
Date of Initial Assessment:	Jun 21, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	123810
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1968 Original Construction	61,883	$227,500.46	$208,900.46
1987 Classroom Addition	10,872	$1,522.08	$1,522.08
2015 Secure Entry Addition	510	$71.40	$71.40
Total	73,265	$229,093.94	$210,493.94
Total with Regional Cost Factor (99.32%)	—	$227,536.10	$209,062.58
Regional Total with Soft Costs & Contingency	—	$283,123.85	$260,137.20

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Endeavor Elementary
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Jun 18, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	8984
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2007 Original Construction	78,090	$10,932.60	$10,932.60
Total	78,090	$10,932.60	$10,932.60
Total with Regional Cost Factor (99.32%)	—	$10,858.26	$10,858.26
Regional Total with Soft Costs & Contingency	—	$13,510.96	$13,510.96

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Freedom Elementary
Date of Initial Assessment:	Jun 21, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	98467
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1988 Original Construction	57,326	$8,025.64	$8,025.64
1993 Classroom Addition	3,738	$523.32	$523.32
Total	61,064	$8,548.96	$8,548.96
Total with Regional Cost Factor (99.32%)	—	$8,490.83	$8,490.83
Regional Total with Soft Costs & Contingency	—	$10,565.16	$10,565.16

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Heritage Elementary
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	113910
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1992 Original Construction	64,631	$9,048.34	$9,048.34
Total	64,631	$9,048.34	$9,048.34
Total with Regional Cost Factor (99.32%)	—	$8,986.81	$8,986.81
Regional Total with Soft Costs & Contingency	—	$11,182.32	$11,182.32

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Hopewell Elementary
Date of Initial Assessment:	Jun 21, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	16824
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1962 Original Construction	36,303	$110,822.53	$92,222.53
1964 Classroom / Student Dining Addition	22,164	$112,153.44	$112,153.44
1968 Classroom Addition	18,125	$110,099.50	$110,099.50
1972 Classroom Addition	1,840	$10,749.20	$10,749.20
1990 Media Center Addition	1,316	$184.24	$184.24
2002 Gymnasium Storage	342	$47.88	$47.88
2007 Administrative Offices / Clinic Addition	4,688	$656.32	$656.32
Total	84,778	$344,713.11	$326,113.11
Total with Regional Cost Factor (99.32%)	—	$342,369.06	$323,895.54
Regional Total with Soft Costs & Contingency	—	$426,010.85	$403,024.19

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Independence Elementary
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	119776
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1994 Original Construction	72,984	$10,365.60	$10,365.60
2015 Secure Entry Addition	2,576	$339.78	$339.78
Total	75,560	$10,705.38	$10,705.38
Total with Regional Cost Factor (99.32%)	—	$10,632.58	$10,632.58
Regional Total with Soft Costs & Contingency	—	$13,230.16	$13,230.16

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	New Union Elementary
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	37820
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2008 Original Construction	85,648	$11,990.72	$11,990.72
Total	85,648	$11,990.72	$11,990.72
Total with Regional Cost Factor (99.32%)	—	$11,909.18	$11,909.18
Regional Total with Soft Costs & Contingency	—	$14,818.63	$14,818.63

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Shawnee Early Childhood Elementary
Date of Initial Assessment:	Jun 18, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	111179
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1990 Original Construction	53,158	$7,556.78	$7,556.78
1993 Classroom Addition	11,334	$1,620.36	$1,620.36
Total	64,492	$9,177.14	$9,177.14
Total with Regional Cost Factor (99.32%)	—	$9,114.74	$9,114.74
Regional Total with Soft Costs & Contingency	—	$11,341.49	$11,341.49

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	VanGorden Elementary
Date of Initial Assessment:	Jun 18, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	146837
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2003 Original Construction	84,608	$11,845.12	$11,845.12
Total	84,608	$11,845.12	$11,845.12
Total with Regional Cost Factor (99.32%)	—	$11,764.57	$11,764.57
Regional Total with Soft Costs & Contingency	—	$14,638.69	$14,638.69

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Woodland Elementary
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	111187
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1990 Original Construction	64,347	$9,008.58	$9,008.58
1993 Classroom Addition	3,240	$453.60	$453.60
Total	67,587	$9,462.18	$9,462.18
Total with Regional Cost Factor (99.32%)	—	$9,397.84	$9,397.84
Regional Total with Soft Costs & Contingency	—	$11,693.76	$11,693.76

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota East Freshman High
Date of Initial Assessment:	Jun 20, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	46110
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2008 Auditorium Fixed Seating Area	4,325	$605.50	$605.50
2008 Original Construction	123,452	$17,283.28	$17,283.28
Total	127,777	$17,888.78	$17,888.78
Total with Regional Cost Factor (99.32%)	—	$17,767.14	$17,767.14
Regional Total with Soft Costs & Contingency	—	$22,107.70	$22,107.70

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota East High
Date of Initial Assessment:	Jun 18, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	123836
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1997 Auditorium Fixed Seating Area	4,720	$660.80	$660.80
1997 Original Construction	256,610	$35,925.40	$35,925.40
2002 Classroom Addition	10,591	$1,482.74	$1,482.74
2007 Gymnasium / Administrative Offices / Classroom Addition	60,974	$8,536.36	$8,536.36
Total	332,895	$46,605.30	$46,605.30
Total with Regional Cost Factor (99.32%)	—	$46,288.38	$46,288.38
Regional Total with Soft Costs & Contingency	—	$57,596.78	$57,596.78

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota West Freshman High
Date of Initial Assessment:	Jun 15, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	113928
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1959 Auditorium Fixed Seating Area	4,462	$41,032.68	$41,032.68
1959 Original Construction	48,763	$199,938.01	$186,338.01
1965 Classroom Addition	37,510	$55,243.26	$55,243.26
1973 Gymnasium / Locker Room Addition	36,172	$48,374.08	$48,374.08
1978 Media Center / Locker Room Addition	10,419	$22,052.66	$22,052.66
1987 Cafeteria / Kitchen / Classroom Addtiion	15,483	$25,964.62	$25,964.62
2008 Elevator Addition	73	$10.22	$10.22
Total	152,882	$392,615.53	$379,015.53
Total with Regional Cost Factor (99.32%)	—	$389,945.74	$376,438.22
Regional Total with Soft Costs & Contingency	—	$485,210.66	$468,403.21

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota West High
Date of Initial Assessment:	Jun 18, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	19737
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1997 Auditorium Fixed Seating Area	4,720	$660.80	$660.80
1997 Original Construction	256,610	$35,925.40	$35,925.40
2002 Classroom Addition	10,591	$1,482.74	$1,482.74
2007 Gymnasium / Administrative Offices / Classroom Addition	60,974	$8,536.36	$8,536.36
Total	332,895	$46,605.30	$46,605.30
Total with Regional Cost Factor (99.32%)	—	$46,288.38	$46,288.38
Regional Total with Soft Costs & Contingency	—	$57,596.78	$57,596.78

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Hopewell Junior High
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Jun 6, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	65466
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1973 Original Construction	64,287	$368,161.76	$354,561.76
1976 Classroom Addition	5,496	$22,661.44	$22,661.44
1990 Media Center Addition	1,370	$191.80	$191.80
1993 Classroom Addition	4,132	$578.48	$578.48
Total	75,285	$391,593.48	$377,993.48
Total with Regional Cost Factor (99.32%)	—	$388,930.64	$375,423.12
Regional Total with Soft Costs & Contingency	—	$483,947.57	$467,140.12

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Liberty Junior High
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Jun 4, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	19729
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1977 Original Construction	78,060	$239,818.82	$226,218.82
1993 Classroom Addition	6,406	$877.52	$877.52
2004 Music Room Addition	971	$147.42	$147.42
2015 Cold Storage Addition	422	$59.78	$59.78
2015 Secure Entry Addition	343	$42.00	$42.00
Total	86,202	$240,945.54	$227,345.54
Total with Regional Cost Factor (99.32%)	—	$239,307.11	$225,799.59
Regional Total with Soft Costs & Contingency	—	$297,770.56	$280,963.11

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota Plains Junior High
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Nov 5, 2024
Cost Set:	2025

District IRN:	46110
Building IRN:	146845
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
2003 Original Construction	113,975	$15,956.50	$15,956.50
Total	113,975	$15,956.50	$15,956.50
Total with Regional Cost Factor (99.32%)	—	$15,848.00	$15,848.00
Regional Total with Soft Costs & Contingency	—	$19,719.71	$19,719.71

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota Ridge Junior High
Date of Initial Assessment:	Jun 18, 2018
Date of Assessment Update:	Jun 2, 2025
Cost Set:	2025

District IRN:	46110
Building IRN:	123828
Firm:	OFCC

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1991 Original Construction	72,845	$9,990.26	$9,990.26
1997 Locker Room / Auxiliary Gymnasium Addition	3,781	$553.42	$553.42
2003 Music Room Addition	850	$114.10	$114.10
2015 Secure Entry Addition	300	$45.08	$45.08
Total	77,776	$10,702.86	$10,702.86
Total with Regional Cost Factor (99.32%)	—	$10,630.08	$10,630.08
Regional Total with Soft Costs & Contingency	—	$13,227.04	$13,227.04

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Facilities Construction Commission

Lakota Local **School District**

Butler County

06/11/25 Date

Lakota Local SD - Butler - ELPP - Final Master Plan- OFCC 8.21.25 - CB 9.15.25 **(Master Facility Plan Name)**

Description of Master Plan:	* Build four (4) new Elementary Schools to house grades K-5. * Renovate Liberty Early Childhood Elementary School for grades PK-2, Renovate Wyandot Early Childhood Elementary School, Endeavor Elementary School, New Union Elementary, VanGorden Elementary, Cherokee Elementary, Independence Elementary School, and Lakota Ridge Junior High School to house grades K-5. * Renovate/Add to Lakota Plains Junior High School, Lakota East Freshman School for grade 6-8, Renovate/Add to Lakota East High School, and Lakota West High School to house grades 9-12. * Abate/Demo Shawnee Early Childhood Elementary School, Hopewell Junior High School, Liberty Junior High School, Adena Elementary School, Freedom Elementary School, Heritage Elementary School, Hopewell Elementary School, Woodland Elementary School and West Freshmen/Creekside School.

ELPP Participant

Step 1. Assessed Valuation	$	5,147,073,740
Step 2. Net Bonded Indebtedness	$	49,203,423
Step 3. Project Cost	$	582,065,881
Step 4. Required level of indebtedness (.05 + [.0002 x (**68**) percentile** - 1)]		6.34%
of assessed valuation*	$	326,324,475

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

Worth of Local Share		
Step 4:	$	326,324,475
minus Step 2:	$	49,203,423
Total:	**$**	**277,121,052**

Step 6. Required percentage of the project costs equals		68.00%
(.01 x basic project costs x (**68**) percentile **	$	395,804,799
Step 7. Amount of Bond issue or Alternative Funding must be the greater of:		
a. a required percentage of the project costs	$	395,804,799
b. the amount necessary to raise the net bonded indebtedness of the District to within $5,000 of the required level of indebtedness	$	277,121,052
c. The **District's** share would be for	$	395,804,799

Total Project Cost:

State	$	186,261,082	32%
Local	$	395,804,799	68%
Total	**$**	**582,065,881**	

Total Project Cost w LFI:

LFI	**$**	**5,445,729**
State	$	186,261,082
Local	$	401,250,528
Total	**$**	**587,511,610**

Note 1: District's valuation for the year preceding the year in which the Controlling Board approved the project under ORC 3318.04.

Note 2: 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%)

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Facilities Construction Commission

CERTIFICATION OF NET BONDED INDEBTEDNESS

	$61,580,000	**Par Value of Net Bonded Indebtedness** *(ORC 3318.01(F))*
-	$12,376,577	**Less Balance of Bond Retirement Account**
=	$49,203,423	**Certified Net Bonded Indebtedness**

The School District Treasurer and Bond Counsel do hereby certify that the amount shown above is a true statement of the Net Bonded Indebtedness as of **September 30,2025**.

Lakota Local School District

Butler (County)

Adam Zink
Treasurer (Print Name)

Signature

6/12/25
Date

Bricker Graydon LLP (Bond Counsel)

Matthew L. Stout
Bond Counsel (Print Name)

Signature

June 12, 2025
Date

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Facilities Construction Commission

Expedited Local Partnership Program

DISCRETE PORTION - NEW

EXHIBIT TWO

Lakota Local School District (Butler County)

Scope of the Local Project Phase:

Phase) shall consist of the following: **Build four (4) New Elementary Schools to house grades K-5, Add only onto Lakota Plains Junior High School to house grades 6-8. Renovations at existing building to be completed at a later phase, Add only onto Lakota East Freshman School to house grade 6-8. Renovations at existing building to be completed at a later phase, Add only onto Lakota East High School to house grades 9-12. Renovations at existing building to be completed at a later phase, Add only onto Lakota West High School to house grades 9-12. Renovations at existing building to be completed at a later phase, Abate/Demo Hopewell Junior High School, Liberty Junior High School, Freedom Elementary School, Heritage Elementary School, Hopewell Elementary School, Woodland Elementary School and West Freshmen/Creekside School.**

Calculation of Project Cost:

New Elementary School #1 (K-5 / 97,771 sf)

New Construction Costs		
Sitework Costs		$ 2,904,984
Building Construction Cost		$ 21,964,043
Loose Furnishings		$ 1,495,389
Technology		$ 1,552,584
Construction Contingency		$ 1,469,316
Bid Contingency		$ 1,469,316
		$ 30,855,632
Non-construction Costs		
Land Survey		$ 24,684
Soil Borings/Phase I Envir. Report		$ 21,599
Agency Approval Fees (Bldg. Code)		$ 92,567
Construction Testing		$ 268,444
Printing - Bid Documents		$ 58,626
Advertising for Bids		$ 6,171
Builders Risk Insurance		$ 86,396
Design Professional Compensation		$ 2,005,617
CM Compensation (Allocation)		$ 1,851,338
Commissioning (includes maintenance plan advisor)		$ 123,423
Non-Construction Contingency		$ 428,861
		$ 4,967,725
Renovation Budget (If applicable: A-W + RCF+ Reprogramming)		$ -
Site Access Safety Improvements		$ 300,000
ADA Playground		$ 305,892
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 132,969
Fire Pump		$ 58,663
LEED		$ -
		$ 797,524
Total Construction Cost		$ 30,855,632
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 4,967,725
Total Renovation Budget		$ -
Total Allowances		$ 797,524
Total Career Tech Cost		$ -
Total Project Cost		**$ 36,620,881**

New Elementary School #2 (K-5 / 97,771 sf)

New Construction Costs

Sitework Costs		$ 2,904,984
Building Construction Cost		$ 21,964,043
Loose Furnishings		$ 1,495,389
Technology		$ 1,552,584
Construction Contingency		$ 1,469,316
Bid Contingency		$ 1,469,316
		$ 30,855,632
Non-construction Costs		
Land Survey		$ 24,685
Soil Borings/Phase I Envir. Report		$ 21,599
Agency Approval Fees (Bldg. Code)		$ 92,567
Construction Testing		$ 268,444
Printing - Bid Documents		$ 58,626
Advertising for Bids		$ 6,171
Builders Risk Insurance		$ 86,396
Design Professional Compensation		$ 2,005,616
CM Compensation (Allocation)		$ 1,851,338
Commissioning (includes maintenance plan advisor)		$ 123,423
Non-Construction Contingency		$ 428,861
		$ 4,967,724
Renovation Budget (If applicable: A-W + RCF+ Reprogramming)		$ -
Site Access Safety Allowance		$ 300,000
ADA Playground		$ 305,892
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 132,969
Fire Pump		$ 58,663
LEED (Waiver Obtained)		$ -
		$ -
		$ 797,524
Total Construction Cost		$ 30,855,632
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 4,967,724
Total Renovation Budget		$ -
Total Allowances		$ 797,524
Total Career Tech Cost		$ -
Total Project Cost		**$ 36,620,881**

New Elementary School #3 (K-5 / 97,678 sf)

New Construction Costs

Sitework Costs		$ 2,902,201
Building Construction Cost		$ 21,943,000
Loose Furnishings		$ 1,493,956
Technology		$ 1,551,097
Construction Contingency		$ 1,467,908
Bid Contingency		$ 1,467,908
		$ 30,826,071
Non-construction Costs		
Land Survey		$ 24,661
Soil Borings/Phase I Envir. Report		$ 21,578
Agency Approval Fees (Bldg. Code)		$ 92,478
Construction Testing		$ 268,187
Printing - Bid Documents		$ 58,570
Advertising for Bids		$ 6,165
Builders Risk Insurance		$ 86,313
Design Professional Compensation		$ 2,003,695
CM Compensation (Allocation)		$ 1,849,564
Commissioning (includes maintenance plan advisor)		$ 123,304
Non-Construction Contingency		$ 428,450
		$ 4,962,965
Renovation Budget (If applicable: A-W + RCF+ Reprogramming)		$ -
Site Access Safety Improvements		$ 300,000
ADA Playground		$ 305,544
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 132,842
Fire Pump		$ 58,607
LEED		$ -
		$ 796,993
Total Construction Cost		$ 30,826,071
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 4,962,965
Total Renovation Budget		
Total Allowances		$ 796,993
Total Career Tech Cost		
Total Project Cost		**$ 36,586,029**

New Elementary School #4 (K-5 / 97,678 sf)

New Construction Costs

Sitework Costs		$ 2,902,201
Building Construction Cost		$ 21,943,000
Loose Furnishings		$ 1,493,956
Technology		$ 1,551,097
Construction Contingency		$ 1,467,908
Bid Contingency		$ 1,467,908
		$ 30,826,071
Non-construction Costs		
Land Survey		$ 24,661
Soil Borings/Phase I Envir. Report		$ 21,578
Agency Approval Fees (Bldg. Code)		$ 92,478
Construction Testing		$ 268,187
Printing - Bid Documents		$ 58,570
Advertising for Bids		$ 6,165
Builders Risk Insurance		$ 86,313
Design Professional Compensation		$ 2,003,694
CM Compensation (Allocation)		$ 1,849,564
Commissioning (includes maintenance plan advisor)		$ 123,304
Non-Construction Contingency		$ 428,450
		$ 4,962,965
Renovation Budget (If applicable: A-W + RCF+ Reprogramming)		$ -
Site Access Safety Improvements		$ 300,000
ADA Playground		$ 305,544
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 132,842
Fire Pump		$ 58,607
LEED		$ -
		$ 796,993
Total Construction Cost		
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 30,826,071
Total Renovation Budget		$ 4,962,965
Total Allowances		$ -
Total Career Tech Cost		$ 796,993
Total Project Cost		**$ 36,586,029**

Lakota Plains Junior High (6-8/ Add only 166,057 sf)

New Construction Costs

Sitework Costs		$ 5,363,198
Building Construction Cost		$ 39,013,627
Loose Furnishings		$ 1,911,511
Technology		$ 2,257,776
Construction Contingency		$ 2,555,059
Bid Contingency		$ 2,555,059
		$ 53,656,230
Non-construction Costs		
Land Survey		$ 42,925
Soil Borings/Phase I Envir. Report		$ 37,559
Agency Approval Fees (Bldg. Code)		$ 160,969
Construction Testing		$ 466,809
Printing - Bid Documents		$ 101,947
Advertising for Bids		$ 10,731
Builders Risk Insurance		$ 150,237
Design Professional Compensation		$ 3,487,655
CM Compensation (Allocation)		$ 3,219,374
Commissioning (includes maintenance plan advisor)		$ 214,625
Non-Construction Contingency		$ 745,561
		$ 8,638,393
Swing Space		$ -
Site Access Safety Improvements		$ 300,000
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 225,838
Fire Pump		$ 99,634
LEED		$ -
		$ 625,473
Total Construction Cost		$ 53,656,230
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 8,638,393
Total Renovation Budget		$ -
Total Allowances		$ 625,473
Total Career Tech Cost		$ -
Total Project Cost		**$ 62,920,095**

Lakota East Freshman (6-8/ Add only 132,052 sf)

New Construction Costs

Sitework Costs		$ 4,264,918
Building Construction Cost		$ 31,024,384
Loose Furnishings		$ 1,520,070
Technology		$ 1,795,427
Construction Contingency		$ 2,031,832
Bid Contingency		$ 2,031,832
		$ 42,668,463
Non-construction Costs		0
Land Survey		$ 34,135
Soil Borings/Phase I Envir. Report		$ 29,868
Agency Approval Fees (Bldg. Code)		$ 128,005
Construction Testing		$ 371,216
Printing - Bid Documents		$ 81,070
Advertising for Bids		$ 8,534
Builders Risk Insurance		$ 119,472
Design Professional Compensation		$ 2,773,450
CM Compensation (Allocation)		$ 2,560,108
Commissioning (includes maintenance plan advisor)		$ 170,674
Non-Construction Contingency		$ 592,994
		$ 6,869,524
Swing Space		$ -
Site Access Safety Improvements		$ 300,000
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 179,590
Fire Pump		$ 79,231
LEED		$ -
		$ 558,821
Total Construction Cost		$ 42,668,463
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 6,869,524
Total Renovation Budget		$ -
Total Allowances		$ 558,821
Total Career Tech Cost		$ -
Total Project Cost		**$ 50,096,808**

Lakota East High (9-12/ Add only 180,749 sf)

New Construction Costs

Sitework Costs		$ 6,714,314
Building Construction Cost		$ 44,042,965
Loose Furnishings		$ 2,085,752
Technology		$ 1,942,495
Construction Contingency		$ 2,883,449
Bid Contingency		$ 2,883,449
		$ 60,552,424
Non-construction Costs		
Land Survey		$ 48,442
Soil Borings/Phase I Envir. Report		$ 42,387
Agency Approval Fees (Bldg. Code)		$ 181,657
Construction Testing		$ 526,806
Printing - Bid Documents		$ 115,050
Advertising for Bids		$ 12,110
Builders Risk Insurance		$ 169,547
Design Professional Compensation		$ 3,935,908
CM Compensation (Allocation)		$ 3,633,145
Commissioning (includes maintenance plan advisor)		$ 242,210
Non-Construction Contingency		$ 840,831
		$ 9,748,092
Renovation Budget (If applicable: A-W + RCF+ Reprogramming)		$ -
Swing Space		$ -
Site Access Safety Improvements		$ 300,000
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 245,819
Fire Pump		$ 108,449
LEED		$ -
		$ 654,268
Total Construction Cost		$ 60,552,424
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 9,748,092
Total Renovation Budget		$ -
Total Allowances		$ 654,268
Total Career Tech Cost		$ -
Total Project Cost		**$ 70,954,784**

Lakota West High (9-12/ Add only 180,606 sf)

New Construction Costs

Sitework Costs		$ 6,709,002
Building Construction Cost		$ 44,008,120
Loose Furnishings		$ 2,084,102
Technology		$ 1,940,958
Construction Contingency		$ 2,881,168
Bid Contingency		$ 2,881,168
		$ 60,504,517
Non-construction Costs		
Land Survey		$ 48,404
Soil Borings/Phase I Envir. Report		$ 42,353
Agency Approval Fees (Bldg. Code)		$ 181,513
Construction Testing		$ 526,389
Printing - Bid Documents		$ 114,959
Advertising for Bids		$ 12,101
Builders Risk Insurance		$ 169,412
Design Professional Compensation		$ 3,932,794
CM Compensation (Allocation)		$ 3,630,271
Commissioning (includes maintenance plan advisor)		$ 242,018
Non-Construction Contingency		$ 840,166
		$ 9,740,380
Renovation Budget (If applicable: A-W + RCF+ Reprogramming)		$ -
Swing Space		$ -
Site Access Safety Improvements		$ 300,000
Storm Shelter		$ -
Hardening (sf)	0	
ERRCS		$ 245,624
Fire Pump		$ 108,364
LEED		$ -
		$ 653,988
Total Construction Cost		$ 60,504,517
Total Non Construction Cost (if applicable, include **Reno Item "X"**)		$ 9,740,380
Total Renovation Budget		$ -
Total Allowances		$ 653,988
Total Career Tech Cost		$ -
Total Project Cost		**$ 70,898,885**

Reno/Add Buildings

Lakota Plains Junior High (6-8/ Add only 166,057 sf)	$ 62,920,095
Lakota East Freshman (6-8/ Add only 132,052 sf)	$ 50,096,808
Lakota East High (9-12/ Add only 180,749 sf)	$ 70,954,784
Lakota West High (9-12/ Add only 180,606 sf)	$ 70,898,885
Total Additions Budget	**$ 254,870,573**

New Construction Budget

New Elementary School #1 (K-5 / 97,771 sf)	$ 36,620,881
New Elementary School #2 (K-5 / 97,771 sf)	$ 36,620,881
New Elementary School #3 (K-5 / 97,678 sf)	$ 36,586,029
New Elementary School #4 (K-5 / 97,678 sf)	$ 36,586,029
Total New Budget Breakdown	**$ 146,413,819**

Abate & Demolish

Freedom Elementary School	$ 492,971
Heritage Elementary School	$ 521,767
Hopewell Elementary School	$ 1,072,770
Woodland Elementary School	$ 545,631
West Freshman/Creekside School	$ 2,568,427
Hopewell Junior High School	$ 1,061,892
Liberty Junior High School	$ 961,959
Total Abate/Demo Breakdown	**$ 7,225,417**

Total Budget for NEW	**$ 146,413,819**
Total Budget for ADDITIONS	**$ 254,870,573**
Total Budget for ABATE & DEMOLISH	**$ 7,225,417**
Less PA LFI	**$ -**
TOTAL QUALIFIYING EXPENDITURES	**$ 408,509,809**

NOTE: Up to **$408,509,809** in qualifying expenditures may be applied toward meeting the School District's portion of the basic project cost of the total of the School District's classroom facilities needs as calculated when the School District becomes eligible for state assistance under ORC Section 3318.01 to 3318.20. This amount may be changed only by an amendment to this Exhibit executed by both the Commission and the School District Board.

Master Plan Name	Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25
Program	ELPP 2019-12-13 (Active)
Rank	415
School District	Lakota Local School District
School District IRN	46110
County	Butler County
Cost Region	1 (New Construction Cost Factor: 99.32%)
Cost Set	2025 *(for everything)*
Bracketing Set	2025
Educational Planner	FutureThink

Projected Enrollment (10 Yr)

Grade	2033–2034
PK	337
K	1229
1	1325
2	1350
3	1385
4	1403
5	1426
6	1443
7	1478
8	1542
9	1626
10	1588
11	1469
12	1473
CT Offsite	0
CT Low Bay Comprehensive	0
CT High Bay Comprehensive	0
CT Low Bay Onsite	0
CT High Bay Onsite	0
Total	**19074**

Grade Configurations			
Grades	**Total**	**Placed**	**Remaining**
PK-12	19074	*19074*	*0*
PK-5	8455	*8455*	*0*
6-8	4463	*4463*	*0*
9-12	6156	*6156*	*0*
PK-8	12918	*12918*	*0*
6-12	10619	*10619*	*0*
CT	0	*0*	*0*

Project Scope:
Build four (4) New Elementary Schools to house grades K-5.
Add only onto Lakota Plains Junior High School to house grades 6-8. Renovations at existing building to be completed at a later phase.
Add only onto Lakota East Freshman School to house grade 6-8. Renovations at existing building to be completed at a later phase.
Add only onto Lakota East High School to house grades 9-12. Renovations at existing building to be completed at a later phase.
Add only onto Lakota West High School to house grades 9-12. Renovations at existing building to be completed at a later phase.
Abate/Demo Hopewell Junior High School, Liberty Junior High School, Freedom Elementary School, Heritage Elementary School, Hopewell Elementary School, Woodland Elementary School and West Freshmen/Creekside School.

Master Planner Commentary:
-The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U. S. Green Building Council, Leadership in Energy and Environmental Design) Silver (with a preference for attaining points in the Energy and Atmosphere category).
-Master Plan utilizes 2025 OSDM Cost Set and Bracketing.
-Master Plan based on FINAL district accepted enrollment projections dated July 30, 2024 (2033-34 planning year).
-Enhanced Environmental Assessments (EEAs) completed June 2018.
-All PALFI scope and costs have been removed that were applied to renovation scope. PALFI's will be applied at a later phase during renovations of the existing buildings.
-The Storm Shelter Allowances have been excluded from the plan. The district has executed a storm shelter intent form.
-A site access safety allowance has been included for the 4 new elementary schools, Lakota Plains Junior High School, Lakota East Freshman High School, Lakota East High School, Lakota West High School.
-Emergency Responder Radio Coverage System (ERRCS) allowances have been included at the 4 new Elementary schools, Lakota Plains Junior High School, Lakota East Freshman High School, Lakota East High School and Lakota West High School.
-Fire Pump allowances have been included at the 4 new Elementary schools, Lakota Plains Junior High School, Lakota East Freshman High School, Lakota East High School and Lakota West High School.
-Enhanced ADA Playground Allowances have been included at the 4 new Elementary schools.

Building	Allowance	
New ES #1	Site Access Safety Improvement Allowance	$300,000.00
New ES #1	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00
New ES #1	Fire Pump Allowance for 97,771 SF	$58,663.00
New ES #1	Enhanced ADA Playground Surface	$305,892.00
New ES #2	Site Access Safety Improvement Allowance	$300,000.00
New ES #2	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00
New ES #2	Fire Pump Allowance for 97,771 SF	$58,663.00
New ES #2	Enhanced ADA Playground Surface	$305,892.00
New ES #3	Enhanced ADA Playground Surface	$305,544.00
New ES #3	Site Access Safety Improvement Allowance	$300,000.00
New ES #3	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00
New ES #3	Fire Pump Allowance for 97,678 SF	$58,607.00
New ES #4	Site Access Safety Improvement Allowance	$300,000.00
New ES #4	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00
New ES #4	Fire Pump Allowance for 97,678 SF	$58,607.00
New ES #4	Enhanced ADA Playground Surface	$305,544.00
Lakota Plains Junior High	Site Access Safety Improvement Allowance	$300,000.00
Lakota Plains Junior High	Removal of Renovation Scope	-$6,313,464.45
Lakota Plains Junior High	LEED cost removed	-$631,728.49
Lakota Plains Junior High	ERRCS Allowance Deduct for Future Renovation portion	-$155,006.00
Lakota Plains Junior High	Fire Pump Allowance Deduct for Future Renovation Portion	-$68,385.00
Lakota Plains Junior High	LEED Allowance for building renovation	$631,728.49
Lakota Plains Junior High	Emergency Responder Radio Coverage Systems for 280,032 SF	$380,844.00
Lakota Plains Junior High	Fire Pump Allowance for 280,032 SF	$168,019.00
Lakota East Freshman High	ERRCS Allowance Deduct for Future Renovation portion	-$173,776.72
Lakota East Freshman High	Fire Pump Allowance Deduct for Future Renovation Portion	-$76,666.20
Lakota East Freshman High	LEED Allowance for building renovation	$748,856.47
Lakota East Freshman High	Emergency Responder Radio Coverage Systems for 259,829 SF	$353,367.00
Lakota East Freshman High	Fire Pump Allowance for 259,829 SF	$155,897.00
Lakota East Freshman High	Site Access Safety Improvement Allowance	$300,000.00
Lakota East Freshman High	Removal of Renovation Scope	-$4,216,854.90
Lakota East Freshman High	LEED cost removed	-$748,856.47
Lakota East High	Site Access Safety Improvement Allowance	$300,000.00
Lakota East High	Removal of Renovation Scope	-$48,124,967.63
Lakota East High	LEED cost removed	-$1,869,284.90
Lakota East High	ERRCS Allowance Deduct for Future Renovation portion	-$452,737.20
Lakota East High	Fire Pump Allowance Deduct for Future Renovation Portion	-$199,737.00
Lakota East High	LEED Allowance for building renovation	$1,869,284.90
Lakota East High	Emergency Responder Radio Coverage Systems for 513,644 SF	$698,556.00
Lakota East High	Fire Pump Allowance for 513,644 SF	$308,186.00
Lakota West High	ERRCS Allowance Deduct for Future Renovation portion	-$452,737.20
Lakota West High	Fire Pump Allowance Deduct for Future Renovation Portion	-$199,737.00
Lakota West High	LEED Allowance for building renovation	$1,869,284.90
Lakota West High	Emergency Responder Radio Coverage Systems for 513,501 SF	$698,361.00
Lakota West High	Fire Pump Allowance for 513,501 SF	$308,101.00
Lakota West High	Site Access Safety Improvement Allowance	$300,000.00
Lakota West High	Removal of Renovation Scope	-$39,137,289.61
Lakota West High	LEED cost removed	-$1,869,284.90

Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

Building	Hopewell Junior High Master Planning Considerations	Lakota Plains Junior High Master Planning Considerations	Liberty Junior High Master Planning Considerations	Lakota East Freshman High Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	*[2025]*	*[2025]*	*[2025]*	*[2025]*
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	Middle	Middle	Middle	High
Acres	38.00	85.99	37.00	34.00
Grades Housed	7-8	7-8	7-8	9
Current Enrollment	793	1140	804	675
Additions to Demolish	☐ 1973 Original Construction 81% 64,287 ft² ☐ 1976 Classroom Addition 80% 5,496 ft² ☐ 1990 Media Center Addition 82% 1,370 ft² ☐ 1993 Classroom Addition 77% 4,132 ft²	☐ 2003 Original Construction 13% 113,975 ft²	☐ 1977 Original Construction 83% 78,060 ft² ☐ 1993 Classroom Addition 72% 6,406 ft² ☐ 2004 Music Room Addition 72% 971 ft² ☐ 2015 Cold Storage Addition 38% 422 ft² ☐ 2015 Secure Entry Addition 42% 343 ft²	☐ 2008 Original Construction 7% 123,452 ft² ☐ 2008 Auditorium Fixed Seating Area 0% 4,325 ft²
Grades Housed - Proposed	—	6-8	—	6-8
Projected Enrollment	—	2324	—	2139
CT Projected Enrollment	—	—	—	—
Scope of Work	Abate/Demolish	Renovate/Add	Abate/Demolish	Renovate/Add
Suitability Rating	Borderline	Satisfactory	Borderline	Satisfactory
Existing ft²	75,285	113,975	86,202	127,777
Cost/ft² (DM)	$399.18	$375.14	$399.18	$396.66
Cost to Replace	$30,052,266.30	$42,756,581.50	$34,410,114.36	$50,684,024.82
Cost to Renovate	$25,663,839.32	$5,572,234.92	$28,387,138.73	$3,408,225.79
Reprogramming	$0.00	$741,229.53	$0.00	$808,629.11
Renovate÷Replace	85%	15%	82%	8%
Right Replacement	—	$104,139,539.25	—	$95,849,601.75
Right Ratio	—	60%	—	52%
Addition Required	No	Yes	No	Yes
—	**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)	— × — = 0	— × = 0	— × — = 0	— × = 0
Elementary (PK-5)	— × — = 0	— × = 0	— × — = 0	— × = 0
Middle (6-8)	— × — = 0	2,324 × 119.45 = 277,602	— × — = 0	2,139 × 119.45 = 255,504
High (9-12)	— × — = 0	— × = 0	— × — = 0	— × = 0
Career Technical Core Space	— × — = 0	— × = 0	— × — = 0	— × = 0
Total ft² Required	—	277,601.8	—	255,503.55
ft² Existing	75,285	113,975	86,202	127,777
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	—	2,430	—	4,325
Less Oversized ft²	75,285	111,545	86,202	123,452
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	75,285	111,545	86,202	123,452
Addition ft²	-75,285	166,057	-86,202	132,052
Cost per ft²	*see below*	$375.14	*see below*	$375.14
Total Addition Cost	—	$62,294,622.98	—	$49,537,987.28
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**
Cost Of New SF	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost
Elementary (PK-5)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	× = $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	—	280,032	—	259,829
Total to Rebuild	$0.00	$0.00	$0.00	$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	—	$6,313,464.45	—	$4,216,854.90
Total Addition Cost	—	$62,294,622.98	—	$49,537,987.28
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$0.00	$68,608,087.43	$0.00	$53,754,842.18
Asbestos Abatement	$467,140.12	$0.00	$280,963.11	$0.00
Demolition	$594,751.50	$0.00	$680,995.80	$0.00
Exclude Storm Shelter	—	Exclude Storm Shelter	—	Exclude Storm Shelter
LEED Waiver	—	—	—	—
Specific Allowance	$0.00	-$5,687,992.45	$0.00	-$3,658,033.82
Total Building Cost	$1,061,891.62	$62,920,094.98	$961,958.91	$50,096,808.36
Project Agreement LFI	$0.00	$0.00	$0.00	$0.00
Co-Funded Portion	$1,061,891.62	$62,920,094.98	$961,958.91	$50,096,808.36
Page Subtotal	$115,040,754			
General Allowance	$0			
Total Project Agreement LFI	$0			
Total Co-Funded Project	$408,509,809			
Total Project Cost	**$408,509,809**			

Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

Building	Lakota East High Master Planning Considerations	Lakota West High Master Planning Considerations	Freedom Elementary Master Planning Considerations	Heritage Elementary Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	*[2025]*	*[2025]*	*[2025]*	*[2025]*
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	High	High	Elementary/Middle	Elementary/Middle
Acres	68.50	59.00	36.00	14.44
Grades Housed	10-12	10-12	3-6	PK-2
Current Enrollment	2100	2100	649	642
Additions to Demolish	☐ 1997 Original Construction 43% 256,610 ft² ☐ 1997 Auditorium Fixed Seating Area 25% 4,720 ft² ☐ 2002 Classroom Addition 19% 10,591 ft² ☐ 2007 Gymnasium / Administrative Offices / Classroom Addition 12% 60,974 ft²	☐ 1997 Original Construction 34% 256,610 ft² ☐ 1997 Auditorium Fixed Seating Area 32% 4,720 ft² ☐ 2002 Classroom Addition 16% 10,591 ft² ☐ 2007 Gymnasium / Administrative Offices / Classroom Addition 11% 60,974 ft²	☐ 1988 Original Construction 77% 57,326 ft² ☐ 1993 Classroom Addition 72% 3,738 ft²	☐ 1992 Original Construction 80% 64,631 ft²
Grades Housed - Proposed	9-12	9-12	—	—
Projected Enrollment	3078	3078	—	—
CT Projected Enrollment	—	—	—	—
Scope of Work	Renovate/Add	Renovate/Add	Abate/Demolish	Abate/Demolish
Suitability Rating	Satisfactory	Satisfactory	Borderline	Borderline
Existing ft²	332,895	332,895	61,064	64,631
Cost/ft² (DM)	$380.05	$380.05	$406.28	$406.28
Cost to Replace	$126,516,744.75	$126,516,744.75	$24,809,081.92	$26,258,282.68
Cost to Renovate	$46,768,630.57	$37,780,952.55	$19,028,917.97	$20,984,038.90
Reprogramming	$1,356,337.06	$1,356,337.06	$0.00	$0.00
Renovate÷Replace	38%	31%	77%	80%
Right Replacement	$182,487,848.40	$182,487,848.40	—	—
Right Ratio	39%	39%	—	—
Addition Required	Yes	Yes	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)	— × — = 0	— × — = 0	— × — = 0	— × — = 0
Elementary (PK-5)	— × — = 0	— × — = 0	— × — = 0	— × — = 0
Middle (6-8)	— × — = 0	— × — = 0	— × — = 0	— × — = 0
High (9-12)	3,078 × 156.00 = 480,168	3,078 × 156.00 = 480,168	— × — = 0	— × — = 0
Career Technical Core Space	— × — = 0	— × — = 0	— × — = 0	— × — = 0
Total ft² Required	480,168	480,168	—	—
ft² Existing	332,895	332,895	61,064	64,631
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	33,476	33,333	—	—
Less Oversized ft²	299,419	299,562	61,064	64,631
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	299,419	299,562	61,064	64,631
Addition ft²	180,749	180,606	-61,064	-64,631
Cost per ft²	$388.94	$388.94	*see below*	*see below*
Total Addition Cost	$70,300,516.06	$70,244,897.64	—	—
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**
Cost Of New SF	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost	SF Required $/SF Cost
Elementary (PK-5)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	× = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	× = $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	513,644	513,501	—	—
Total to Rebuild	$0.00	$0.00	$0.00	$0.00
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	$48,124,967.63	$39,137,289.61	—	—
Total Addition Cost	$70,300,516.06	$70,244,897.64	—	—
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$118,425,483.69	$109,382,187.25	$0.00	$0.00
Asbestos Abatement	$0.00	$0.00	$10,565.16	$11,182.32
Demolition	$0.00	$0.00	$482,405.60	$510,584.90
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	—	—
LEED Waiver	—	—	—	—
Specific Allowance	-$47,470,699.83	-$38,483,301.81	$0.00	$0.00
Total Building Cost	$70,954,783.86	$70,898,885.44	$492,970.76	$521,767.22
Project Agreement LFI	-$0.00	-$0.00	$0.00	$0.00
Co-Funded Portion	$70,954,783.86	$70,898,885.44	$492,970.76	$521,767.22
Page Subtotal	$142,868,407			
General Allowance	$0			
Total Project Agreement LFI	$0			
Total Co-Funded Project	$408,509,809			
Total Project Cost	**$408,509,809**			

Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

Building	Hopewell Elementary Master Planning Considerations	Woodland Elementary Master Planning Considerations	West Freshman/Creekside Master Planning Considerations	*New ES #1* New Elementary
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	—
Cost Set	*[2025]*	*[2025]*	*[2025]*	—
Assessing Consultant	OFCC	OFCC	OFCC	—
Type	Elementary/Middle	Elementary/Middle	Elementary/High	Elementary
Acres	56.20	37.00	50.00	—
Grades Housed	K-2	3-6	K-2, 9	—
Current Enrollment	838	750	1868	—
Additions to Demolish	☐ 1962 Original Construction 75% 36,303 ft² ☐ 1964 Classroom / Student Dining Addition 73% 22,164 ft² ☐ 1968 Classroom Addition 70% 18,125 ft² ☐ 1972 Classroom Addition 73% 1,840 ft² ☐ 1990 Media Center Addition 70% 1,316 ft² ☐ 2002 Gymnasium Storage 65% 342 ft² ☐ 2007 Administrative Offices / Clinic Addition 29% 4,688 ft²	☐ 1990 Original Construction 79% 64,347 ft² ☐ 1993 Classroom Addition 73% 3,240 ft²	☐ 1959 West Freshman Original Construction 77% 56,133 ft² ☐ 1959 West Freshman Auditorium Fixed Seating Area 48% 6,057 ft² ☐ 1965 West Freshman Classroom Addition 72% 39,698 ft² ☐ 1968 Creekside Original Construction 78% 60,083 ft² ☐ 1973 West Freshman Gymnasium / Locker Room Addition 73% 36,172 ft² ☐ 1978 West Freshman Media Center / Locker Room Addition 72% 10,329 ft² ☐ 1987 Creekside Classroom Addition 79% 11,257 ft² ☐ 1987 West Freshman Cafeteria / Kitchen / Classroom Addtiion 103% 12,945 ft² ☐ 2008 West Freshman Elevator Addition 6% 73 ft² ☐ 2015 Creekside Secure Entry Addition 20% 150 ft²	—
Grades Housed - Proposed	—	—	—	K-5
Projected Enrollment	—	—	—	879
CT Projected Enrollment	—	—	—	—
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Build New
Suitability Rating	Borderline	Borderline	Very Inadequate	—
Existing ft²	84,778	67,587	232,897	—
Cost/ft² (DM)	$389.30	$406.28	$366.40	—
Cost to Replace	$33,004,075.40	$27,459,246.36	$85,333,460.80	$0.00
Cost to Renovate	$25,293,980.99	$21,536,291.96	$73,681,879.53	—
Reprogramming	$0.00	$0.00	$0.00	$0.00
Renovate÷Replace	77%	78%	86%	—
Right Replacement	—	—	—	—
Right Ratio	—	—	—	—
Addition Required	No	No	No	No
—	**Addition ft²**	**Addition ft²**	**Addition 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-K)	— × — = 0	— × — = 0	— × — = 0	186 × 111.23 = 20,689
Elementary (PK-5)	— × — = 0	— × — = 0	— × — = 0	879 × 111.23 = 97,771
Middle (6-8)	— × — = 0	— × — = 0	— × — = 0	— × = 0
High (9-12)	— × — = 0	— × — = 0	— × — = 0	— × = 0
Career Technical Core Space	— × — = 0	— × — = 0	— × — = 0	— × = 0
Total ft² Required	—	—	—	97,771.17
ft² Existing	84,778	67,587	232,897	—
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	—	—	—	0
Less Oversized ft²	84,778	67,587	232,897	—
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	84,778	67,587	232,897	—
Addition ft²	-84,778	-67,587	-232,897	97,771
Cost per ft²	*see below*	*see below*	*see below*	*see below*
Total Addition Cost	—	—	—	—
—	**Cost of Additions**	**Cost of Additions**	**Cost of Additions**	**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)	× = $0.00	× = $0.00	× = $0.00	97,771.17 × $366.40 = $35,823,356.69
Middle (6-8)	× = $0.00	× = $0.00	× = $0.00	0 × = $0.00
High (9-12)	× = $0.00	× = $0.00	× = $0.00	0 × = $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	—	—	—	97,771
Total to Rebuild	$0.00	$0.00	$0.00	$35,823,356.69
Total to Rebuild All Buildings				
Cost to Reno & Reprogram	—	—	—	$0.00
Total Addition Cost	—	—	—	—
Total Career Technical	$0.00	$0.00	$0.00	$0.00
Project Cost	$0.00	$0.00	$0.00	$35,823,356.69
Asbestos Abatement	$403,024.19	$11,693.76	$728,540.41	$0.00
Demolition	$669,746.20	$533,937.30	$1,839,886.30	$0.00
Exclude Storm Shelter	—	—	—	Exclude Storm Shelter
LEED Waiver	—	—	—	—
Specific Allowance	$0.00	$0.00	$0.00	$797,524.00
Total Building Cost	$1,072,770.39	$545,631.06	$2,568,426.71	$36,620,880.69
Project Agreement LFI	$0.00	$0.00	$0.00	$0.00
Co-Funded Portion	$1,072,770.39	$545,631.06	$2,568,426.71	$36,620,880.69
Page Subtotal	$40,807,709			
General Allowance	$0			
Total Project Agreement LFI	$0			
Total Co-Funded Project	$408,509,809			
Total Project Cost	**$408,509,809**			

Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25 master plan for Lakota Local School District of Butler County (46110)

Building	*New ES #2* New Elementary			*New ES #3* New Elementary			*New ES #4* New Elementary		
Program	—			—			—		
Cost Set	—			—			—		
Assessing Consultant	—			—			—		
Type	Elementary			Elementary			Elementary		
Acres	—			—			—		
Grades Housed	—			—			—		
Current Enrollment	—			—			—		
Additions to Demolish	—			—			—		
Grades Housed - Proposed	K-5			K-5			K-5		
Projected Enrollment	879			878			878		
CT Projected Enrollment	—			—			—		
Scope of Work	Build New			Build New			Build New		
Suitability Rating	—			—			—		
Existing ft²	—			—			—		
Cost/ft² (DM)	—			—			—		
Cost to Replace	$0.00			$0.00			$0.00		
Cost to Renovate	—			—			—		
Reprogramming	$0.00			$0.00			$0.00		
Renovate÷Replace	—			—			—		
Right Replacement	—			—			—		
Right Ratio	—			—			—		
Addition Required	No			No			No		
—	**New ft²**			**New ft²**			**New ft²**		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	186 ×	111.23 =	20,689	186 ×	111.25 =	20,693	186 ×	111.25 =	20,693
Elementary (PK-5)	879 ×	111.23 =	97,771	878 ×	111.25 =	97,678	878 ×	111.25 =	97,678
Middle (6-8)	— ×	=	0	— ×	=	0	— ×	=	0
High (9-12)	— ×	=	0	— ×	=	0	— ×	=	0
Career Technical Core Space	— ×	=	0	— ×	=	0	— ×	=	0
Total ft² Required			97,771.17			97,677.5			97,677.5
ft² Existing			—			—			—
Large Group Restroom Fixture Replacement	No			No			No		
Comprehensive Vocational	No			No			No		
Oversized ft²			0			0			0
Less Oversized ft²			—			—			—
CT ft² Existing			—			—			—
CT ft² Not Programmed			—			—			—
Less CT ft²			—			—			—
Addition ft²			97,771			97,678			97,678
Cost per ft²	*see below*			*see below*			*see below*		
Total Addition Cost	—			—			—		
—	**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
Elementary (PK-5)	97,771.17×	$366.40=	$35,823,356.69	97,677.5×	$366.40=	$35,789,036.00	97,677.5×	$366.40=	$35,789,036.00
Middle (6-8)	0 ×	=	$0.00	0 ×	=	$0.00	0 ×	=	$0.00
High (9-12)	0 ×	=	$0.00	0 ×	=	$0.00	0 ×	=	$0.00
Career Technical Program Space									
CT Existing ft²			—			—			—
CT New ft²			—			—			—
CT Total ft²			—			—			—
CT Program Total			$0.00			$0.00			$0.00
Total Proposed ft²			97,771			97,678			97,678
Total to Rebuild			$35,823,356.69			$35,789,036.00			$35,789,036.00
Total to Rebuild All Buildings									
Cost to Reno & Reprogram			$0.00			$0.00			$0.00
Total Addition Cost			—			—			—
Total Career Technical			$0.00			$0.00			$0.00
Project Cost			$35,823,356.69			$35,789,036.00			$35,789,036.00
Asbestos Abatement			$0.00			$0.00			$0.00
Demolition			$0.00			$0.00			$0.00
Exclude Storm Shelter	Exclude Storm Shelter			Exclude Storm Shelter			Exclude Storm Shelter		
LEED Waiver	—			—			—		
Specific Allowance			$797,524.00			$796,993.00			$796,993.00
Total Building Cost			$36,620,880.69			$36,586,029.00			$36,586,029.00
Project Agreement LFI			$0.00			$0.00			$0.00
Co-Funded Portion			$36,620,880.69			$36,586,029.00			$36,586,029.00
Page Subtotal	$109,792,939								
General Allowance	$0								
Total Project Agreement LFI	$0								
Total Co-Funded Project	$408,509,809								
Total Project Cost	**$408,509,809**								

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion

Total Building Cost – Project Agreement LFI

Cost to Renovate

The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment.
For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.

Cost to Replace

The cost to rebuild a new school with the same square footage.

General Allowance

Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it

LEED Waiver

Exclude the system-managed LEED Specific Allowance.

Project Cost

If the work scope requires no action, the project cost is zero.
Otherwise, project cost is calculated as follows (and includes any PALFI):

Total to Rebuild
+Cost to Reno & Reprogram
+Total Addition Cost
+Total Career Technical

Renovate÷Replace

$$\frac{\text{renovation + reprogramming}}{\text{costToReplaceSameSquareFootage}}$$

Right Ratio

$$\frac{\text{renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances}}{\text{costToReplaceBasedOnProposedEnrollment}}$$

The selected allowances should **not** include site allowances (see Specific Allowances, "Include" column).

Right Replacement

The cost to rebuild a new school for the proposed number of students, including career technical programs.

Total Building Cost

Total building cost is calculated as follows:

Project Cost
+Asbestos Abatement
+Demolition
+Specific Allowance

Total Co-Funded Project

Sum of Co-Funded Portion for each building

Total Project Agreement LFI

General LFIs, plus Per-Building LFIs from a few lines above.

Total Project Cost

Total Project Agreement LFI + Total Co-Funded Project

Total Proposed ft²

Existing SF
–Demolition SF
+Positive Addition SF
+Career Technical Addition SF

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Specific Allowances for Master Plan Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25 - Lakota Local

Return To MasterPlan

Specific Allowances

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Lakota Plains Junior High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance	Base CM & A/E Services	yes
Lakota Plains Junior High	Renovation Adjustment	Removal of Renovation Scope	-$6,313,464.45	Cost reduction is due to renovation scope being completed in Phase 2 and only addition on phase 1.	Base CM & A/E Services	yes
Lakota Plains Junior High	LEED	LEED cost removed	-$631,728.49	LEED cost removed until renovation being completed in phase 2.	Base CM & A/E Services	yes
Lakota Plains Junior High	ERRCS	ERRCS Allowance Deduct for Future Renovation portion	-$155,006.00	ERRCS Allowance Deduct for Future Renovation portion. $1.36/SF x 113,975 = -155,006	Base CM & A/E Services	yes
Lakota Plains Junior High	Fire Pump	Fire Pump Allowance Deduct for Future Renovation Portion	-$68,385.00	Fire Pump Allowance Deduct for Future Renovation Portion. $0.60/SF x 113,975 = -68,385	Base CM & A/E Services	yes
Lakota Plains Junior High	LEED	LEED Allowance for building renovation	$631,728.49		Base CM & A/E Services	yes
Lakota Plains Junior High	ERRCS	Emergency Responder Radio Coverage Systems for 280,032 SF	$380,844.00	$1.36/SF	Base CM & A/E Services	yes
Lakota Plains Junior High	Fire Pump	Fire Pump Allowance for 280,032 SF	$168,019.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Lakota East Freshman High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance	Base CM & A/E Services	yes
Lakota East Freshman High	Renovation Adjustment	Removal of Renovation Scope	-$4,216,854.90	Cost reduction is due to renovation scope being completed in Phase 2 and only addition on phase 1.	Base CM & A/E Services	yes
Lakota East Freshman High	LEED	LEED cost removed	-$748,856.47	LEED cost removed until renovation being completed in phase 2.	Base CM & A/E Services	yes
Lakota East Freshman High	ERRCS	ERRCS Allowance Deduct for Future Renovation portion	-$173,776.72	ERRCS Allowance Deduct for Future Renovation portion. $1.36/SF x 127,777 = -173,776.72	Base CM & A/E Services	yes
Lakota East Freshman High	Fire Pump	Fire Pump Allowance Deduct for Future Renovation Portion	-$76,666.20	Fire Pump Allowance Deduct for Future Renovation Portion. $0.60/SF x 127,777 = -76,666.2	Base CM & A/E Services	yes
Lakota East Freshman High	LEED	LEED Allowance for building renovation	$748,856.47		Base CM & A/E Services	yes
Lakota East Freshman High	ERRCS	Emergency Responder Radio Coverage Systems for 259,829 SF	$353,367.00	$1.36/SF	Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Lakota East Freshman High	Fire Pump	Fire Pump Allowance for 259,829 SF	$155,897.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Lakota East High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance	Base CM & A/E Services	yes
Lakota East High	Renovation Adjustment	Removal of Renovation Scope	-$48,124,967.63	Cost reduction is due to renovation scope being completed in Phase 2 and only addition on phase 1.	Base CM & A/E Services	yes
Lakota East High	LEED	LEED cost removed	-$1,869,284.90	LEED cost removed until renovation being completed in phase 2.	Base CM & A/E Services	yes
Lakota East High	ERRCS	ERRCS Allowance Deduct for Future Renovation portion	-$452,737.20	ERRCS Allowance Deduct for Future Renovation portion. $1.36/SF x 332,895 = -452,737.2	Base CM & A/E Services	yes
Lakota East High	Fire Pump	Fire Pump Allowance Deduct for Future Renovation Portion	-$199,737.00	Fire Pump Allowance Deduct for Future Renovation Portion. $0.60/SF x 332,895 = -199,737	Base CM & A/E Services	yes
Lakota East High	LEED	LEED Allowance for building renovation	$1,869,284.90		Base CM & A/E Services	yes
Lakota East High	ERRCS	Emergency Responder Radio Coverage Systems for 513,644 SF	$698,556.00	$1.36/SF	Base CM & A/E Services	yes
Lakota East High	Fire Pump	Fire Pump Allowance for 513,644 SF	$308,186.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
Lakota West High	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
Lakota West High	Renovation Adjustment	Removal of Renovation Scope	-$39,137,289.61	Cost reduction is due to renovation scope being completed in Phase 2 and only addition on phase 1.	Base CM & A/E Services	yes
Lakota West High	LEED	LEED cost removed	-$1,869,284.90	LEED cost removed until renovation being completed in phase 2.	Base CM & A/E Services	yes
Lakota West High	ERRCS	ERRCS Allowance Deduct for Future Renovation portion	-$452,737.20	ERRCS Allowance Deduct for Future Renovation portion. $1.36/SF x 332,895 = -452,737.2	Base CM & A/E Services	yes
Lakota West High	Fire Pump	Fire Pump Allowance Deduct for Future Renovation Portion	-$199,737.00	Fire Pump Allowance Deduct for Future Renovation Portion. $0.60/SF x 332,895 = -199,737	Base CM & A/E Services	yes
Lakota West High	LEED	LEED Allowance for building renovation	$1,869,284.90		Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Lakota West High	ERRCS	Emergency Responder Radio Coverage Systems for 513,501 SF	$698,361.00	$1.36/SF	Base CM & A/E Services	yes
Lakota West High	Fire Pump	Fire Pump Allowance for 513,501 SF	$308,101.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #1	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #2	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #3	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #4	Site Development	Site Access Safety Improvement Allowance	$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes
[New] New ES #1	ERRCS	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #1	Fire Pump	Fire Pump Allowance for 97,771 SF	$58,663.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #1	Site Development	Enhanced ADA Playground Surface	$305,892.00	25 SF/student × $13.92/SF × 879 elementary school students	Base CM & A/E Services	yes
[New] New ES #2	ERRCS	Emergency Responder Radio Coverage Systems for 97,771 SF	$132,969.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #2	Fire Pump	Fire Pump Allowance for 97,771 SF	$58,663.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #2	Site Development	Enhanced ADA Playground Surface	$305,892.00	25 SF/student × $13.92/SF × 879 elementary school students	Base CM & A/E Services	yes
[New] New ES #3	ERRCS	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #3	Fire Pump	Fire Pump Allowance for 97,678 SF	$58,607.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #3	Site Development	Enhanced ADA Playground Surface	$305,544.00	25 SF/student × $13.92/SF × 878 elementary school students	Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
[New] New ES #4	ERRCS	Emergency Responder Radio Coverage Systems for 97,678 SF	$132,842.00	$1.36/SF	Base CM & A/E Services	yes
[New] New ES #4	Fire Pump	Fire Pump Allowance for 97,678 SF	$58,607.00	$0.60/SF Can only be spent on fire pump and associated components (electrical power, controls, fittings, and values) necessary to provide sufficient water pressure required by code during a life safety event. Testing of the existing water pressure on-site during the design stages and once during construction, will determine if use of this allowance is applicable.	Base CM & A/E Services	yes
[New] New ES #4	Site Development	Enhanced ADA Playground Surface	$305,544.00	25 SF/student × $13.92/SF × 878 elementary school students	Base CM & A/E Services	yes
Total			-$92,110,993.91			

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Main Assessment Menu - Lakota Local (46110) - Hopewell Junior High (65466)

Building Summary - Hopewell Junior High (65466)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Hopewell Junior High	**Contact:**	Jeff Rouff
Address:	8200 Cox Road West Chester,OH 45069	**Phone:**	(513) 777-2258
		Date Prepared:	2018-06-19 **By:** Bernie Merritt
Bldg. IRN:	65466	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	7-8	Acreage:	38.00
Proposed Grades	N/A	Teaching Stations:	50
Current Enrollment	793	Classrooms:	37
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1973	2	2	64,287
Classroom Addition	1976	2	1	5,496
Media Center Addition	1990	2	1	1,370
Classroom Addition	1993	2	1	4,132
Total				**75,285**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability 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	98	49%	Poor
3.0 Plant Maintainability	100	51	51%	Borderline
4.0 Building Safety and Security	200	114	57%	Borderline
5.0 Educational Adequacy	200	106	53%	Borderline
6.0 Environment for Education	200	120	60%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	573	57%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

FACILITY ASSESSMENT Cost Set: 2025			Rating	Dollar Assessment	C
	A.	Heating System	3	$5,118,627.15	-
	B.	Roofing	1	$1,778,018.00	-
	C.	Ventilation / Air Conditioning	2	$6,798.92	-
	D.	Electrical Systems	3	$2,943,643.50	-
	E.	Plumbing and Fixtures	3	$970,120.67	-
	F.	Windows	2	$317,941.12	-
	G.	Structure: Foundation	2	$22,632.00	-
	H.	Structure: Walls and Chimneys	2	$398,533.20	-
	I.	Structure: Floors and Roofs	1	$0.00	-
	J.	General Finishes	3	$3,624,731.02	-
	K.	Interior Lighting	3	$665,519.40	-
	L.	Security Systems	3	$393,740.55	-
	M.	Emergency/Egress Lighting	3	$102,387.60	-
	N.	Fire Alarm	3	$307,162.80	-
	O.	Handicapped Access	2	$277,642.96	-
	P.	Site Condition	2	$629,749.16	-
	Q.	Sewage System	1	$0.00	-
	R.	Water Supply	1	$0.00	-
	S.	Exterior Doors	2	$79,139.40	-
	T.	Hazardous Material	3	$391,593.48	-
	U.	Life Safety	3	$451,143.78	-
	V.	Loose Furnishings	3	$846,203.40	-
	W.	Technology	3	$1,440,954.90	-
-	X.	Construction Contingency / Non-Construction Cost	-	$5,073,265.24	-
Total				$25,839,548.25	

Building Component Information - Lakota Local (46110) - Hopewell Junior High (65466)

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 Construction (1973)		10124		6720	888	3322	3150	1423						
Classroom Addition (1976)		838												
Media Center Addition (1990)					1230									
Classroom Addition (1993)		724				730								
Total	0	11,686	0	6,720	2,118	4,052	3,150	1,423	0	0	0	0	0	0
Master Planning Considerations	Due to the proximity to property lines and event parking lots, limited space is available for expansion.													

Main Assessment Menu - Lakota Local (46110) - Lakota Plains Junior High (146845)

Building Summary - Lakota Plains Junior High (146845)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Lakota Plains Junior High	**Contact:**	Kim Wade		
Address:	5500 Princeton Road	**Phone:**	(513) 644-1130		
	Liberty Township,OH 45011	**Date Prepared:**	2018-06-19	**By:**	Bernie Merritt
Bldg. IRN:	146845	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	7-8	Acreage:	85.99
Proposed Grades	N/A	Teaching Stations:	43
Current Enrollment	1140	Classrooms:	30
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2003	1	2	113,975
Total				**113,975**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability 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	177	89%	Satisfactory
3.0 Plant Maintainability	100	83	83%	Satisfactory
4.0 Building Safety and Security	200	170	85%	Satisfactory
5.0 Educational Adequacy	200	150	75%	Satisfactory
6.0 Environment for Education	200	174	87%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	838	84%	Satisfactory

C=Under Contract

Existing Square Feet	113,975
Cost per Sq. Ft.	$375.14
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$5,572,234.91
Reprogramming Cost	$741,229.53
Cost to Renovate w/ Reprogramming	$6,313,464.44
Cost to Replace	$42,756,581.50
Renovate/Replace	14.77%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	2	$569,928.50	-
C.	Ventilation / Air Conditioning	2	$56,987.50	-
D.	Electrical Systems	2	$132,571.25	-
E.	Plumbing and Fixtures	2	$101,983.83	-
F.	Windows	2	$9,884.00	-
G.	Structure: Foundation	2	$5,045.00	-
H.	Structure: Walls and Chimneys	2	$29,191.55	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$79,270.71	-
K.	Interior Lighting	1	$284,937.50	-
L.	Security Systems	2	$266,701.50	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$8,208.70	-
P.	Site Condition	2	$302,330.46	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$6,200.00	-
T.	Hazardous Material	2	$15,956.50	-
U.	Life Safety	1	$0.00	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	3	$2,639,661.00	-
X.	Construction Contingency / Non-Construction Cost	-	$1,101,527.54	-
Total			$5,610,385.54	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota Plains Junior High (146845)

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 Construction (2003)		19709		8569	3381		5904	3834						
Total	0	19,709	0	8,569	3,381	0	5,904	3,834	0	0	0	0	0	0
Master Planning Considerations	The facility is situated on a large open site with the possibility for expansion to the north, with an available area of approximately 60,000 square feet. Expansion is possible to the east and south with the provision of relocating the athletic fields and parking. To the west of the building is a large detention basin, which can be utilized for LEED credits pertaining to Water Management.													

Main Assessment Menu - Lakota Local (46110) - Liberty Junior High (19729)

Building Summary - Liberty Junior High (19729)

District:	Lakota Local	**County:**	Butler
Name:	Liberty Junior High	**Contact:**	Eric Bauman
Address:	7055 Dutchland Parkway Liberty Township,OH 45044	**Phone:**	(513) 777-4420
Bldg. IRN:	19729	**Date Prepared:**	2018-06-19 **By:** Bernie Merritt
		Date Revised:	2025-06-04 **By:** Tyler Palmer

Area: Southwestern Ohio (1)

Current Grades	7-8	Acreage:	37.00
Proposed Grades	N/A	Teaching Stations:	51
Current Enrollment	804	Classrooms:	40
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1977	2	1	78,060
Classroom Addition	1993	2	1	6,406
Music Room Addition	2004	2	1	971
Cold Storage Addition	2015	1	1	422
Secure Entry Addition	2015	1	1	343
Total				**86,202**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	93	47%	Poor
3.0 Plant Maintainability	100	58	58%	Borderline
4.0 Building Safety and Security	200	133	67%	Borderline
5.0 Educational Adequacy	200	121	61%	Borderline
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	626	63%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$5,860,873.98	-
B.	Roofing	1	$2,345,376.61	-
C.	Ventilation / Air Conditioning	2	$27,195.68	-
D.	Electrical Systems	3	$3,370,498.20	-
E.	Plumbing and Fixtures	3	$953,091.46	-
F.	Windows	3	$127,560.78	-
G.	Structure: Foundation	2	$1,590.00	-
H.	Structure: Walls and Chimneys	2	$348,818.30	-
I.	Structure: Floors and Roofs	2	$13,580.00	-
J.	General Finishes	3	$4,046,974.35	-
K.	Interior Lighting	3	$755,263.08	-
L.	Security Systems	3	$450,836.46	-
M.	Emergency/Egress Lighting	3	$117,234.72	-
N.	Fire Alarm	3	$351,704.16	-
O.	Handicapped Access	2	$377,679.13	-
P.	Site Condition	2	$421,301.27	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$96,272.70	-
T.	Hazardous Material	3	$240,945.54	-
U.	Life Safety	3	$460,944.34	-
V.	Loose Furnishings	3	$960,311.88	-
W.	Technology	3	$1,641,829.20	-
- X.	Construction Contingency / Non-Construction Cost	-	$5,611,611.04	-
Total			$28,581,492.88	

Building Component Information - Lakota Local (46110) - Liberty Junior High (19729)

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 Construction (1977)		11110		6880	2891	3341	4274	2074						
Classroom Addition (1993)		1219												
Music Room Addition (2004)														
Cold Storage Addition (2015)														
Secure Entry Addition (2015)														
Total	0	12,329	0	6,880	2,891	3,341	4,274	2,074	0	0	0	0	0	0
Master Planning Considerations	There is an area of approximately 12,000 SF on the north side of the building. Consideration will need to be given to the proximity to the property line and the street setback.													

Main Assessment Menu - Lakota Local (46110) - Lakota East Freshman High (46110)

Building Summary - Lakota East Freshman High (46110)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Lakota East Freshman High	**Contact:**	Rob Burnside		
Address:	7630 Bethany Road	**Phone:**	(513) 588-7700		
	Liberty Township, 45044	**Date Prepared:**	2018-06-20	**By:**	Bernie Merritt
Bldg. IRN:	46110	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	9	Acreage:	34.00
Proposed Grades	N/A	Teaching Stations:	45
Current Enrollment	675	Classrooms:	36
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	2008	1	2	123,452
Auditorium Fixed Seating Area	2008	1	1	4,325
Total				**127,777**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	76	76%	Satisfactory
2.0 Structural and Mechanical Features	200	184	92%	Excellent
3.0 Plant Maintainability	100	90	90%	Excellent
4.0 Building Safety and Security	200	171	86%	Satisfactory
5.0 Educational Adequacy	200	156	78%	Satisfactory
6.0 Environment for Education	200	188	94%	Excellent
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	865	87%	Satisfactory

C=Under Contract

Existing Square Feet	127,777
Cost per Sq. Ft.	$396.66
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$3,408,225.79
Reprogramming Cost	$808,629.11
Cost to Renovate w/ Reprogramming	$4,216,854.90
Cost to Replace	$50,684,024.82
Renovate/Replace	8.32%

[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.]

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	1	$0.00	-
B.	Roofing	1	$0.00	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	1	$0.00	-
E.	Plumbing and Fixtures	2	$122,380.62	-
F.	Windows	2	$22,160.00	-
G.	Structure: Foundation	1	$0.00	-
H.	Structure: Walls and Chimneys	1	$0.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$34,499.79	-
K.	Interior Lighting	1	$0.00	-
L.	Security Systems	2	$227,151.68	-
M.	Emergency/Egress Lighting	1	$0.00	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	1	$0.00	-
P.	Site Condition	2	$205,424.00	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	1	$0.00	-
T.	Hazardous Material	2	$17,888.78	-
U.	Life Safety	1	$0.00	-
V.	Loose Furnishings	1	$0.00	-
W.	Technology	3	$2,128,312.48	-
X.	Construction Contingency / Non-Construction Cost	-	$673,743.05	-
Total			$3,431,560.40	

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota East Freshman High (46110)

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 Construction (2008)		14540		10172	3374		7649	3844						3167
Auditorium Fixed Seating Area (2008)	4325													
Total	4,325	14,540	0	10,172	3,374	0	7,649	3,844	0	0	0	0	0	3,167
Master Planning Considerations	There is an area of approximately 10,000 SF located to the southeast of the Classroom wing on the lawn area. Additional areas could be used if parking was relocated. To the north and east of the facility there is a drainage ditch and a retention pond.													

Main Assessment Menu - Lakota Local (46110) - Lakota East High (123836)

Building Summary - Lakota East High (123836)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Lakota East High	**Contact:**	Suzanna Davis
Address:	6840 Lakota Lane Liberty Township,OH 45044	**Phone:**	(513) 755-7211
		Date Prepared:	2018-06-18 **By:** Bernie Merritt
Bldg. IRN:	123836	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	10-12	Acreage:	68.50
Proposed Grades	N/A	Teaching Stations:	128
Current Enrollment	2100	Classrooms:	78
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1997	1	3	256,610
Auditorium Fixed Seating Area	1997	1	2	4,720
Classroom Addition	2002	1	1	10,591
Gymnasium / Administrative Offices / Classroom Addition	2007	1	2	60,974
Total				**332,895**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$6,109,895.40	-
B.	Roofing	2	$2,887,195.26	-
C.	Ventilation / Air Conditioning	2	$13,597.84	-
D.	Electrical Systems	3	$10,300,302.75	-
E.	Plumbing and Fixtures	3	$51,830.05	-
F.	Windows	2	$69,308.00	-
G.	Structure: Foundation	2	$45,450.00	-
H.	Structure: Walls and Chimneys	2	$147,607.50	-
I.	Structure: Floors and Roofs	2	$2,400.00	-
J.	General Finishes	2	$8,517,995.27	-
K.	Interior Lighting	2	$679,802.50	-
L.	Security Systems	3	$1,716,355.25	-
M.	Emergency/Egress Lighting	2	$355,408.80	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$70,205.08	-
P.	Site Condition	2	$695,148.21	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$1,625.00	-
T.	Hazardous Material	3	$46,605.30	-
U.	Life Safety	2	$2,000.00	-
V.	Loose Furnishings	3	$2,451,467.25	-
W.	Technology	3	$3,679,344.00	-
- X.	Construction Contingency / Non-Construction Cost	-	$9,245,291.20	-
Total			$47,088,834.66	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	81	81%	Satisfactory
2.0 Structural and Mechanical Features	200	147	74%	Satisfactory
3.0 Plant Maintainability	100	85	85%	Satisfactory
4.0 Building Safety and Security	200	166	83%	Satisfactory
5.0 Educational Adequacy	200	156	78%	Satisfactory
6.0 Environment for Education	200	156	78%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	791	79%	Satisfactory

C=Under Contract

Existing Square Feet	332,895
Cost per Sq. Ft.	$380.05
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$46,768,630.58
Reprogramming Cost	$1,356,337.06
Cost to Renovate w/ Reprogramming	$48,124,967.64
Cost to Replace	$126,516,744.75
Renovate/Replace	38.04%

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota East High (123836)

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 Construction (1997)		62505		14299	6187	9894	6726	6888						
Auditorium Fixed Seating Area (1997)	4720													
Classroom Addition (2002)		878				2627	1740							
Gymnasium / Administrative Offices / Classroom Addition (2007)		4885					2674							5358
Total	4,720	68,268	0	14,299	6,187	12,521	11,140	6,888	0	0	0	0	0	5,358

Master Planning Considerations	There are lawn areas of approximately 80,000 square feet available to the south of the building for expansion. Any other areas for expansion would require the relocation of athletic facilities or parking lot areas. A Children's Hospital and Lakota East Freshman High School have been built on adjacent property.

Main Assessment Menu - Lakota Local (46110) - Lakota West High (19737)

Building Summary - Lakota West High (19737)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Lakota West High	**Contact:**	Elgin Card
Address:	8940 Union Centre Boulevard West Chester,OH 45069	**Phone:**	(513) 874-5699
		Date Prepared:	2018-06-18 **By:** Bernie Merritt
Bldg. IRN:	19737	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	10-12	Acreage:	59.00
Proposed Grades	N/A	Teaching Stations:	128
Current Enrollment	2100	Classrooms:	78
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1997	1	3	256,610
Auditorium Fixed Seating Area	1997	1	2	4,720
Classroom Addition	2002	1	1	10,591
Gymnasium / Administrative Offices / Classroom Addition	2007	1	2	60,974
Total				**332,895**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$6,109,895.40	-
B.	Roofing	2	$3,134,510.24	-
C.	Ventilation / Air Conditioning	2	$20,396.76	-
D.	Electrical Systems	3	$10,300,302.75	-
E.	Plumbing and Fixtures	3	$72,226.82	-
F.	Windows	2	$69,308.00	-
G.	Structure: Foundation	2	$18,300.00	-
H.	Structure: Walls and Chimneys	2	$67,532.50	-
I.	Structure: Floors and Roofs	2	$1,080.00	-
J.	General Finishes	2	$1,996,026.73	-
K.	Interior Lighting	3	$679,802.50	-
L.	Security Systems	3	$1,270,037.25	-
M.	Emergency/Egress Lighting	3	$355,408.80	-
N.	Fire Alarm	1	$0.00	-
O.	Handicapped Access	2	$70,255.08	-
P.	Site Condition	2	$334,078.72	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$1,250.00	-
T.	Hazardous Material	3	$46,605.30	-
U.	Life Safety	3	$2,000.00	-
V.	Loose Furnishings	3	$2,451,467.25	-
W.	Technology	3	$3,570,544.00	-
- X.	Construction Contingency / Non-Construction Cost	-	$7,468,593.88	-
Total			$38,039,621.98	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	86	86%	Satisfactory
2.0 Structural and Mechanical Features	200	152	76%	Satisfactory
3.0 Plant Maintainability	100	84	84%	Satisfactory
4.0 Building Safety and Security	200	165	83%	Satisfactory
5.0 Educational Adequacy	200	156	78%	Satisfactory
6.0 Environment for Education	200	157	79%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	800	80%	Satisfactory

C=Under Contract

Existing Square Feet	332,895
Cost per Sq. Ft.	$380.05
Renovation Cost Factor	99.32%
Cost to Renovate (Cost Factor applied)	$37,780,952.55
Reprogramming Cost	$1,356,337.06
Cost to Renovate w/ Reprogramming	$39,137,289.61
Cost to Replace	$126,516,744.75
Renovate/Replace	30.93%

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Lakota West High (19737)

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 Construction (1997)		62505		14299	6187	9751	6726	6888						
Auditorium Fixed Seating Area (1997)	4720													
Classroom Addition (2002)		878				2627	1740							
Gymnasium / Administrative Offices / Classroom Addition (2007)		4885					2674							5358
Total	4,720	68,268	0	14,299	6,187	12,378	11,140	6,888	0	0	0	0	0	5,358

Master Planning Considerations	There is a small area for expansion of approximately 24,000 square feet located at the northeast corner of the building. There is currently lawn, parking and dumpster area. Other expansion would only be possible if parking lots or athletic fields were relocated. There are no undesirable features to this site that would otherwise prevent expansion.

Main Assessment Menu - Lakota Local (46110) - Freedom Elementary (98467)

Building Summary - Freedom Elementary (98467)

District:	Lakota Local	**County:**	Butler **Area:** Southwestern Ohio (1)
Name:	Freedom Elementary	**Contact:**	Lance Green
Address:	6035 Beckett Ridge Boulevard West Chester,OH 45069	**Phone:**	(513) 777-9787
		Date Prepared:	2018-06-21 **By:** Bernie Merritt
Bldg. IRN:	98467	**Date Revised:**	2024-11-05 **By:** Tyler Palmer

Current Grades	3-6	Acreage:	36.00
Proposed Grades	N/A	Teaching Stations:	40
Current Enrollment	649	Classrooms:	31
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1988	2	2	57,326
Classroom Addition	1993	2	2	3,738
Total				**61,064**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$4,151,741.36	-
B.	Roofing	2	$287,439.03	-
C.	Ventilation / Air Conditioning	2	$6,798.92	-
D.	Electrical Systems	3	$2,387,602.40	-
E.	Plumbing and Fixtures	3	$671,110.09	-
F.	Windows	3	$275,055.36	-
G.	Structure: Foundation	2	$11,721.50	-
H.	Structure: Walls and Chimneys	2	$277,743.98	-
I.	Structure: Floors and Roofs	2	$1,400.00	-
J.	General Finishes	3	$3,131,712.42	-
K.	Interior Lighting	3	$539,805.76	-
L.	Security Systems	3	$319,364.72	-
M.	Emergency/Egress Lighting	3	$83,047.04	-
N.	Fire Alarm	3	$249,141.12	-
O.	Handicapped Access	2	$208,773.58	-
P.	Site Condition	2	$470,843.91	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$75,413.12	-
T.	Hazardous Material	2	$8,548.96	-
U.	Life Safety	3	$422,524.24	-
V.	Loose Furnishings	3	$686,359.36	-
W.	Technology	3	$1,131,389.36	-
- X.	Construction Contingency / Non-Construction Cost	-	$3,761,664.29	-
Total			$19,159,200.52	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	83	83%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	60	60%	Borderline
4.0 Building Safety and Security	200	126	63%	Borderline
5.0 Educational Adequacy	200	104	52%	Borderline
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	634	63%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Freedom Elementary (98467)

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 Construction (1988)		8456		3720	2788		2928	1965						
Classroom Addition (1993)		159												
Total	0	8,615	0	3,720	2,788	0	2,928	1,965	0	0	0	0	0	0
Master Planning Considerations	There is an area of approximately 10,000 SF near the Gymnasium, Student Dining and Kitchen. The site is situated on a plateau. Consideration should be given to the accessibility of additional buildings or fields because the surrounding land is sloped.													

Main Assessment Menu - Lakota Local (46110) - Heritage Elementary (113910)

Building Summary - Heritage Elementary (113910)

District:	Lakota Local	**County:**	Butler
Name:	Heritage Elementary	**Contact:**	Missy Alexander
Address:	5052 Hamilton-Mason Road Liberty Township,OH 45011	**Phone:**	(513) 863-7060
Bldg. IRN:	113910	**Date Prepared:**	2018-06-19 **By:** Bernie Merritt
		Date Revised:	2024-11-05 **By:** Tyler Palmer
		Area:	Southwestern Ohio (1)

Current Grades	PK-2	Acreage:	14.44
Proposed Grades	N/A	Teaching Stations:	46
Current Enrollment	642	Classrooms:	31
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1992	2	2	64,631
Total				**64,631**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$4,394,261.69	-
B.	Roofing	2	$492,720.42	C
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$2,527,072.10	-
E.	Plumbing and Fixtures	3	$689,050.06	-
F.	Windows	2	$365,820.80	-
G.	Structure: Foundation	2	$9,520.00	-
H.	Structure: Walls and Chimneys	2	$516,366.43	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$3,226,150.85	-
K.	Interior Lighting	3	$571,338.04	-
L.	Security Systems	3	$338,020.13	-
M.	Emergency/Egress Lighting	3	$87,898.16	-
N.	Fire Alarm	3	$263,694.48	-
O.	Handicapped Access	2	$184,258.30	-
P.	Site Condition	2	$825,163.37	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$120,340.88	-
T.	Hazardous Material	2	$9,048.34	-
U.	Life Safety	3	$499,089.35	-
V.	Loose Furnishings	3	$726,452.44	-
W.	Technology	3	$1,133,286.01	-
- X.	Construction Contingency / Non-Construction Cost	-	$4,148,155.46	-
Total			$21,127,707.31	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	73	73%	Satisfactory
2.0 Structural and Mechanical Features	200	128	64%	Borderline
3.0 Plant Maintainability	100	69	69%	Borderline
4.0 Building Safety and Security	200	127	64%	Borderline
5.0 Educational Adequacy	200	132	66%	Borderline
6.0 Environment for Education	200	145	73%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	674	67%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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 - Lakota Local (46110) - Heritage Elementary (113910)

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 Construction (1992)		9934		3733	3006		3106	1878						
Total	0	9,934	0	3,733	3,006	0	3,106	1,878	0	0	0	0	0	0
Master Planning Considerations	Expansion is possible with the relocation of the small bus loop or Playground Areas. The school is surrounded by the parking lot, asphalt drive access, and the athletic fields. Expansion is also possible on the north Classroom wing, which would be similar to the Addition at Woodland Elementary School.													

Main Assessment Menu - Lakota Local (46110) - Hopewell Elementary (16824)

Building Summary - Hopewell Elementary (16824)

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	Hopewell Elementary	**Contact:**	Mary Brophy		
Address:	8300 Cox Road	**Phone:**	(513) 777-6128		
	West Chester,OH 45069	**Date Prepared:**	2018-06-21	**By:**	Bernie Merritt
Bldg. IRN:	16824	**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	K-2	Acreage:	56.20
Proposed Grades	N/A	Teaching Stations:	59
Current Enrollment	838	Classrooms:	42
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1962	2	2	36,303
Classroom / Student Dining Addition	1964	2	1	22,164
Classroom Addition	1968	2	1	18,125
Classroom Addition	1972	2	1	1,840
Media Center Addition	1990	2	1	1,316
Gymnasium Storage	2002	2	1	342
Administrative Offices / Clinic Addition	2007	1	1	4,688
Total				**84,778**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	1	$5,445,319.10	-
B.	Roofing	2	$2,029,324.29	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$3,131,519.00	-
E.	Plumbing and Fixtures	3	$1,055,883.83	-
F.	Windows	2	$816,758.96	-
G.	Structure: Foundation	2	$8,190.00	-
H.	Structure: Walls and Chimneys	2	$388,922.87	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	3	$2,072,874.68	-
K.	Interior Lighting	1	$707,995.60	-
L.	Security Systems	3	$443,388.94	-
M.	Emergency/Egress Lighting	3	$108,922.40	-
N.	Fire Alarm	3	$345,894.24	-
O.	Handicapped Access	2	$295,104.71	-
P.	Site Condition	2	$188,257.82	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$121,564.68	-
T.	Hazardous Material	3	$344,713.11	-
U.	Life Safety	3	$495,914.28	-
V.	Loose Furnishings	3	$952,904.72	-
W.	Technology	3	$1,513,553.32	-
- X.	Construction Contingency / Non-Construction Cost	-	$5,000,151.10	-
Total			$25,467,157.65	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	85	85%	Satisfactory
2.0 Structural and Mechanical Features	200	121	61%	Borderline
3.0 Plant Maintainability	100	64	64%	Borderline
4.0 Building Safety and Security	200	119	60%	Borderline
5.0 Educational Adequacy	200	120	60%	Borderline
6.0 Environment for Education	200	141	71%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	650	65%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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 - Lakota Local (46110) - Hopewell Elementary (16824)

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 Construction (1962)		4827		4624	1267		2844	1646						
Classroom / Student Dining Addition (1964)		5022					990							
Classroom Addition (1968)		4784												
Classroom Addition (1972)														
Media Center Addition (1990)					1274									
Gymnasium Storage (2002)														
Administrative Offices / Clinic Addition (2007)		1206												
Total	0	15,839	0	4,624	2,541	0	3,834	1,646	0	0	0	0	0	0
Master Planning Considerations	There is an area of approximately 10,000 square feet located at the southeast corner of the building. Slopes and site grading will need to be considered as well as the relocation of the multipurpose field.													

Master Plan Worksheets for Lakota Plains Junior High

Reprogramming

Building Name:	Lakota Plains Junior High
Current Grades Housed:	7-8 ()
Existing Building Size (SF):	113,975
OSDM Required Building Size:	277,601.8
Additional SF:	166,057
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Middle School	2,324

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	19,709	17,279	2,430	34,558	0
Ag Ed		1,300	0	2,600	0
Gymnasium	8,569	12,000	0	18,000	0
Media Center	3,381	8,134	0	16,268	0
Vocational		1,300	0	2,600	0
Student Dining	5,904	11,620	0	23,240	0
Kitchen	3,834	8,134	0	16,268	0
Auxilary Gym		6,500	0	9,750	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Total Oversized			2,430		0

Reprogramming Costs

HARD COST SUB-TOTAL	$599,777.07
CONSTRUCTION CONTINGENCY	$41,984.39
SOFT COSTS (16.29%)	$104,542.94
COST REGION ADJUSTMENT (99.32%)	-$5,074.87
TOTAL REPROGRAMMING BUDGET	$741,229.53

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-3,431	28.59%	0	$30.91	$0.00
Media Center	-4,753	58.43%	3,381	$30.91	$104,506.71
Vocational		0.00%		$0.00	$0.00
Student Dining	-5,716	49.19%	5,904	$30.91	$182,492.64
Kitchen	-4,300	52.86%	3,834	$81.58	$312,777.72
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym		0.00%		$0.00	$0.00
Total			13119		$599,777.07

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota Plains Junior High
Current Grades Housed:	7-8 ()
Existing Building Size (SF):	113,975
Demolished Additions	0
Cost Per SF	$375.14
Cost To Replace	$42,756,581.50
Leed Allowance	$631,728.49
OSDM Required Bldg Size:	277,601.8
Additional SF:	166,057

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Middle School	277,601.8
CT Program SF Required	0
Total	277,601.8
Level	**SF Addition**
Middle School	166,057
CT Program New	0
Total SF Addition:	166,057
Total SF Required:	277,601.8
Total SF Addition:	166,057
SF Required minus SF Addition:	111,544.80

Oversized Spaces	
Co-Funded SF:	2,430
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	2,430

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

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		111,544.80
Oversized Co-funded SF:		2,430
Total Co-fundable SF:		113,975
Total SF × Cost / SF:	113,975 × $375.14 =	$42,756,581.50
1.5% LEED Allowance:	$42,756,581.50 × 98.5% × 1.5% =	$631,728.49

LEED Allowance for Non-Cofundable Spaces:			
Non-Cofunded SF:	Excess Space		0
Total SF × Cost / SF:		0 × $375.14 =	$0.00
1.5% LEED Allowance:		0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space		0
Total SF × Cost / SF:		0 × 375.14 =	$0.00
1.5% LEED Allowance:		$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:			$631,728.49
LEED Allowance Non-Cofundable:			$0.00
Total LEED Allowance:			$631,728.49

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	2,430
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	2,430
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	0

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$5,572,234.92
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

PALFI

Total Enrollment	2,324
Middle School SF Required	277,601.8
CT Program SF Required	0
Existing Building SF	113,975
Total Oversized	2,430
Total Usable Building SF:	111,545
Addition or (Excess Space) SF:*	166,057

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

LFI Calculation - Excess SF	
Building SF:**	113,975
Renovation Costs	$5,572,234.92
Reprogramming Costs	$741,229.53
Cost per SF to Renovate	$55.39
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$55.39
LEED Cost per SF	$5.54

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Lakota Plains Junior High	$0.00

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Vocational	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $55.39/SF	$0.00
LEED Cost For Space 0 SF @ $5.54/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $55.39/SF	$0.00
LEED Costs for Space: 0 SF @ $5.54/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total Renovation PALFI	$0.00

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Excess SF from Webtool	$0.00
Total LEED PALFI	$0.00

Right Ratio Calculations	
Cost of Renovation	$5,572,234.92
Reprogramming	$741,229.53
LEED Allowance	$631,728.49
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$62,294,622.98
Other (specific allowances & manual LFIs as indicated)	-$6,319,720.94
Total Building Cost	$62,920,094.98
Total LFIs/Building	$0.00
Revised Project Cost	$62,920,094.98
Right Replacement	$104,139,539.25
100% Cap Differential	-$41,219,444.27

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	6-8
ES enrollment	—
MS enrollment	2,324
HS enrollment	—
CT enrollment	—
Total enrollment	2,324

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	119.45	277,602
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		277,602

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	131,255	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	8,042	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	22,250	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	12,000	12,000
M-PE-2	Auxiliary Gym	1	6,500	6,500
M-PE-3	P.E./Athletic Office	1	300	300
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,800	1,800
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	1,000	1,000

Food Service Spaces / Custodial Spaces / Building Services	88,546	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	250,092	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	277,602	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	277,602	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	109
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	2,324	—	—
Teachers	—	109	—	—
Ancillary Staff	—	46	—	—
Administration	—	31	—	—
Custodial / Maintenance	—	15	—	—
Food Service	—	23	—	—
Total Staff Parking	—	224	—	—
Total Visitor	—	46	—	—
High School Student Parking	—	—	—	—
Other	—	166	—	—
TOTAL CO-FUNDED PARKING	—	436	—	—

Master Plan Worksheets for Lakota East Freshman High

Reprogramming

Building Name:	Lakota East Freshman High
Current Grades Housed:	9 ()
Existing Building Size (SF):	127,777
OSDM Required Building Size:	255,503.55
Additional SF:	132,052
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
Middle School	2,139

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	14,540	19,371	0	38,742	0
Ag Ed		1,300	0	2,600	0
Gymnasium	10,172	12,000	0	18,000	0
Media Center	3,374	7,487	0	14,974	0
Vocational		1,300	0	2,600	0
Student Dining	7,649	10,695	0	21,390	0
Kitchen	3,844	7,487	0	14,974	0
Auxilary Gym	3,167	6,500	0	9,750	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Auditorium Fixed Seating Area	4,325	0	4,325	0	4,325
Total Oversized			4,325		4,325

Reprogramming Costs

HARD COST SUB-TOTAL	$654,314.45
CONSTRUCTION CONTINGENCY	$45,802.01
SOFT COSTS (16.29%)	$114,048.97
COST REGION ADJUSTMENT (99.32%)	-$5,536.32
TOTAL REPROGRAMMING BUDGET	$808,629.11

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	-4,831	24.94%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,828	15.23%	0	$30.91	$0.00
Media Center	-4,113	54.94%	3,374	$30.91	$104,290.34
Vocational		0.00%		$0.00	$0.00
Student Dining	-3,046	28.48%	7,649	$30.91	$236,430.59
Kitchen	-3,643	48.66%	3,844	$81.58	$313,593.52
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym	-3,333	51.28%		$0.00	$0.00
Total			14867		$654,314.45

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota East Freshman High
Current Grades Housed:	9 ()
Existing Building Size (SF):	127,777
Demolished Additions	0
Cost Per SF	$396.66
Cost To Replace	$50,684,024.82
Leed Allowance	$748,856.47
OSDM Required Bldg Size:	255,503.55
Additional SF:	132,052

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
Middle School	255,503.55
CT Program SF Required	0
Total	255,503.55
Level	**SF Addition**
Middle School	132,052
CT Program New	0
Total SF Addition:	132,052
Total SF Required:	255,503.55
Total SF Addition:	132,052
SF Required minus SF Addition:	123,451.55

Oversized Spaces	
Co-Funded SF:	0
Non-Co-Funded SF:	4,325
Total SF Oversized Spaces:	4,325

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

LEED Allowance for Co-fundable Spaces:		
Total SF Required minus SF Addition:		123,451.55
Oversized Co-funded SF:		0
Total Co-fundable SF:		123,452
Total SF × Cost / SF:	123,452 × $396.66 =	$48,968,470.32
1.5% LEED Allowance:	$48,968,470.32 × 98.5% × 1.5% =	$723,509.15

LEED Allowance for Non-Cofundable Spaces:		
Non-Cofunded SF - :	Auditorium Fixed Seating Area	4325
Total SF × Cost / SF:	4325 × 396.66 =	$1,715,554.50
1.5% LEED Allowance:	$1,715,554.50 × 98.5% × 1.5% =	$25,347.32
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $396.66 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF × Cost / SF:	0 × 396.66 =	$0.00
1.5% LEED Allowance:	$0.00 × 98.5% × 1.5% =	$0.00
LEED Allowance Co-fundable:		$723,509.15
LEED Allowance Non-Cofundable:		$25,347.32
Total LEED Allowance:		$748,856.47

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	0
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxilary Gym	0
Auditorium Fixed Seating Area	4,325
Total	4,325

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$3,408,225.79
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
Total Life Safety Cost	$0.00
less total non-cofunded PALFI life safety	$0.00
Total Co-Funded Life Safety Cost	$0.00

Auditorium Fixed Seating Area	
Cost to Renovate (Cost Factor applied):	$2,191.46
M	$0.00
N	$0.00
U fire suppression ONLY	$0.00
Sub Total	$0.00
Contingency	$0.00
Non-Construction Costs	$0.00
Regional Cost Factor	$0.00
non-cofunded PALFI life safety	$0.00
Non-OSDM LEED Costs:	$25,347.32

PALFI

Total Enrollment	2,139
Middle School SF Required	255,503.55
CT Program SF Required	0
Existing Building SF	127,777
Total Oversized	4,325
Total Usable Building SF:	123,452
Addition or (Excess Space) SF:*	132,052

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

LFI Calculation - Excess SF	
Building SF:**	123,452
Renovation Costs	$3,406,034.34
Reprogramming Costs	$808,629.11
Cost per SF to Renovate	$34.14
Life Safety Costs	$0.00
Co-Funded Life Safety Cost per SF	$0.00
LFI Cost per SF	$34.14
LEED Cost per SF	$5.86

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Auditorium Fixed Seating Area	
Cost to renovate space: Auditorium Fixed Seating Area	$2,191.46
LEED Costs for Space: Auditorium Fixed Seating Area	$25,347.32

Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00
TOTAL PALFI for:Lakota East Freshman High	$27,538.78

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Vocational	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Student Dining	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $34.14/SF	$0.00
LEED Cost For Space 0 SF @ $5.86/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $34.14/SF	$0.00
LEED Costs for Space: 0 SF @ $5.86/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$0.00
Total Excess Square Footage LEED PALFI:	$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$2,191.46
Excess SF from Webtool	$0.00
Total Renovation PALFI	$2,191.46

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$0.00
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$25,347.32
Excess SF from Webtool	$0.00
Total LEED PALFI	$25,347.32

Right Ratio Calculations	
Cost of Renovation	$3,408,225.79
Reprogramming	$808,629.11
LEED Allowance	$748,856.47
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$49,537,987.28
Other (specific allowances & manual LFIs as indicated)	-$4,409,081.75
Total Building Cost	$50,094,616.90
Total LFIs/Building	$27,538.78
Revised Project Cost	$50,067,078.12
Right Replacement	$95,849,601.75
100% Cap Differential	-$45,782,523.63

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	6-8
ES enrollment	—
MS enrollment	2,139
HS enrollment	—
CT enrollment	—
Total enrollment	2,139

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	119.45	255,504
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		255,504

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	120,806	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	7,402	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	22,250	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	12,000	12,000
M-PE-2	Auxiliary Gym	1	6,500	6,500
M-PE-3	P.E./Athletic Office	1	300	300
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,800	1,800
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	1,000	1,000

Food Service Spaces / Custodial Spaces / Building Services	79,726	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	230,184	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	255,504	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	255,504	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	101
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	2,139	—	—
Teachers	—	101	—	—
Ancillary Staff	—	43	—	—
Administration	—	28	—	—
Custodial / Maintenance	—	14	—	—
Food Service	—	21	—	—
Total Staff Parking	—	207	—	—
Total Visitor	—	43	—	—
High School Student Parking	—	—	—	—
Other	—	154	—	—
TOTAL CO-FUNDED PARKING	—	404	—	—

Master Plan Worksheets for Lakota East High

Reprogramming

Building Name:	Lakota East High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
OSDM Required Building Size:	480,168
Additional SF:	180,749
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
High School	3,078

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	68,268	50,733	17,535	101,466	0
Ag Ed		1,800	0	3,600	0
Gymnasium	14,299	16,000	0	24,000	0
Media Center	6,187	10,773	0	21,546	0
Vocational	12,521	1,300	11,221	2,600	9,921
Student Dining	11,140	17,955	0	35,910	0
Kitchen	6,888	10,773	0	21,546	0
Auxilary Gym	5,358	7,000	0	10,500	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Auditorium Fixed Seating Area	4,720	0	4,720	0	4,720
Total Oversized			33,476		14,641

Reprogramming Costs

HARD COST SUB-TOTAL	$1,097,500.61
CONSTRUCTION CONTINGENCY	$76,825.04
SOFT COSTS (16.29%)	$191,297.65
COST REGION ADJUSTMENT (99.32%)	-$9,286.24
TOTAL REPROGRAMMING BUDGET	$1,356,337.06

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,701	10.63%	0	$30.91	$0.00
Media Center	-4,586	42.57%	6,187	$30.91	$191,240.17
Vocational	0	0.00%		$0.00	$0.00
Student Dining	-6,815	37.96%	11,140	$30.91	$344,337.40
Kitchen	-3,885	36.06%	6,888	$81.58	$561,923.04
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym	-1,642	23.46%		$0.00	$0.00
Total			24215		$1,097,500.61

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota East High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
Demolished Additions	0
Cost Per SF	$380.05
Cost To Replace	$126,516,744.75
Leed Allowance	$1,869,284.90
OSDM Required Bldg Size:	480,168
Additional SF:	180,749

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
High School	480,168
CT Program SF Required	0
Total	480,168
Level	**SF Addition**
High School	180,749
CT Program New	0
Total SF Addition:	180,749
Total SF Required:	480,168
Total SF Addition:	180,749
SF Required minus SF Addition:	299,419.00

Oversized Spaces

Co-Funded SF:	18,835
Non-Co-Funded SF:	14,641
Total SF Oversized Spaces:	33,476

Excess Space

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

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:		299,419.00
Oversized Co-funded SF:		18,835
Total Co-fundable SF:		318,254
Total SF × Cost / SF:	318,254 × $380.05 =	$120,952,432.70
1.5% LEED Allowance:	$120,952,432.70 × 98.5% × 1.5% =	$1,787,072.19

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - :	Auditorium Fixed Seating Area	4720
Total SF × Cost / SF:	4720 × 380.05 =	$1,793,836.00
1.5% LEED Allowance:	$1,793,836.00 × 98.5% × 1.5% =	$26,503.93
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $380.05 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	9921
Total SF × Cost / SF:	9921 × 380.05 =	$3,770,476.05
1.5% LEED Allowance:	$3,770,476.05 × 98.5% × 1.5% =	$55,708.78

LEED Allowance Co-fundable:	$1,787,072.19
LEED Allowance Non-Cofundable:	$82,212.71
Total LEED Allowance:	$1,869,284.90

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	17,535
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	1,300
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	18,835
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	9,921
Student Dining	0
Kitchen	0
Auxilary Gym	0
Auditorium Fixed Seating Area	4,720
Total	14,641

Cost Data

Complete Building Cost Data

Total Cost To Renovate	$46,768,630.58
M	$355,408.80
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$355,408.80
Contingency	$24,878.62
Non-Construction Costs	$61,948.82
Regional Cost Factor	-$3,007.21
Total Life Safety Cost	$439,229.03
less total non-cofunded PALFI life safety	$7,933.12
Total Co-Funded Life Safety Cost	$431,295.91

Auditorium Fixed Seating Area	
Cost to Renovate (Cost Factor applied):	$492,494.80
M	$6,419.20
N	$0.00
U fire suppression ONLY	$0.00
Sub Total	$6,419.20
Contingency	$449.34
Non-Construction Costs	$1,118.89
Regional Cost Factor	-$54.31
non-cofunded PALFI life safety	$7,933.12
Non-OSDM LEED Costs:	$26,503.93

PALFI

Total Enrollment	3,078
High School SF Required	480,168
CT Program SF Required	0
Existing Building SF	332,895
Total Oversized	33,476
Total Usable Building SF:	299,419
Addition or (Excess Space) SF:*	180,749

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

LFI Calculation - Excess SF	
Building SF:**	328,175
Renovation Costs	$46,276,135.79
Reprogramming Costs	$1,356,337.06
Cost per SF to Renovate	$145.14
Life Safety Costs	$431,295.91
Co-Funded Life Safety Cost per SF	$1.31
LFI Cost per SF	$143.83
LEED Cost per SF	$5.62

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Auditorium Fixed Seating Area	
Cost to renovate space: Auditorium Fixed Seating Area	$484,561.68
LEED Costs for Space: Auditorium Fixed Seating Area	$26,503.93

Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$1,426,937.43
Total Excess Square Footage LEED PALFI:	$55,756.02
TOTAL PALFI for:Lakota East High	$1,993,759.06

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Vocational	
Cost To Renovate Space 9,921 SF @ $143.83/SF	$1,426,937.43
LEED Cost For Space 9,921 SF @ $5.62/SF	$55,756.02
Student Dining	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $143.83/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $143.83/SF	$0.00
LEED Costs for Space: 0 SF @ $5.62/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$1,426,937.43
Total Excess Square Footage LEED PALFI:	$55,756.02

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$1,426,937.43
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$484,561.68
Excess SF from Webtool	$0.00
Total Renovation PALFI	$1,911,499.11

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$55,756.02
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$26,503.93
Excess SF from Webtool	$0.00
Total LEED PALFI	$82,259.95

Right Ratio Calculations	
Cost of Renovation	$46,768,630.58
Reprogramming	$1,356,337.06
LEED Allowance	$1,869,284.90
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$70,300,516.06
Other (specific allowances & manual LFIs as indicated)	-$51,307,239.87
Total Building Cost	$68,987,528.73
Total LFIs/Building	$1,993,759.06
Revised Project Cost	$66,993,769.67
Right Replacement	$182,487,848.40
100% Cap Differential	-$115,494,078.73

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	9-12
ES enrollment	—
MS enrollment	—
HS enrollment	3,078
CT enrollment	—
Total enrollment	3,078

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	—	—
SF per HS student	156.00	480,168
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		480,168

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	227,031	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	13,910	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	39,720	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
H-PE-1	Gymnasium	1	17,400	17,400
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
H-PE-3	Student Locker Room	1	7,100	7,100
H-PE-4	Student Restroom/Shower	1	800	800
H-PE-5	Physical Education Storage	1	1,200	1,200
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	120	120
H-PE-9	Lobby Services	1	200	200
H-PE-10	Training Room	1	600	600
H-PE-11	Physical Health Classroom	1	3,000	3,000
H-PE-12	Multi-use P.E. Room	1	2,000	2,000

Food Service Spaces / Custodial Spaces / Building Services	151,923	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	432,584	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	480,168	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	480,168	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	—
HS Teaching Stations	145
CT Teaching Stations	—

Parking

	ESMS	HS	CT
Enrollment	—	3,078	—
Teachers	—	145	—
Ancillary Staff	—	62	—
Administration	—	41	—
Custodial / Maintenance	—	21	—
Food Service	—	31	—
Total Staff Parking	—	300	—
Total Visitor	—	62	—
High School Student Parking	—	616	—
Other	—	218	—
TOTAL CO-FUNDED PARKING	—	1,196	—

Master Plan Worksheets for Lakota West High

Reprogramming

Building Name:	Lakota West High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
OSDM Required Building Size:	480,168
Additional SF:	180,606
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment

Level	Enrollment
High School	3,078

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	68,268	50,733	17,535	101,466	0
Ag Ed		1,800	0	3,600	0
Gymnasium	14,299	16,000	0	24,000	0
Media Center	6,187	10,773	0	21,546	0
Vocational	12,378	1,300	11,078	2,600	9,778
Student Dining	11,140	17,955	0	35,910	0
Kitchen	6,888	10,773	0	21,546	0
Auxilary Gym	5,358	7,000	0	10,500	0
Non-OSDM Space	**Actual Size**	**Size Per Design Manual**	**Oversized Amount**	**Co-Funded**	**LFI**
Auditorium Fixed Seating Area	4,720	0	4,720	0	4,720
Total Oversized			33,333		14,498

Reprogramming Costs

HARD COST SUB-TOTAL	$1,097,500.61
CONSTRUCTION CONTINGENCY	$76,825.04
SOFT COSTS (16.29%)	$191,297.65
COST REGION ADJUSTMENT (99.32%)	-$9,286.24
TOTAL REPROGRAMMING BUDGET	$1,356,337.06

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		$0.00	$0.00
Corridors	0	0.00%		$0.00	$0.00
Ag Ed		0.00%		$30.91	$0.00
Gymnasium	-1,701	10.63%	0	$30.91	$0.00
Media Center	-4,586	42.57%	6,187	$30.91	$191,240.17
Vocational	0	0.00%		$0.00	$0.00
Student Dining	-6,815	37.96%	11,140	$30.91	$344,337.40
Kitchen	-3,885	36.06%	6,888	$81.58	$561,923.04
Natatorium		0.00%		$0.00	$0.00
Indoor Track		0.00%		$0.00	$0.00
Adult Education		0.00%		$0.00	$0.00
Board Offices		0.00%		$0.00	$0.00
Outside Agency		0.00%		$0.00	$0.00
Auxilary Gym	-1,642	23.46%		$0.00	$0.00
Total			24215		$1,097,500.61

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	$36,510.23
Conversion to 1-5 Classroom per Room	$17,812.75
Large Group Restroom conversion per SF	$17.68

Total Students
Est. Classrooms

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

LEED

Building Name:	Lakota West High
Current Grades Housed:	10-12 ()
Existing Building Size (SF):	332,895
Demolished Additions	0
Cost Per SF	$380.05
Cost To Replace	$126,516,744.75
Leed Allowance	$1,869,284.90
OSDM Required Bldg Size:	480,168
Additional SF:	180,606

LEED Allowance Funded and Project Agreement LFI	
Level	**Required SF**
High School	480,168
CT Program SF Required	0
Total	480,168
Level	**SF Addition**
High School	180,606
CT Program New	0
Total SF Addition:	180,606
Total SF Required:	480,168
Total SF Addition:	180,606
SF Required minus SF Addition:	299,562.00

Oversized Spaces	
Co-Funded SF:	18,835
Non-Co-Funded SF:	14,498
Total SF Oversized Spaces:	33,333

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

Co-Funded Oversized Spaces:	Oversized Amount
Corridors	17,535
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	1,300
Student Dining	0
Kitchen	0
Auxilary Gym	0
Total	18,835
Non-Cofunded Oversized Spaces:	**Oversized Amount**
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	9,778
Student Dining	0
Kitchen	0
Auxilary Gym	0
Auditorium Fixed Seating Area	4,720
Total	14,498

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:		299,562.00
Oversized Co-funded SF:		18,835
Total Co-fundable SF:		318,397
Total SF × Cost / SF:	318,397 × $380.05 =	$121,006,779.85
1.5% LEED Allowance:	$121,006,779.85 × 98.5% × 1.5% =	$1,787,875.17

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - :	Auditorium Fixed Seating Area	4720
Total SF × Cost / SF:	4720 × 380.05 =	$1,793,836.00
1.5% LEED Allowance:	$1,793,836.00 × 98.5% × 1.5% =	$26,503.93
Non-Cofunded SF:	Excess Space	0
Total SF × Cost / SF:	0 × $380.05 =	$0.00
1.5% LEED Allowance:	0 × 98.5% × 1.5% =	$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	9778
Total SF × Cost / SF:	9778 × 380.05 =	$3,716,128.90
1.5% LEED Allowance:	$3,716,128.90 × 98.5% × 1.5% =	$54,905.80

LEED Allowance Co-fundable:	$1,787,875.17
LEED Allowance Non-Cofundable:	$81,409.73
Total LEED Allowance:	$1,869,284.90

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	$37,780,952.55
M	$355,408.80
N	$0.00
U fire suppression ONLY	$0.00
Subtotal	$355,408.80
Contingency	$24,878.62
Non-Construction Costs	$61,948.82
Regional Cost Factor	-$3,007.21
Total Life Safety Cost	$439,229.03
less total non-cofunded PALFI life safety	$7,933.12
Total Co-Funded Life Safety Cost	$431,295.91

Auditorium Fixed Seating Area	
Cost to Renovate (Cost Factor applied):	$644,634.82
M	$6,419.20
N	$0.00
U fire suppression ONLY	$0.00
Sub Total	$6,419.20
Contingency	$449.34
Non-Construction Costs	$1,118.89
Regional Cost Factor	-$54.31
non-cofunded PALFI life safety	$7,933.12
Non-OSDM LEED Costs:	$26,503.93

PALFI

Total Enrollment	3,078
High School SF Required	480,168
CT Program SF Required	0
Existing Building SF	332,895
Total Oversized	33,333
Total Usable Building SF:	299,562
Addition or (Excess Space) SF:*	180,606

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

LFI Calculation - Excess SF	
Building SF:**	328,175
Renovation Costs	$37,136,317.73
Reprogramming Costs	$1,356,337.06
Cost per SF to Renovate	$117.29
Life Safety Costs	$431,295.91
Co-Funded Life Safety Cost per SF	$1.31
LFI Cost per SF	$115.98
LEED Cost per SF	$5.62

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary	
Auditorium Fixed Seating Area	
Cost to renovate space: Auditorium Fixed Seating Area	$636,701.72
LEED Costs for Space: Auditorium Fixed Seating Area	$26,503.93

Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	$1,134,052.44
Total Excess Square Footage LEED PALFI:	$54,952.36
TOTAL PALFI for:Lakota West High	$1,852,210.45

Project Agreement LFI Excess Square Foot Spaces	
Excess Building	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Corridors	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Media Center	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Vocational	
Cost To Renovate Space 9,778 SF @ $115.98/SF	$1,134,052.44
LEED Cost For Space 9,778 SF @ $5.62/SF	$54,952.36
Student Dining	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Kitchen	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Auxilary Gym	
Cost To Renovate Space 0 SF @ $115.98/SF	$0.00
LEED Cost For Space 0 SF @ $5.62/SF	$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ $115.98/SF	$0.00
LEED Costs for Space: 0 SF @ $5.62/SF	$0.00
Total Excess Square Footage Renovation PALFI:	$1,134,052.44
Total Excess Square Footage LEED PALFI:	$54,952.36

100% Cap

Project Agreement Locally Funded Initiatives — Renovation	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$1,134,052.44
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$636,701.72
Excess SF from Webtool	$0.00
Total Renovation PALFI	$1,770,754.16

Project Agreement Locally Funded Initiatives — LEED Costs	
Corridors	$0.00
Ag Ed	$0.00
Gymnasium	$0.00
Media Center	$0.00
Vocational	$54,952.36
Student Dining	$0.00
Kitchen	$0.00
Auxilary Gym	$0.00
Non OSDM Spaces In OSDM Additions	$0.00
Auditorium Fixed Seating Area	$26,503.93
Excess SF from Webtool	$0.00
Total LEED PALFI	$81,456.29

Right Ratio Calculations	
Cost of Renovation	$37,780,952.55
Reprogramming	$1,356,337.06
LEED Allowance	$1,869,284.90
Non-Optional Demo Allowance	$0.00
Non-Optional Abatement	$0.00
Addition Cost	$70,244,897.64
Other (specific allowances & manual LFIs as indicated)	-$42,178,293.24
Total Building Cost	$69,073,178.91
Total LFIs/Building	$1,852,210.45
Revised Project Cost	$67,220,968.46
Right Replacement	$182,487,848.40
100% Cap Differential	-$115,266,879.94

Negative numbers indicate the dollars remaining until project reaches 100% cap.
Positive numbers indicate a need for 100% Cap LFI.

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	9-12
ES enrollment	—
MS enrollment	—
HS enrollment	3,078
CT enrollment	—
Total enrollment	3,078

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	—	—
SF per HS student	156.00	480,168
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		480,168

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	227,031	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	13,910	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	39,720	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
H-PE-1	Gymnasium	1	17,400	17,400
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
H-PE-3	Student Locker Room	1	7,100	7,100
H-PE-4	Student Restroom/Shower	1	800	800
H-PE-5	Physical Education Storage	1	1,200	1,200
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	120	120
H-PE-9	Lobby Services	1	200	200
H-PE-10	Training Room	1	600	600
H-PE-11	Physical Health Classroom	1	3,000	3,000
H-PE-12	Multi-use P.E. Room	1	2,000	2,000

Food Service Spaces / Custodial Spaces / Building Services	151,923	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	432,584	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	480,168	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	480,168	

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	—
HS Teaching Stations	145
CT Teaching Stations	—

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Parking

	ESMS	HS	CT
Enrollment	—	3,078	—
Teachers	—	145	—
Ancillary Staff	—	62	—
Administration	—	41	—
Custodial / Maintenance	—	21	—
Food Service	—	31	—
Total Staff Parking	—	300	—
Total Visitor	—	62	—
High School Student Parking	—	616	—
Other	—	218	—
TOTAL CO-FUNDED PARKING	—	1,196	—

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - Woodland Elementary (111187)

District:	Lakota Local	**County:**	Butler
Name:	Woodland Elementary	**Contact:**	John Wise
Address:	6923 Dutchland Parkway Liberty Township,OH 45044	**Phone:**	(513) 779-7775
Bldg. IRN:	111187	**Date Prepared:**	2018-06-19 **By:** Bernie Merritt
		Date Revised:	2024-11-05 **By:** Tyler Palmer

Area: Southwestern Ohio (1)

Current Grades	3-6	Acreage:	37.00
Proposed Grades	N/A	Teaching Stations:	52
Current Enrollment	750	Classrooms:	35
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
Original Construction	1990	2	2	64,347
Classroom Addition	1993	2	2	3,240
Total				**67,587**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT Cost Set: 2025		Rating	Dollar Assessment	C
A.	Heating System	3	$4,595,240.13	-
B.	Roofing	2	$843,727.27	-
C.	Ventilation / Air Conditioning	1	$0.00	-
D.	Electrical Systems	3	$2,642,651.70	-
E.	Plumbing and Fixtures	3	$718,435.22	-
F.	Windows	2	$380,691.52	-
G.	Structure: Foundation	2	$12,684.00	-
H.	Structure: Walls and Chimneys	2	$456,005.00	-
I.	Structure: Floors and Roofs	1	$0.00	-
J.	General Finishes	2	$3,410,362.06	-
K.	Interior Lighting	3	$597,469.08	-
L.	Security Systems	3	$353,480.01	-
M.	Emergency/Egress Lighting	3	$91,918.32	-
N.	Fire Alarm	3	$275,754.96	-
O.	Handicapped Access	2	$129,169.30	-
P.	Site Condition	2	$344,239.44	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	2	$89,745.74	-
T.	Hazardous Material	2	$9,462.18	-
U.	Life Safety	3	$527,882.45	-
V.	Loose Furnishings	3	$759,677.88	-
W.	Technology	3	$1,187,819.49	-
- X.	Construction Contingency / Non-Construction Cost	-	$4,257,325.65	-
Total			$21,683,741.40	

Suitability 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	125	63%	Borderline
3.0 Plant Maintainability	100	66	66%	Borderline
4.0 Building Safety and Security	200	142	71%	Satisfactory
5.0 Educational Adequacy	200	121	61%	Borderline
6.0 Environment for Education	200	148	74%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	686	69%	Borderline

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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.]

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Component Information - Lakota Local (46110) - Woodland Elementary (111187)

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 Construction (1990)		9934		3733	3006		3106	1878						
Classroom Addition (1993)														
Total	0	9,934	0	3,733	3,006	0	3,106	1,878	0	0	0	0	0	0

Master Planning Considerations	There is area for expansion to the east of the school near the bus loading and unloading area. If the softball field and soccer fields are relocated, there is a large area available to the north of the existing structure.

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Building Summary - West Freshman/Creekside ()

District:	Lakota Local	**County:**	Butler	**Area:**	Southwestern Ohio (1)
Name:	West Freshman/Creekside	**Contact:**	Jason Jackson/Linda Pavelinac		
Address:	5050/5070 Tylersville Road	**Phone:**	513-874-8390		
	West Chester, 45069	**Date Prepared:**	2020-03-18	**By:**	Julie Taggart
Bldg. IRN:		**Date Revised:**	2024-11-05	**By:**	Tyler Palmer

Current Grades	K-2, 9	Acreage:	50.00
Proposed Grades	N/A	Teaching Stations:	105
Current Enrollment	1868	Classrooms:	87
Projected Enrollment	N/A		

Addition	Date	HA	Number of Floors	Current Square Feet
West Freshman Original Construction	1959	2	1	56,133
West Freshman Auditorium Fixed Seating Area	1959	2	1	6,057
West Freshman Classroom Addition	1965	2	3	39,698
Creekside Original Construction	1968	2	2	60,083
West Freshman Gymnasium / Locker Room Addition	1973	2	1	36,172
West Freshman Media Center / Locker Room Addition	1978	2	1	10,329
Creekside Classroom Addition	1987	2	1	11,257
West Freshman Cafeteria / Kitchen / Classroom Addtiion	1987	2	1	12,945
West Freshman Elevator Addition	2008	1	3	73
Creekside Secure Entry Addition	2015	1	1	150
Total				**232,897**

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

	FACILITY ASSESSMENT Cost Set: 2025	Rating	Dollar Assessment	C
A.	Heating System	3	$15,829,703.76	-
B.	Roofing	3	$4,012,457.26	-
C.	Ventilation / Air Conditioning	2	$47,592.46	-
D.	Electrical Systems	3	$9,097,553.40	-
E.	Plumbing and Fixtures	3	$2,465,194.78	-
F.	Windows	3	$1,312,626.12	-
G.	Structure: Foundation	2	$55,122.00	-
H.	Structure: Walls and Chimneys	2	$900,702.27	-
I.	Structure: Floors and Roofs	2	$80.00	-
J.	General Finishes	3	$10,548,481.02	-
K.	Interior Lighting	3	$2,056,838.16	-
L.	Security Systems	3	$1,186,090.69	-
M.	Emergency/Egress Lighting	3	$316,739.92	-
N.	Fire Alarm	3	$181,648.25	-
O.	Handicapped Access	2	$604,587.31	-
P.	Site Condition	2	$2,721,592.28	-
Q.	Sewage System	1	$0.00	-
R.	Water Supply	1	$0.00	-
S.	Exterior Doors	3	$223,820.40	-
T.	Hazardous Material	3	$621,709.47	-
U.	Life Safety	3	$1,739,720.32	-
V.	Loose Furnishings	3	$2,547,175.08	-
W.	Technology	3	$3,151,370.18	-
X.	Construction Contingency / Non-Construction Cost	-	$14,565,541.56	-
Total			$74,186,346.69	

Suitability Appraisal Summary

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	0	0%	Non-Existent
2.0 Structural and Mechanical Features	200	0	0%	Non-Existent
3.0 Plant Maintainability	100	0	0%	Non-Existent
4.0 Building Safety and Security	200	0	0%	Non-Existent
5.0 Educational Adequacy	200	0	0%	Non-Existent
6.0 Environment for Education	200	10	5%	Very Inadequate
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	10	1%	Very Inadequate

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	$0.00
Renovation Cost Factor	99.32%
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

[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 - Lakota Local (46110) - West Freshman/Creekside ()

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
West Freshman Original Construction (1959)		10060			3602	580								
West Freshman Auditorium Fixed Seating Area (1959)	4462													
West Freshman Classroom Addition (1965)		7922				2243								
Creekside Original Construction (1968)		10697		4887	1420									
West Freshman Gymnasium / Locker Room Addition (1973)		5746		14234		4313								
West Freshman Media Center / Locker Room Addition (1978)		1301			2561									2372
Creekside Classroom Addition (1987)		2901					2241	487						
West Freshman Cafeteria / Kitchen / Classroom Addtiion (1987)		915					5232	4212						
West Freshman Elevator Addition (2008)														
Creekside Secure Entry Addition (2015)														
Total	4,462	39,542	0	19,121	7,583	7,136	7,473	4,699	0	0	0	0	0	2,372
Master Planning Considerations	There is limited space for expansion due to the slope of the site and the adjacent buildings and property lines. Expansion is possible of the west side of the Freshman building, but the us loop location will need to be relocated.													

Master Plan Worksheets for New ES #1

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	879
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	879

	SF / Student	AREA
SF per ES student	111.23	97,771
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,771

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,228	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,832	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,922	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	88,082	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,771	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,771	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	879	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

Master Plan Worksheets for New ES #2

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	879
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	879

	SF / Student	AREA
SF per ES student	111.23	97,771
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,771

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,228	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,832	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,922	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	88,082	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,771	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,771	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	879	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

Master Plan Worksheets for New ES #3

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	878
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	878

	SF / Student	AREA
SF per ES student	111.25	97,678
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,678

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,184	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,830	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,885	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	87,998	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,678	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,678	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	878	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

Master Plan Worksheets for New ES #4

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	K-5
ES enrollment	878
MS enrollment	—
HS enrollment	—
CT enrollment	—
Total enrollment	878

	SF / Student	AREA
SF per ES student	111.25	97,678
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		97,678

POR SUMMARY	SF	
Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	46,184	MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	2,830	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	5,100	MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400

Food Service Spaces / Custodial Spaces / Building Services	33,885	
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.		
Facility Total (NET SF)	87,998	
Construction Factor (11% multiplied by the facility total)	× 0.11	
Gross Square Feet (GSF) Developed	97,678	
Career Technical Program Space	0	REQUIRED
Total Proposed Gross Square Footage	97,678	

Teaching Stations

ES Teaching Stations	35
MS Teaching Stations	—
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	878	—	—	—
Teachers	35	—	—	—
Ancillary Staff	18	—	—	—
Administration	12	—	—	—
Custodial / Maintenance	6	—	—	—
Food Service	9	—	—	—
Total Staff Parking	80	—	—	—
Total Visitor	18	—	—	—
High School Student Parking	—	—	—	—
Other	42	—	—	—
TOTAL CO-FUNDED PARKING	140	—	—	—

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Ohio Facilities Construction Commission

Expedited Local Partnership Program

LOCALLY FUNDED INITIATIVE (LFI)

EXHIBIT THREE

Lakota Local School District (Butler County)

The School District has indicated the following scope of work to be performed as Locally Funded Initiatives in accordance with the terms outlined in the Project Agreement:

X NO LFI REQUIRED

SCOPE OF WORK:

Total LFI Cost: $0

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Facilities Construction Commission

Lakota Local	**School District**
Butler	County
06/11/25	Date

Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25 **(Master Facility Plan Name)**

Description of Master Plan:	* Build four (4) new Elementary Schools to house grades K-5. * Additions only to Lakota Plains Junior High School, Lakota East Freshman School to house grades 6-8, Lakota East High School and Lakota West High School to house grades 9-12. * Abate/Demo of Freedom Elementary School, Heritage Elementary School, Hopewell Elementary School, Woodland Elementary School, Hopewell Junior High School, Liberty Junior High School and West Freshman/Creekside School.

ELPP Participant

Step 1. Assessed Valuation	$	5,147,073,740
Step 2. Net Bonded Indebtedness	$	49,203,423
Step 3. Project Cost	$	408,509,809
Step 4. Required level of indebtedness (.05 + [.0002 x (**68**) percentile** - 1)]		6.34%
of assessed valuation*	$	326,324,475

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

Worth of Local Share		
Step 4:	$	326,324,475
minus Step 2:	$	49,203,423
Total:	**$**	**277,121,052**

Step 6. Required percentage of the project costs equals		68.00%
(.01 x basic project costs x (**68**) percentile **	$	277,786,670

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

a. a required percentage of the project costs	$	277,786,670
b. the amount necessary to raise the net bonded indebtedness of the District to within $5,000 of the required level of indebtedness	$	277,786,670
c. The **District's** share would be for	$	277,786,670

Total Project Cost:

State	$	130,723,139	32%
Local	$	277,786,670	68%
Total	**$**	**408,509,809**	

Total Project Cost w LFI:

LFI	**$**	**0**
State	$	130,723,139
Local	$	277,786,670
Total	**$**	**408,509,809**

Note 1: District's valuation for the year preceding the year in which the Controlling Board approved the project under ORC 3318.04.

Note 2: 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%)

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DISCRETE PORTION WORKSHEET - Summary

School District: ***Lakota Local School District***

Architect: ***TBD***

RPC: ***TBD***

Identified In The Approved Master Plan	
Item	***Budgeted Cost***
New Buildings	$146,413,819
Demolition and Abatement Accompanying New Building Work	$7,225,417
Building Additions	$254,870,573
Demolition and Abatement Accompanying Building Additions	$0
Renovation Work	$0
Total from Approved Master Plan	$408,509,809

Funded By The School District	
Local Initiatives	***School District Budget***
As Part of a New Building	$0
As Part of a Building Addition	$0
As Part of a Renovation	$0
Total Local Initiative	$0

Total From Approved Master Plan + Total Local Initiative	$408,509,809

School District Project Funding

Dollar Amount	$408,509,809	
Levy Type or Other Funding	Bond	(PI, Renewal, Bond, etc.)
Mils	TBD	
Levy Date	Nov-25	

OFCC Reviewed By: Ty Palmer

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

DISCRETE PORTION WORKSHEET - Building Additions and Local Initiative Project

School District: ***Lakota Local School District***
Architect: ***TBD***
RPC: ***TBD***

2025 MP costs

Building Name: ***Multiple***

From the approved master plan: ***Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25***
Spaces included are pursuant to the Ohio School Facilities Design Manual and the Expedited Local Partnership Program

Building Additions		From Master Plan	
	Description	Size (sf)	Cost
1	Add onto Lakota Plains Junior High School to house grades 6-8 (includes Site access safety, ERRCS and Fire Pump, allowances).	166,057	$62,920,095
2	Add onto Lakota East Freshman High School to house grades 6-8 (includes Site access safety, ERRCS and Fire Pump, allowances).	132,052	$50,096,808
3	Add onto Laktoa East High School to house grades 9-12 (includes Site access safety, ERRCS and Fire Pump, allowances).	180,749	$70,954,784
4	Add onto Lakota West High School to house grades 9-12 (includes Site access safety, ERRCS and Fire Pump, allowances).	180,606	$70,898,885
	Totals	659,464	**$254,870,572.64**

Optional Cost - Building Sections Demolition and Abatement		From Master Plan		
	Building Name and Addition(s) to Demolish and Abate	**Size (sf)**	**Demolition**	**Abatement**
1				
2				
3				
4				
	Totals	0	**$0**	**$0**

Project Agreement Locally Funded Initiative (PALFI)		From the School District	
	Description	Size (sf)	Cost
1			
2			
3			
4			
	Totals	0	**$0**

Optional Locally Funded Initiative		From the School District	
	Description	Size (sf)	Cost
1			
2			
3			
4			
	Totals	0	**$0**

RPC Reviewed By: Ty Palmer

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

DISCRETE PORTION WORKSHEET - New Building and Local Initiative Projects

School District: ***Lakota Local School District***
Architect: ***TBD***
RPC: ***TBD***

2025 MP costs

From the approved master plan: **Lakota Local SD - Butler - ELPP - Final Discrete Portion Master Plan- OFCC 8.21.25 - CB 9.15.25**
Spaces included are pursuant to the Ohio School Facilities Design Manual and the Expedited Local Partnership Program

	New Buildings	From Master Plan	
	Description	Size (sf)	Cost
1	Build a New Elementary School to house grades K-5 (includes allowances).	97,771	$36,620,881
2	Build a New Elementary School to house grades K-5 (includes allowances).	97,771	$36,620,881
3	Build a New Elementary School to house grades K-5 (includes allowances).	97,678	$36,586,029
4	Build a New Elementary School to house grades K-5 (includes allowances).	97,678	$36,586,029
5			
6			
	Totals	390,898	**$146,413,819.00**

	Optional Cost - Complete Building Demolition and Abatement	From Master Plan		
	Building Name to Demolish and Abate	**Size (sf)**	**Demolition**	**Abatement**
1	Freedom Elementary School	61,064	$482,406	$10,565
2	Heritage Elementary School	64,631	$510,585	$11,182
3	Hopewell Elementary School	84,778	$669,746	$403,024
4	Woodland Elementary School	67,587	$11,694	$533,937
5	West Freshman/Creekside School	232,897	$728,540	$1,839,886
6	Hopewell Junior High School	75,285	$467,140	$594,752
7	Liberty Junior High School	86,202	$280,964	$680,996
	Totals	672,444	**$3,151,074**	**$4,074,343**

	Project Agreement Locally Funded Initiative (PALFI)	From the School District	
	Description	Size (sf)	Cost
1			$0.00
2			$0.00
3			$0.00
4			$0.00
5			
	Totals	0	**$0.00**

	Optional Locally Funded Initiative	From the School District	
	Description	Size (sf)	Cost
1			
2			
3			
4			
	Totals	0	**$0.00**

OFCC Reviewed By: Ty Palmer

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

FutureThink

July 30, 2024

Ashley Whitely, Superintendent
Lakota Local School District – Butler County
5572 Princeton Road
Liberty Township, OH 45011

Dear Superintendent Whitely:

Per your acceptance dated July 30, 2024, the draft report dated July 10, 2024 has been finalized and submitted to the Ohio Facilities Construction Commission. Enclosed is the final report.

The master plan year is the 2033-34 school year with an enrollment of 19,074 students.

Lakota Local School District
Master Planning Year Projected Enrollment

Grade	2033-34
Pre-K - 12 Total	19,037
Ungraded	37
Total	19,074

Source: FutureThink

We appreciate the opportunity to serve Lakota Local Schools.

Sincerely,

Tracy V. Healy
President

5685 Tynecastle Loop
Dublin, OH 43016

614-264-2638
www.futurethinkinc.com

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FutureThink
PLAN TO EMPOWER

FINAL REPORT

Ohio Facilities Construction Commission

Lakota Local School District
Butler County
Enrollment Projections
July 30, 2024

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

INTRODUCTION

Based on a request from the Ohio Facilities Construction Commission, **FutureThink** was contracted to develop enrollment projections for the Lakota Local School District.

This report contains ten-year enrollment projections, which were developed for the Lakota Local School District by analyzing the following data:

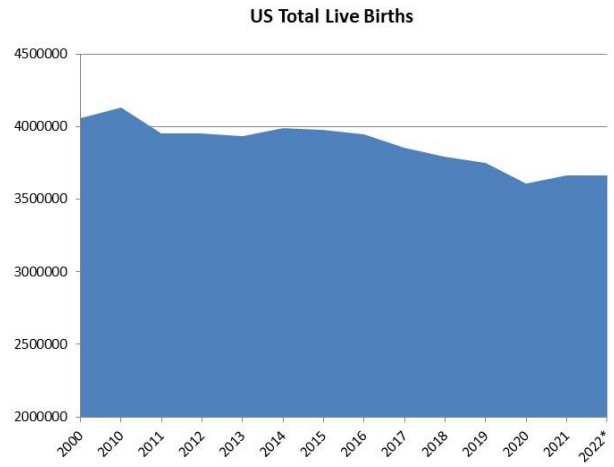
- Live birth data
- Historical enrollment
- Community school enrollment
- Open enrollment
- Community demographics
- Housing information

The projections presented in this report are meant to serve as a planning tool for the future and represent the most likely direction of the District.

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

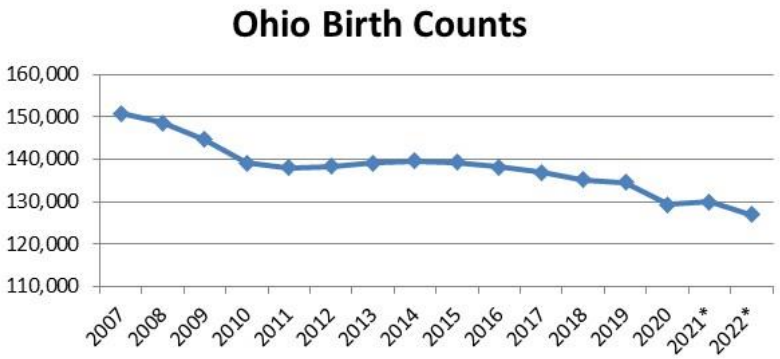
NATIONAL & OHIO TRENDS IN ENROLLMENT

The United States as a whole continues to undergo major shifts in public student enrollment. Births are a significant part of this shift. From 2000 to 2010, births increased then declined until 2014 when there was a slight uptick. Since 2014, there has been steady decline reaching an all-time low in 2020. The decrease from 2019 to 2020 was approximately 4 percent. However, in 2021, there was a slight uptick of 1.5 percent. Births dropped slightly from 2021 to 2022.



Source: CDC, NVSS, National Vital Statistics Reports, Report No. 28, June 2023

From 2007 to 2011, Ohio births declined by 12,760 and then somewhat leveled off through 2014. Since 2014, births have dropped each year with a slight uptick from 2020 to 2021. From 2021 to 2022, births declined by almost 3,000 or 2.3 percent.



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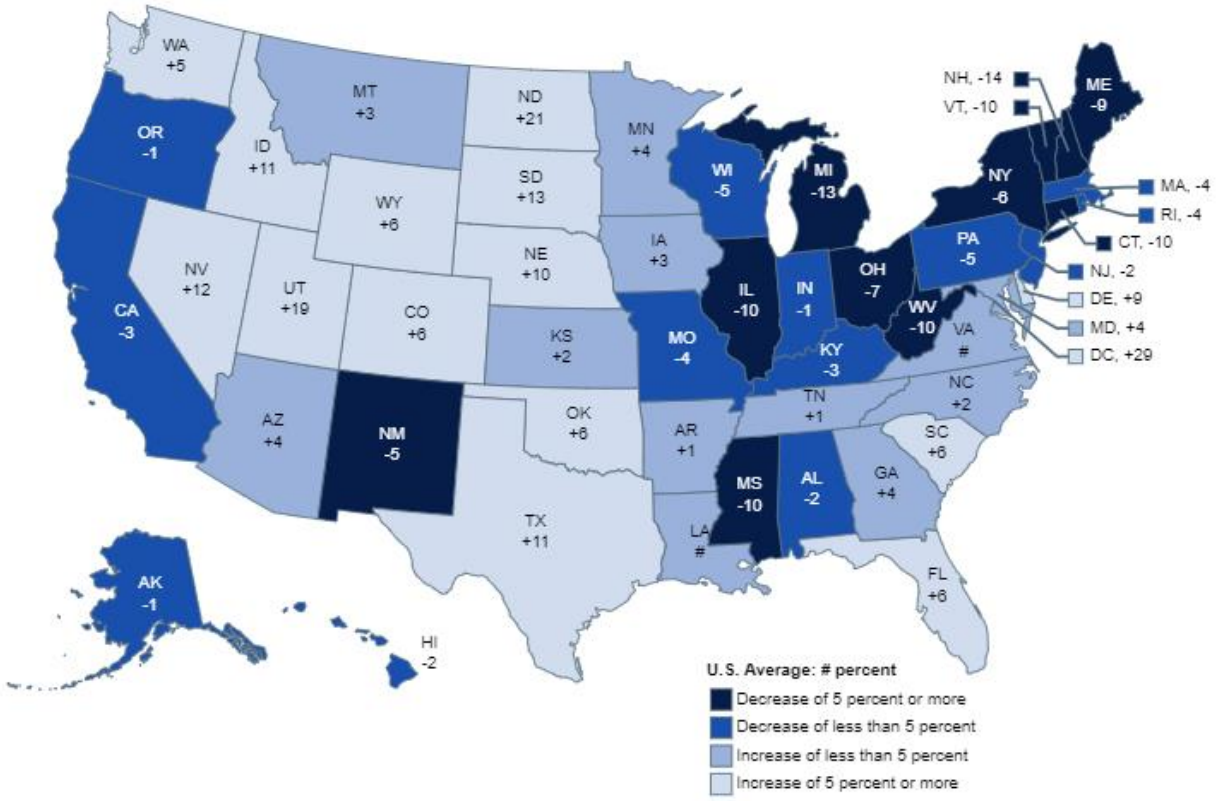
In addition to births dropping in Ohio, the state is also aging. The median age in 2021 was 40.5 years of age while the national median age was 38.8 years. In 2010, the median age in Ohio was 38.3 years.

From the 2019-20 to the 2020-21 school year, total public school enrollment in Pre-K - 12 dropped from 50.8 million to 49.4 million students. From 2009-10 to the 2019-20 school year, however, enrollment had increased overall by 1.4 million.

The figure below illustrates the change in Pre-K - 12 public school enrollment from the 2009-10 to the 2020-21 school year. States with growth in enrollment were primarily in the southeast and west. Ohio experienced a decrease of 7 percent.

Figure 2. Percentage change in public elementary and secondary school enrollment, categorized into specific ranges, by state: Fall 2009 to fall 2020



Rounds to zero.

NOTE: U.S. average is for the 50 states and the District of Columbia. Data include both traditional public schools and public charter schools. Includes imputations for nonreported prekindergarten enrollment in California and Oregon for fall 2020. Includes imputations for nonreported enrollment for all grades in Illinois for fall 2020. Categorizations are based on unrounded percentages.

SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2009–10 and 2020–21 Preliminary. See *Digest of Education Statistics 2021*, table 203.20.

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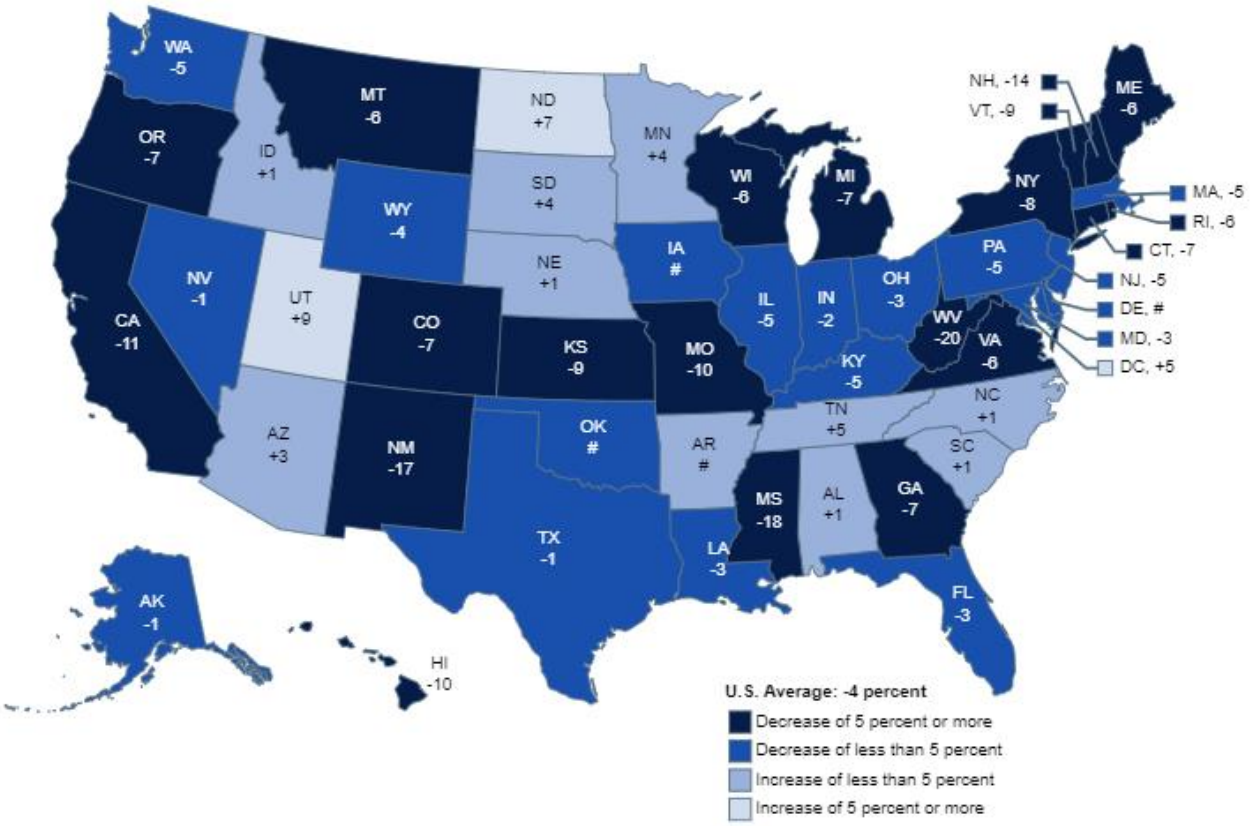
The figure below illustrates the projected change in Pre-K-12 public school enrollment from the 2020-21 to the 2030-31 school year. Growth is expected to continue primarily in parts of the southeast and upper midwest. Ohio is projected to experience a decrease of 3 percent.

Figure 3. Projected percentage change in public elementary and secondary school enrollment, categorized into specific ranges, by state: Fall 2020 to fall 2030



Rounds to zero.

NOTE: U.S. average is for the 50 states and the District of Columbia. Data include both traditional public schools and public charter schools. Includes imputations for nonreported prekindergarten enrollment in California and Oregon for fall 2020. Includes imputations for nonreported enrollment for all grades in Illinois for fall 2020. Projections in this figure were calculated after the onset of the coronavirus pandemic and take into account the expected impacts of the pandemic. Categorizations are based on unrounded percentages.

SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2020–21 Preliminary; and State Public Elementary and Secondary Enrollment Projection Model, through 2030. See *Digest of Education Statistics 2021*, table 203.20.

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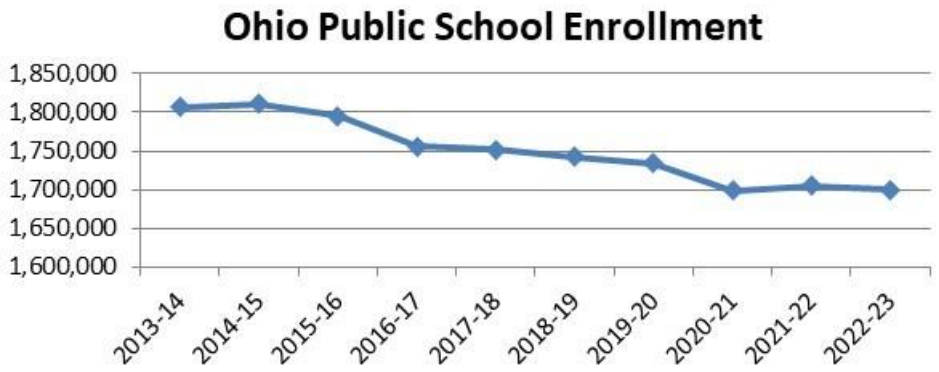
From 2013-14 to 2022-23, public school enrollment declined by 106,310 students or approximately 6% statewide. In 2021-22, there was a slight uptick of 5,810 or less than 0.5 percent.

Ohio Public School Enrollment
2013-14 - 2022-23

Year	October Headcount*
2013-14	1,806,267
2014-15	1,810,577
2015-16	1,795,339
2016-17	1,755,552
2017-18	1,751,888
2018-19	1,742,715
2019-20	1,733,911
2020-21	1,698,925
2021-22	1,704,735
2022-23	1,699,957

Source: Ohio Department of Education
*includes grades K-12 and ungraded



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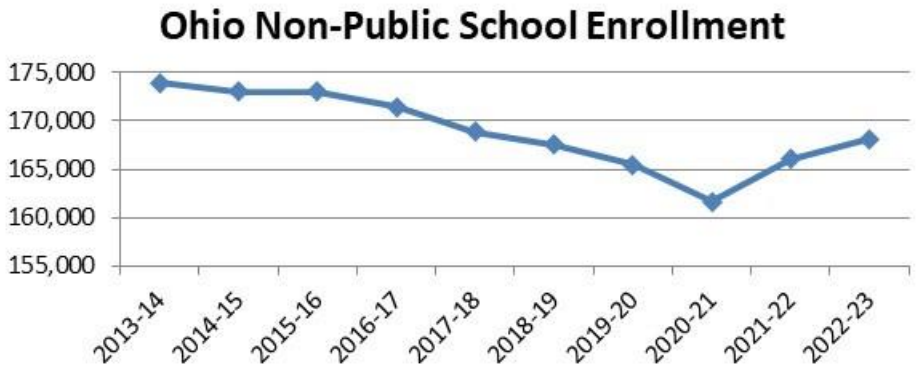
From 2013-14 to 2020-21, non-public school enrollment declined by 12,302 students or approximately 7 percent. However, in 2021-22, enrollment increased by over 4,000 students or approximately 3 percent. Enrollment increased again in 2022-23 by approximately 2,100 students.

Ohio Chartered Non-Public School Enrollment
2013-14 - 2022-23

Year	October ADM*
2013-14	173,966
2014-15	173,030
2015-16	172,990
2016-17	171,426
2017-18	168,857
2018-19	167,558
2019-20	165,511
2020-21	161,664
2021-22	166,013
2022-23	168,111

Source: Ohio Department of Education
*includes grades K-12



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Out of 609 school districts, only 79 (or approximately 13%) gained enrollment in grades K - 12 from the 2013-14 to the 2022-23 school year and 2 districts experienced neither gain or loss in enrollment.

Of the 527 school districts who lost enrollment, 56 (or approximately 11%) lost less than 5 percent, and 133 districts (or approximately 25%) lost between 5 and 10 percent. Approximately 45% (or 239 districts) lost between 11 and 20 percent, and approximately 19% (or 99 districts) lost more than 20 percent.

For those districts that gained enrollment, 31 (or approximately 39%) increased by less than 5 percent, and 24 (or approximately 30%) increased between 5 and 10 percent. Fifteen districts (or approximately 19%) increased between 10 and 20%, and 9 districts (or approximately 11%) increased over 20 percent.

Analyzing enrollment from a county perspective, only 5 of the 88 counties in Ohio gained K – 12 enrollment from the 2013-14 to the 2022-23 school year: Delaware, Licking, Fairfield, Union, and Warren.

County	2022-23 K-12 Total	2013-14 K-12 Total	Difference	%
Delaware	34,167	28,918	5,249	18%
Licking	27,442	26,652	790	3%
Fairfield	25,339	24,661	678	3%
Union	7,851	7,720	131	2%
Warren	36,697	36,353	344	1%

Vinton County had the highest percentage loss of students at 24.4 percent. Sixty-five percent of the counties (57 total) experienced a decline of greater than 10 percent. The map on the following page illustrates the gain/loss for each county from the 2013-14 to 2022-23 school year.

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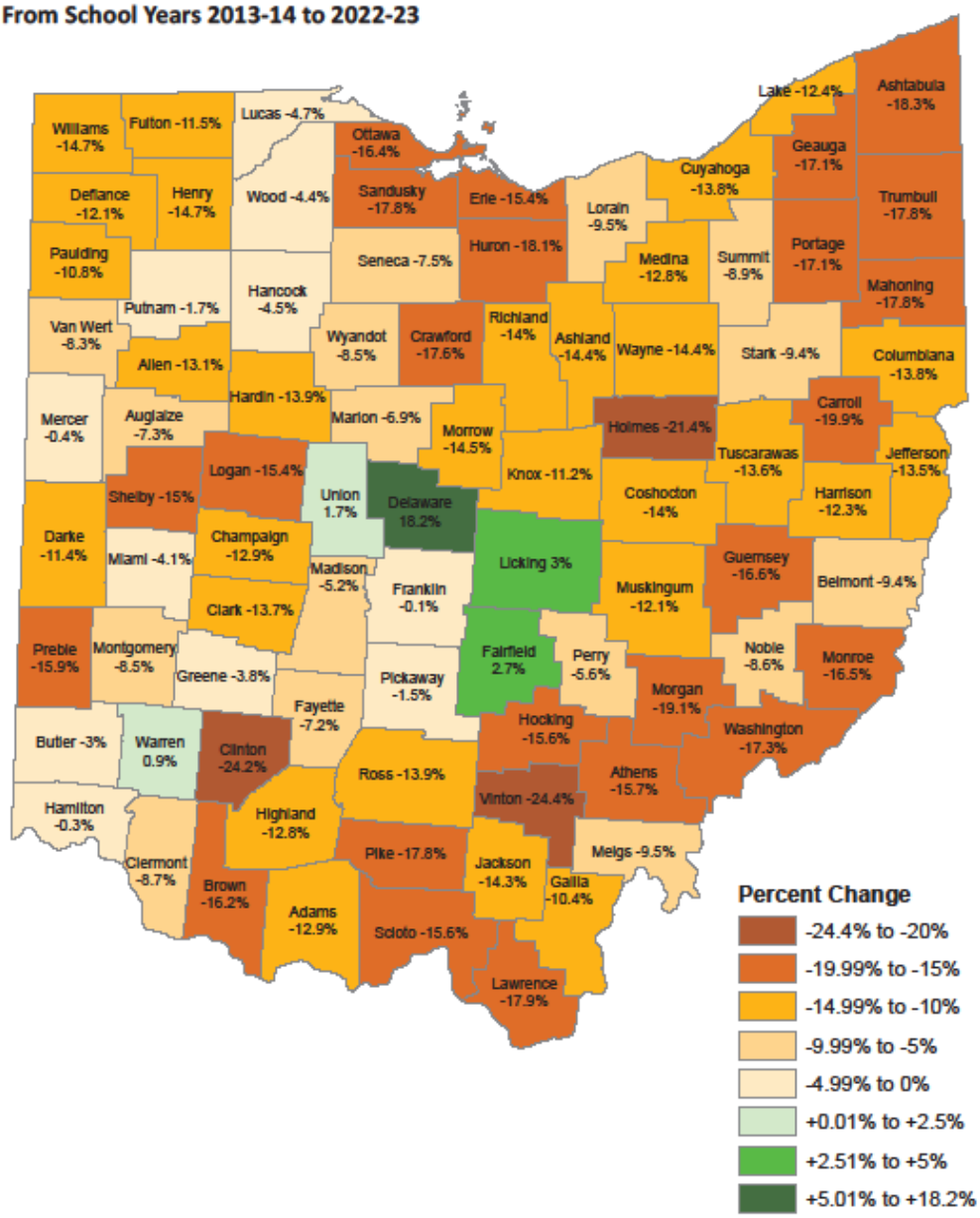
Student Enrollment Growth/Loss
From School Years 2013-14 to 2022-23



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ENROLLMENT PROJECTION METHODOLOGIES

When projecting future enrollments, it is vital to track the number of births, the patterns of enrollment, the amount of new housing activity, and the change in household composition.

In addition, any of the following factors could cause a significant change in projected student enrollments:

- Boundary adjustments
- New school openings
- Changes/additions in program offerings
- Preschool programs
- Change in grade configuration
- Interest rates/unemployment shifts
- Magnet/charter/private school opening or closure
- Zoning changes
- Unplanned new housing activity
- Planned, but not built, housing

Obviously, certain factors can be gauged and planned for far better than others. For instance, it may be relatively straightforward to gather housing data from local builders regarding the total number of lots in a planned subdivision and calculate the potential student yield. However, planning for changes in the unemployment rate, and how these may either boost or reduce public school enrollment, proves more difficult. In any case, it is essential to gather a wide variety of information in preparation for producing enrollment projections.

When looking ahead at a school district's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population? Is housing experiencing a turnover – if so, what is the composition of families moving in/out? Are more or less students attending private school or being home-schooled? What new educational policies are in place now that could affect student enrollment figures?

The data sets generated from questions such as these have led to the development of general methodologies to project future student enrollments. They are as follows:

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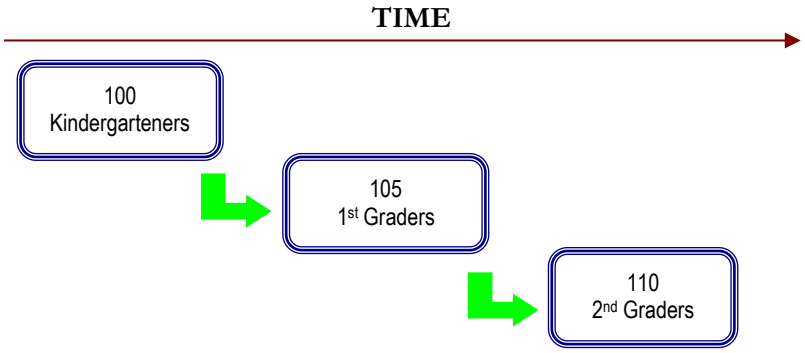
Cohort Survival Method

A cohort is a group of persons [in this case, students]. The cohort survival projection methodology uses previous live birth data and historical student enrollments to "age" a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolls in grade K and moves to first grade the following year, second grade the next year, and so on.



A "survival ratio" is developed to track how this group of students grew or shrunk in number as they moved through the grade levels. By determining survival ratios for each grade transition [i.e., 1st to 2nd grade] over a ten-year period of time, patterns emerge and projection ratios can be developed to be used as a multiplier.

For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratios for each year would be greater than 100 percent. Through analysis of the survival ratios, the projection ratio is determined and is multiplied by the current 8th grade to develop a projection for next year's 9th grade.

This methodology can be carried through to develop ten years of projection figures. Because there is not a grade cohort to follow for students coming into kindergarten, live birth counts are used to develop a survival ratio. Babies born five years previous to the kindergarten class are compared in number, and a ratio can be developed to project future kindergarten enrollments.

The cohort survival method is useful in areas where population is stable [relatively flat, growing steadily, or declining steadily], and where there have been no significant fluctuations in enrollment, births, and housing patterns from year to year.

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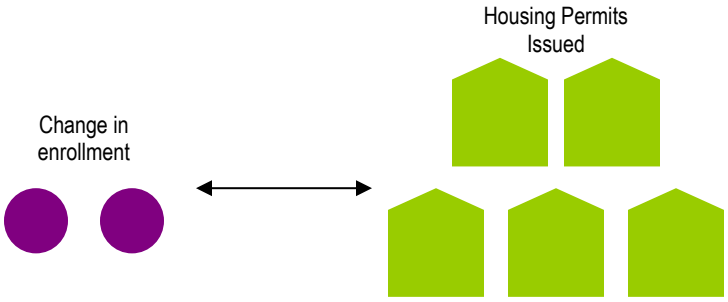
Housing

Enrollment projections can also be determined by analyzing the housing data for the areas that make up a school district. Yield factors can be established by comparing the historic change in enrollment from year to year divided by the total number of building or occupancy permits issued. For example, if student enrollment has increased by approximately 100 students each year and approximately 200 building permits have been issued each year for the past ten years, then the yield factor would be approximately .5 students per building permit.



Once yield factors are established, the number of new students per year can be estimated by multiplying the yield factor by the number of projected new housing units. This method is effective when the rate of kindergarten enrollment far exceeds the live birth counts.

If housing demolitions are occurring in a district, these must also be taken into account. For instance, if housing demolitions/withdrawals have increased rapidly over recent years while new housing starts have remained relatively constant over many years, the conclusion may be that some of the new housing starts will simply be replacements for the families displaced by the demolitions. Of course, housing value and household composition would need to be further analyzed to confirm that this is indeed the case. It is possible that enrollment may remain flat or decline even though there is new housing occurring in the area.

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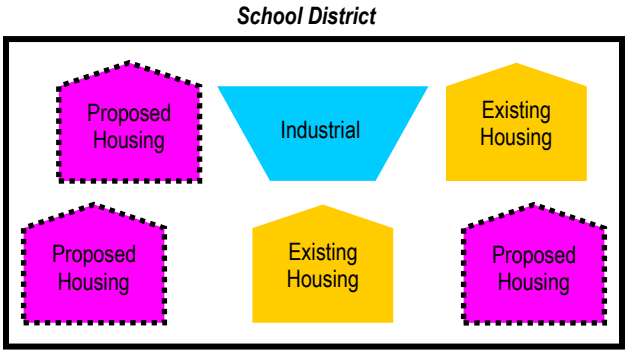
Land-Saturation Analysis

Housing data also drives the land-saturation analysis enrollment methodology. In areas where there is a high rate of development and the future development patterns in the area are clear, a "build-out" scenario can be developed. The scenario takes into consideration the remaining acreage to be developed, planned rate of completion, zoning policies, density per acre, type of housing, and ratios of school-age children per household type. This method is particularly useful in areas experiencing rapid growth.



Geographic Information Systems

While not a methodology, the need for better tools and easier manipulation of data has led to a new industry standard in planning – GIS [Geographic Information Systems]. GIS technology allows school districts to quickly analyze countless data sets including birth data, housing information, and enrollment statistics.

When paired with enrollment projections, GIS becomes an invaluable information-management and decision-making tool. Often, county or city offices are already implementing GIS technology and data can be shared and expanded among these organizations in the district. GIS tables and maps are included within this report illustrating population, age, and income estimates and projections.

The cohort survival was the primary method used in the development of the enrollment projections for the Lakota Local School District.

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HISTORICAL ENROLLMENT

Over the past ten years, student enrollment in the Lakota Local School District has increased by 2,080 students in grades Pre-K – 12, including ungraded and full-time JVS students. Total enrollment for the 2023-24 school year is 18,701 students.

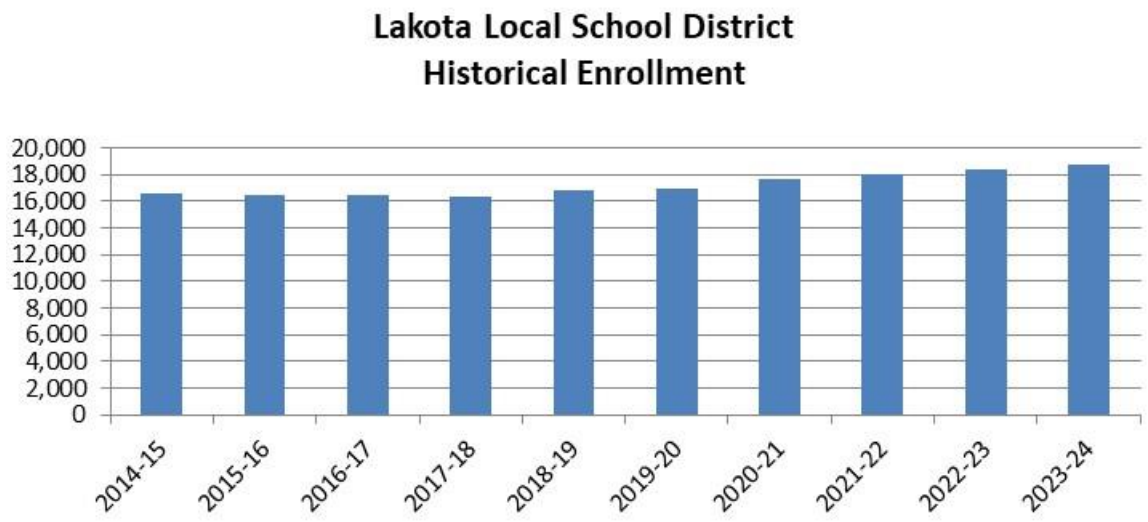
The approximate percentages of mainstreamed special education students [Pre-K – 12] for the current school year are as follows:

- Pre-K – <1%
- K-2 – <1%
- 3-6 – <1%
- 7-8 – <1%
- 9 – <1%
- 10-12 – <1%

The approximate percentages of self-contained special education students [Pre-K – 12] for the current school year are as follows:

- Pre-K – 2%
- K-2 – 2%
- 3-6 – 4%
- 7-8 – 3%
- 9 – 4%
- 10-12 – 4%

The following graph illustrates the District's Pre-K – 12 enrollment history from 2014-15 through 2023-24.



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The following tables illustrate the District's enrollment history from 2014-15 through 2023-24.

Lakota Local School District
Historical Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K (regular)*	93	91	159	150	145	152	132	219	214	179
Pre-K (special needs)	140	139	139	143	129	156	239	293	305	333
K	1,048	964	938	1,072	1,291	1,236	1,221	1,301	1,311	1,223
1	1,135	1,169	1,056	1,072	1,204	1,351	1,334	1,311	1,379	1,324
2	1,234	1,133	1,190	1,081	1,115	1,232	1,414	1,357	1,327	1,374
3	1,188	1,283	1,149	1,214	1,160	1,154	1,304	1,415	1,396	1,349
4	1,266	1,206	1,300	1,164	1,238	1,172	1,232	1,347	1,449	1,396
5	1,299	1,306	1,211	1,322	1,195	1,287	1,261	1,257	1,364	1,470
6	1,296	1,320	1,338	1,233	1,344	1,265	1,386	1,289	1,293	1,393
7	1,353	1,287	1,321	1,316	1,279	1,389	1,328	1,399	1,344	1,320
8	1,402	1,345	1,305	1,336	1,339	1,315	1,454	1,369	1,395	1,370
9	1,238	1,364	1,319	1,261	1,343	1,300	1,331	1,477	1,419	1,466
10	1,325	1,210	1,370	1,320	1,300	1,390	1,342	1,309	1,462	1,417
11	1,192	1,224	1,140	1,284	1,199	1,181	1,281	1,217	1,211	1,504
12	1,051	1,101	1,153	1,102	1,244	1,171	1,196	1,255	1,220	1,297
Pre-K - 12 Total	16,260	16,142	16,088	16,070	16,525	16,751	17,455	17,815	18,089	18,415
Ungraded	44	42	35	51	51	52	0	0	0	36
JVS Full-Time	317	345	351	245	210	193	218	217	243	250
Grand Total	16,621	16,529	16,474	16,366	16,786	16,996	17,673	18,032	18,332	18,701

Source: Ohio Department of Education, EMIS; Lakota Local School District

Lakota Local School District
Historical Enrollment by Grade Group

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K (special needs)	140	139	139	143	129	156	239	293	305	333
K - 2	3,417	3,266	3,184	3,225	3,610	3,819	3,969	3,969	4,017	3,921
3 - 6	5,049	5,115	4,998	4,933	4,937	4,878	5,183	5,308	5,502	5,608
7 - 8	2,755	2,632	2,626	2,652	2,618	2,704	2,782	2,768	2,739	2,690
9	1,238	1,364	1,319	1,261	1,343	1,300	1,331	1,477	1,419	1,466
10 - 12	3,568	3,535	3,663	3,706	3,743	3,742	3,819	3,781	3,893	4,218
Pre-K - 12 Total	16,167	16,051	15,929	15,920	16,380	16,599	17,323	17,596	17,875	18,236
Ungraded	44	42	35	51	51	52	0	0	0	36
Grand Total	16,211	16,093	15,964	15,971	16,431	16,651	17,323	17,596	17,875	18,272

Source: Ohio Department of Education, EMIS; Lakota Local School District

*regular Pre-K and full-time JVS enrollments are not included in grade group table above or in the projected enrollment figures

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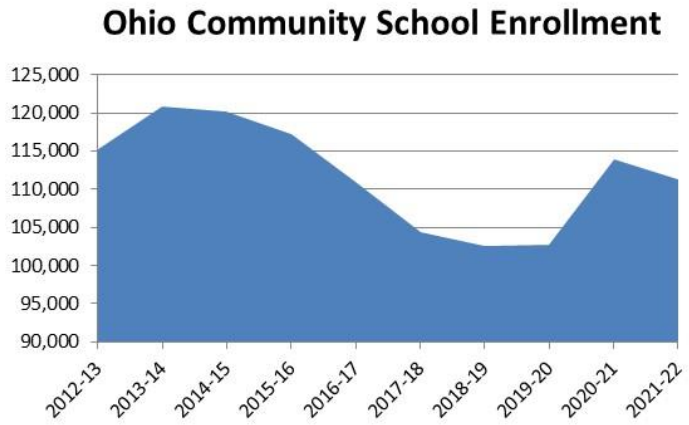
COMMUNITY SCHOOL ENROLLMENT

From 2012-13 to 2019-20, community school enrollment decreased by approximately 5% from 115,225 students in 367 community schools to 102,654 students in 313 community schools. However, there was an increase of 11% in enrollment from the 2019-20 to the 2020-21 school year. Enrollment declined by over 2,000 students from 2020-21 to 2021-22, but the number of community schools increased to 324.

State of Ohio
Community School Enrollment (Pre-K - 12)

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Grand Total	115,225	120,893	120,200	117,282	110,961	104,380	102,563	102,654	113,900	111,370

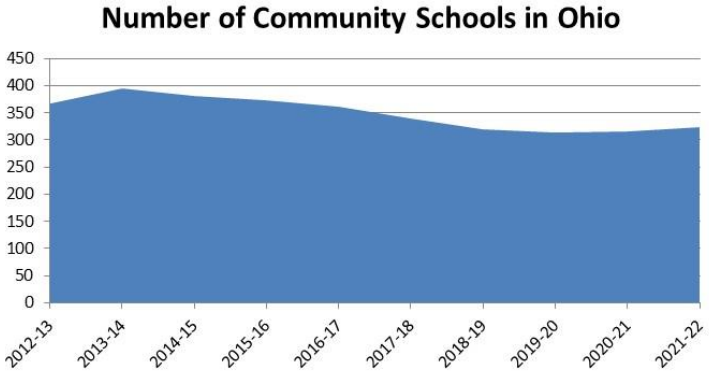
Source: Ohio Department of Education, Ohio Community Schools Annual Report 2021-22
FTE students



State of Ohio
Number of Community Schools

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Grand Total	367	395	381	373	362	340	320	313	315	324

Source: Ohio Department of Education, Ohio Community Schools Annual Report 2021-22



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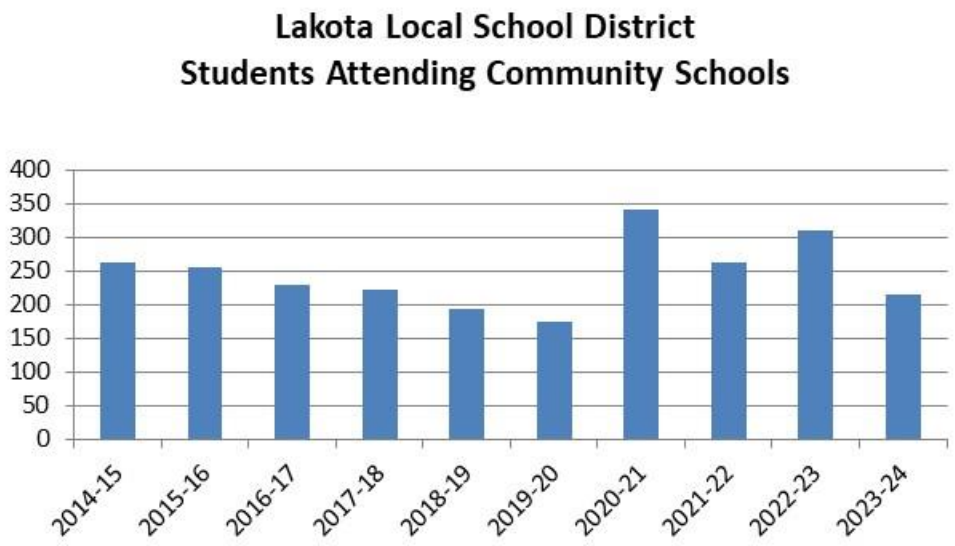
Lakota Local School District

Since 2014-15, the number of Lakota Local School District students attending community schools has decreased from 263 to 214 students with some fluctuation. Enrollment of Lakota Local School District students attending community schools should be closely monitored as it may have a significant impact on District enrollment in the future.

Lakota Local School District
Community School Enrollment

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K	0	0	0	0	0	0	0	0	0	0
K	12	3	5	8	8	7	34	17	36	34
1	12	10	7	3	6	5	23	8	24	8
2	9	9	5	5	4	5	20	11	18	6
3	11	11	7	7	7	3	22	10	14	6
4	14	7	11	6	9	10	16	13	15	14
5	12	13	7	15	7	9	27	15	20	10
6	12	11	15	10	10	7	20	22	12	16
7	15	11	13	17	11	11	21	14	19	7
8	19	27	16	20	11	12	26	23	30	24
9	31	36	29	24	31	19	34	29	29	28
10	37	35	31	37	22	33	29	38	30	23
11	40	46	31	30	36	24	35	29	38	20
12	39	36	52	41	31	29	34	33	25	18
Ungraded	0	0	0	0	0	0	0	0	0	0
Grand Total	263	255	229	223	193	174	341	262	310	214

Source: Ohio Department of Education, EMIS; Lakota Local School District



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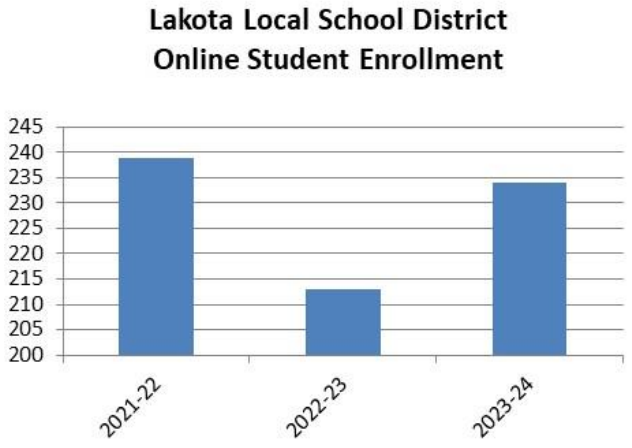
ONLINE ENROLLMENT

In the 2021-22 through 2023-24 school years, the number of Lakota Local School District students enrolled online schools was as follows.

Lakota Local School District
Online Student Enrollment

	2021-22	2022-23	2023-24
K	14	13	34
1	8	9	8
2	9	7	6
3	9	5	6
4	12	8	14
5	13	11	10
6	21	4	16
7	13	19	7
8	22	29	24
9	27	29	30
10	36	28	33
11	28	31	22
12	27	20	24
Total	239	213	234

Source: ODE, Office of Data Quality & Governance



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OPEN ENROLLMENT

Since 2014-15, the number of Lakota Local School District students "open enrolling" into the District has increased from 159 to 308 students with some fluctuation. The number of students "open enrolling" out of the District has increased from 185 to 234 students with some fluctuation. Significant changes in the number of students "open enrolling" into or out of the District from year to year can impact enrollment projections and should be monitored.

Lakota Local School District
Open Enrollment - IN

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K	0	0	1	1	0	0	0	0	1	0
K	13	7	19	16	10	13	13	12	14	15
1	19	10	17	19	21	15	21	10	13	18
2	9	16	22	31	22	21	18	22	12	15
3	12	16	25	35	28	17	18	17	20	16
4	12	19	32	27	25	27	20	19	10	21
5	6	14	27	44	29	26	24	18	22	15
6	13	10	24	27	51	21	26	23	19	27
7	11	10	18	30	37	40	21	24	24	21
8	11	17	16	29	35	39	38	28	30	25
9	10	13	33	15	38	36	46	47	33	29
10	8	15	22	45	36	43	45	43	53	32
11	16	11	33	33	50	37	51	46	44	33
12	19	25	28	45	40	55	44	51	53	41
Ungraded	0	0	0	0	0	0	0	0	0	0
Grand Total	159	183	317	397	422	390	385	360	348	308

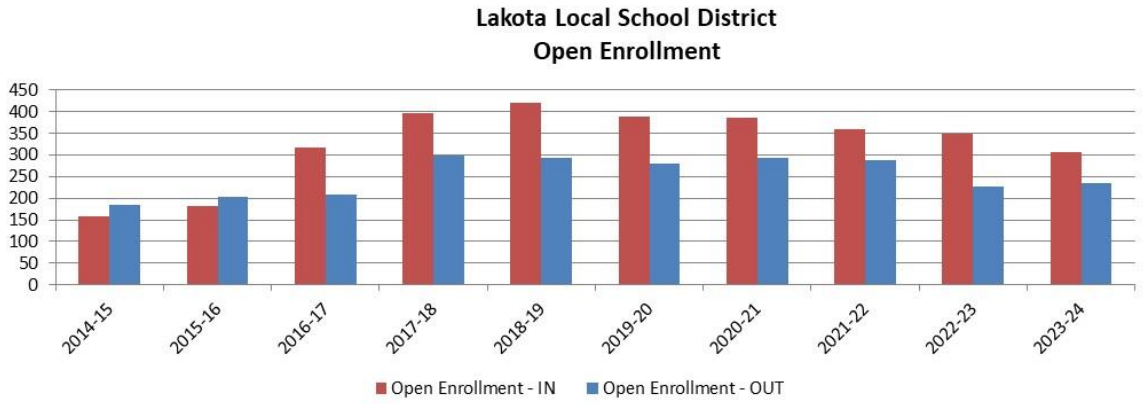
Source: Ohio Department of Education, EMIS; Lakota Local School District

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Lakota Local School District
Open Enrollment - OUT

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Pre-K	0	0	0	0	0	1	2	1	1	1
K	19	17	22	18	12	10	10	17	6	5
1	6	20	17	30	18	15	11	15	14	6
2	17	8	25	23	24	18	21	11	18	16
3	11	16	8	27	26	21	20	19	14	9
4	15	12	16	12	22	20	21	16	13	17
5	10	12	9	20	14	20	20	17	10	10
6	13	11	14	19	19	13	24	19	13	13
7	10	13	8	21	22	25	12	28	18	21
8	11	8	15	15	26	22	28	12	25	21
9	25	13	9	22	20	26	27	32	10	35
10	21	27	16	19	26	25	30	26	31	18
11	17	20	28	28	27	32	34	34	25	30
12	10	25	21	44	37	33	34	40	28	32
Ungraded	0	0	0	0	1	0	0	0	0	0
Grand Total	185	202	208	298	294	281	294	287	226	234

Source: Ohio Department of Education, EMIS; Lakota Local School District



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LIVE BIRTH DATA

Utilization of live birth data is recommended when projecting future kindergarten enrollments as it provides a helpful overall trend. The live birth counts are used in determining a birth-to-kindergarten survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten in the District five years later. The survival ratios for birth-to-kindergarten as well as grades 1-12 can be found later in this report.

The Ohio Department of Health [ODH] information warehouse provides information about live birth events for Ohio residents. Information about events occurring outside of Ohio to Ohio residents is included. Information about events occurring inside Ohio to non-Ohio residents is not included.

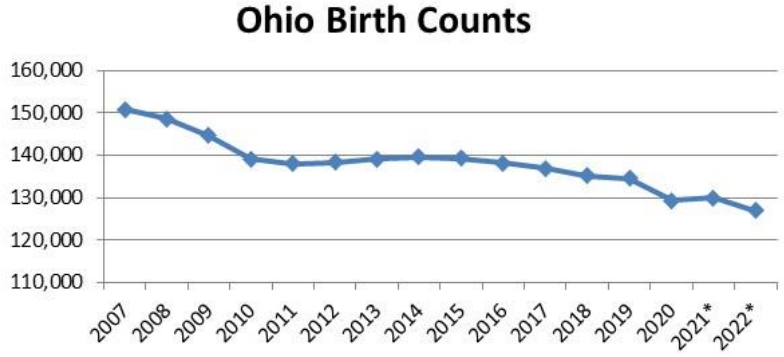
Data is arranged by the residence of the mother. For example, if a mother lives in Powell, Delaware County but delivers her baby in Columbus, Franklin County, the birth is counted in Powell, Delaware County.

The number of live births is recorded by:

- State
- County
- City/Town
- Census Tract
- Zip Code
- Address [not available to the public]

Live birth counts are different from live birth rates. The live birth count is the actual number of live births. A birth rate is the number of births per 1,000 women in a specified population group. Birth rates are provided for counties only and for 9 age groups from 10-14 years to 45+ years.

From 2007 to 2011, Ohio births declined by 12,760 and then somewhat leveled off through 2014. Since 2014, births have dropped each year with a slight uptick from 2020 to 2021. From 2021 to 2022, births declined by almost 3,000 or 2.3 percent.



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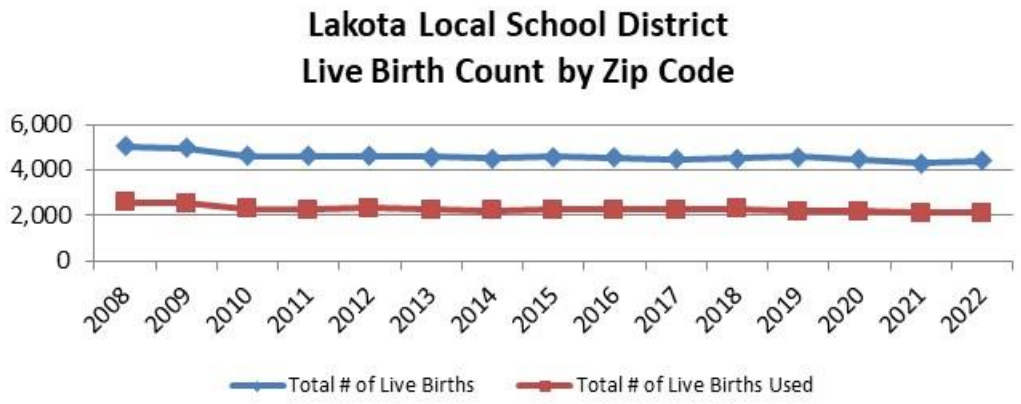
Lakota Local School District

The following table and graph include the live birth counts for several zip codes in the area. However, upon analysis of the map on page 22, only zip codes 45011, 45044, and 45069 were used for projection purposes.

Lakota Local School District
Live Birth Count by Zip Code
2008-2022

Year	45011	45014	45036	45040	45044	45050	45067	45069	45241	45246	Total # of Live Births	Total # of Live Births Used
2008	**1,090**	624	419	565	**908**	136	212	**582**	261	249	5,046	**2,580**
2009	**1,028**	606	428	557	**854**	141	200	**648**	257	247	4,966	**2,530**
2010	**912**	557	414	502	**810**	123	192	**578**	276	252	4,616	**2,300**
2011	**925**	532	431	500	**782**	150	204	**566**	257	250	4,597	**2,273**
2012	**964**	574	410	468	**779**	161	164	**603**	259	244	4,626	**2,346**
2013	**890**	566	397	487	**800**	145	176	**588**	265	259	4,573	**2,278**
2014	**903**	580	399	477	**683**	168	175	**638**	262	232	4,517	**2,224**
2015	**884**	596	358	489	**748**	155	192	**620**	263	266	4,571	**2,252**
2016	**920**	564	386	480	**737**	146	198	**601**	262	242	4,536	**2,258**
2017	**901**	536	353	456	**763**	142	202	**607**	278	224	4,462	**2,271**
2018	**891**	579	352	474	**789**	142	169	**599**	278	221	4,494	**2,279**
2019	**864**	596	401	496	**742**	160	184	**592**	273	272	4,580	**2,198**
2020	**866**	577	373	496	**720**	160	206	**590**	251	243	4,482	**2,176**
2021	**827**	556	389	474	**674**	135	162	**616**	260	210	4,303	**2,117**
2022	**835**	568	387	504	**698**	108	194	**596**	271	237	4,398	**2,129**

Source: Ohio Department of Health, Public Health Data Warehouse



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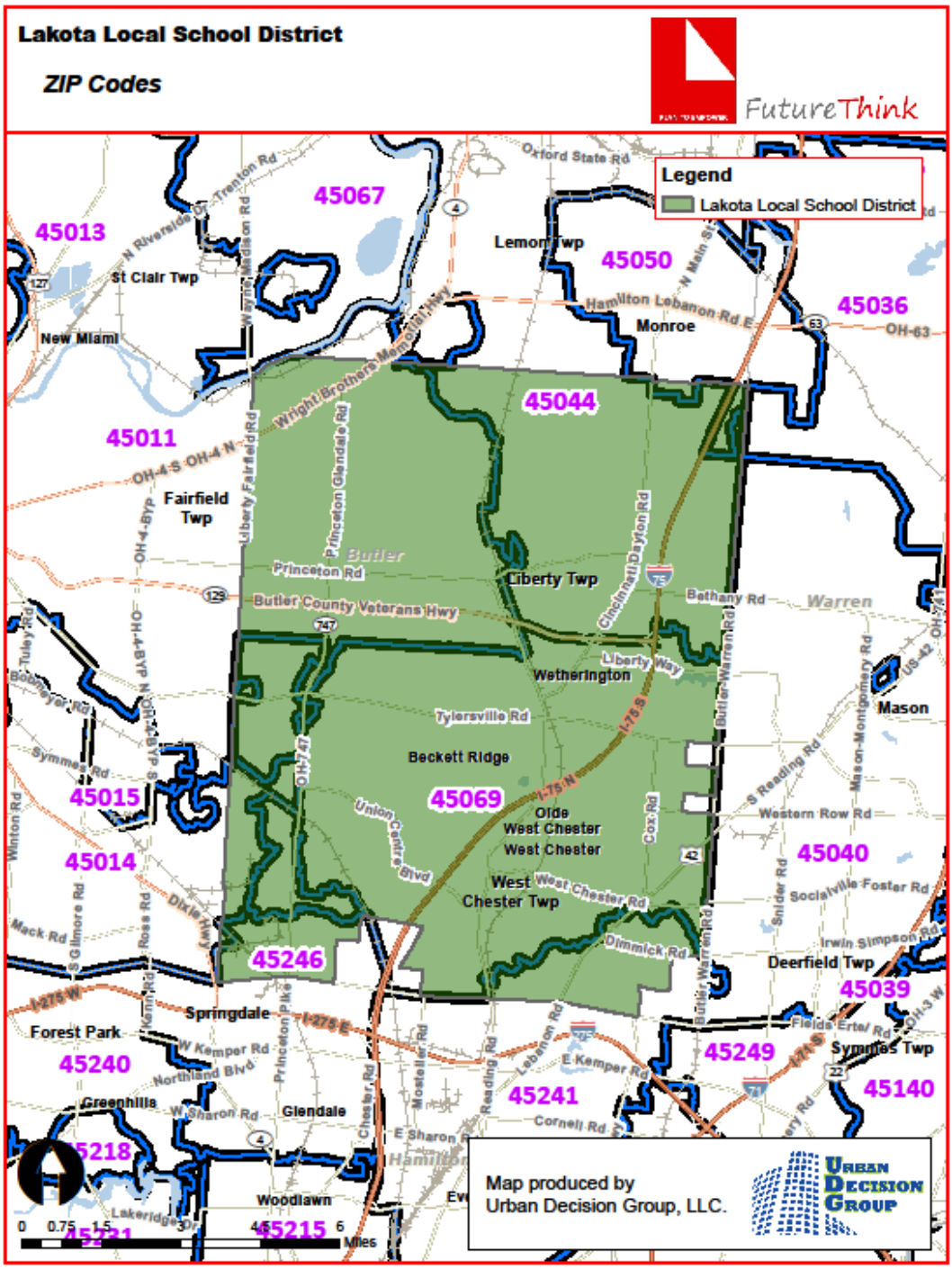
Lakota Local School District



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DEMOGRAPHICS

The Lakota Local School District is comprised of Liberty and West Chester townships in Butler County. General demographic data is included in the following tables for the areas located completely or partially in the District.

General Demographic Information

	Butler County	State of Ohio
Per Capita Income	$37,650	$37,729
Median Household Income	$77,062	$66,990
Persons Below Poverty	11.8%	13.3%

Source: US Census, American Community Survey, 2022 5-Year Estimates

Total Population

	2010 Census	2020 Census
Butler County	332,807	368,130
Liberty Township	22,819	37,259
West Chester Township	54,895	60,958

Source: 2010 Census: DEC Summary File 2; 2020 Decennial Census

Also included are block group estimates and projections provided by ESRI. ESRI uses a time series of estimates from the U.S. Census Bureau that includes the latest estimates and inter-censual estimates adjusted for error of closure. The Census Bureau's time series is consistent, but testing has revealed improved accuracy by using a variety of sources to track county population trends.

ESRI also employs a time series of building permits and housing starts plus residential deliveries. Data sources are integrated and then analyzed by Census Block Groups.

Sources of data include:

- Supplementary Surveys of the Census Bureau
- Bureau of Labor Statistics' (BLS) Local Area Unemployment Statistics
- BLS Occupational Employment Statistics
- *Info*USA
- U.S. Bureau of the Census' Current Population Survey
- National Planning Association Data Service

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Below is a list of definitions as they appear on the U.S. Census Bureau website, to aid in interpretation of the following tables and maps.

Household:
A household includes all the people who occupy a housing unit as their usual place of residence.

Average family size:
A measure obtained by dividing the number of members of families by the total number of families (or family householders).

Family household (Family):
A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Householder:
The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

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The following tables illustrate the current estimates and 5-year population projections based on block groups that comprise the state and school district, indicating areas of current and projected growth. The tables have been developed to determine selected age group projections and projections for household income, family size, and total households.

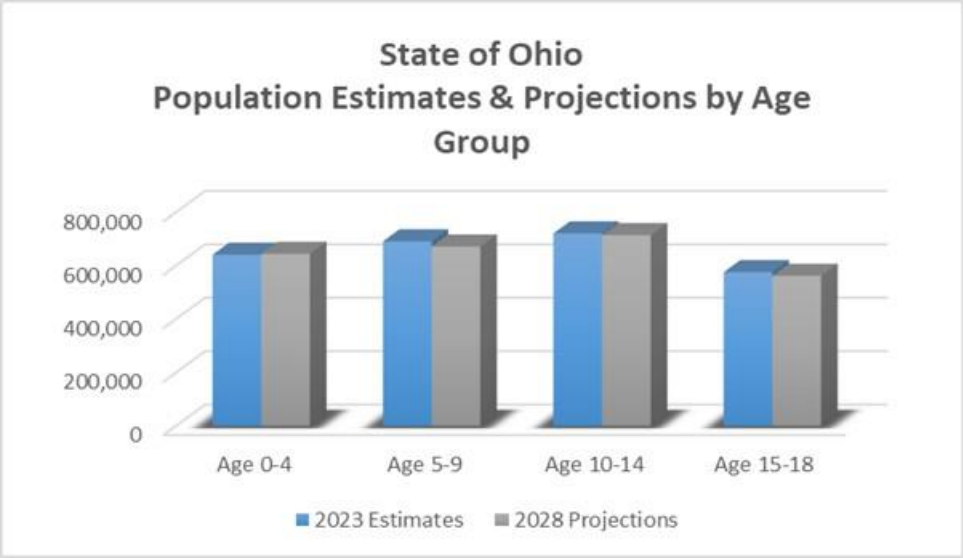
The total population in the State of Ohio is 11,849,266. This population is projected to increase by 1,100 people, or less than 1% over a 5-year period.

The 0-18-year-old population in the State currently totals 2,627,143. This population is projected to decrease by 35,928 children, or approximately 1 percent.

The median age is projected to increase by 2% from 40.8 to 41.6 years of age.

State of Ohio	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Total Population	11,849,266	11,850,366	1,100	0.0%
Age 0-4	640,713	644,200	3,487	0.5%
Age 5-9	690,743	671,437	-19,306	-2.8%
Age 10-14	720,168	713,978	-6,190	-0.9%
Age 15-18	575,519	561,600	-13,919	-2.4%
Total Age 0-18	2,627,143	2,591,215	-35,928	-1.4%
Median Age	40.8	41.6	0.8	2.0%

Source: ESRI



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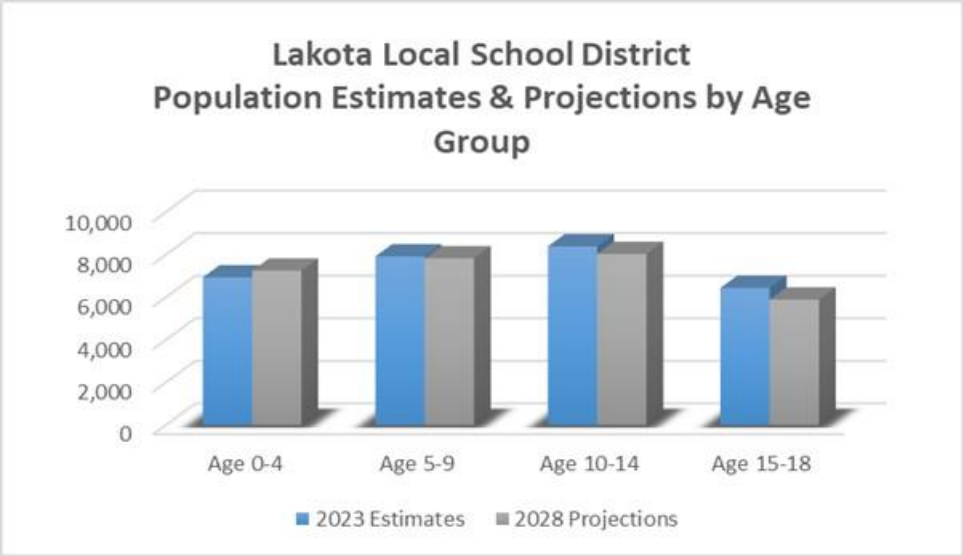
Lakota Local School District

The total population in the District is 107,147. This population is projected to increase by 2,473 people, or approximately 2% over a 5-year period. The 0-18-year-old population in the District currently totals 29,680. This population is projected to decrease by 682 people, or approximately 2 percent. The median age is projected to increase by approximately 1%, from 37.9 to 38.4 years of age.

Lakota Local School District	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Total Population	107,147	109,620	2,473	2.3%
Age 0-4	6,934	7,249	315	4.5%
Age 5-9	7,918	7,828	-90	-1.1%
Age 10-14	8,389	8,031	-358	-4.3%
Age 15-18	6,439	5,890	-549	-8.5%
Total Age 0-18	29,680	28,998	-682	-2.3%
Median Age	37.9	38.4	0.5	1.3%

Source: ESRI



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Median and average household incomes in the State are projected to increase by approximately 16% and 14%, respectively over a 5-year period. The average family size is projected to decrease by 1%, and the total number of family households is projected to increase by less than 1 percent.

State of Ohio	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Median Household Income	$63,957	$74,399	$10,442	16.3%
Average Household Income	$92,536	$105,607	$13,071	14.1%
Average Family Size	3.00	2.97	-0.03	-1.0%
Total Family Households	3,017,264	3,033,665	16,401	0.5%

Source: ESRI

Median and average household incomes in the District are projected to increase by approximately 11% over a 5-year period. The average family size is projected to decrease by approximately 1%, and the total number of family households is projected to increase by approximately 3 percent.

Lakota Local School District	2023 Estimates	2028 Projections	Change 2023-28	Change 2023-28 (%)
Median Household Income	$118,469	$131,825	$13,356	11.3%
Average Household Income	$152,045	$168,650	$16,605	10.9%
Average Family Size	3.19	3.15	-0.04	-1.3%
Total Family Households	29,987	30,864	877	2.9%

Source: ESRI

The maps on the following pages illustrate the data identified in the tables. The color coding identifies areas within the District that may be increasing or decreasing at different rates than others.

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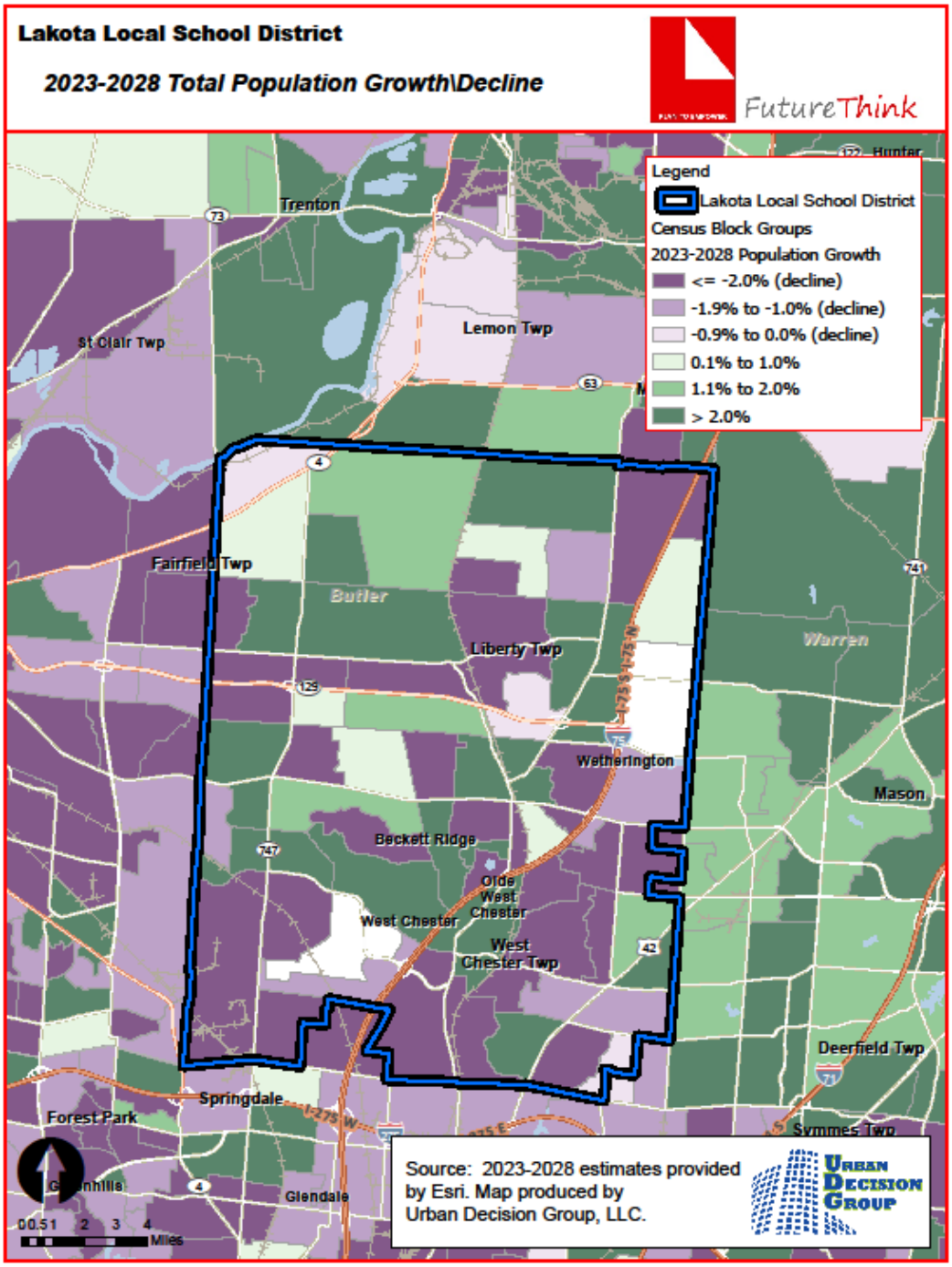

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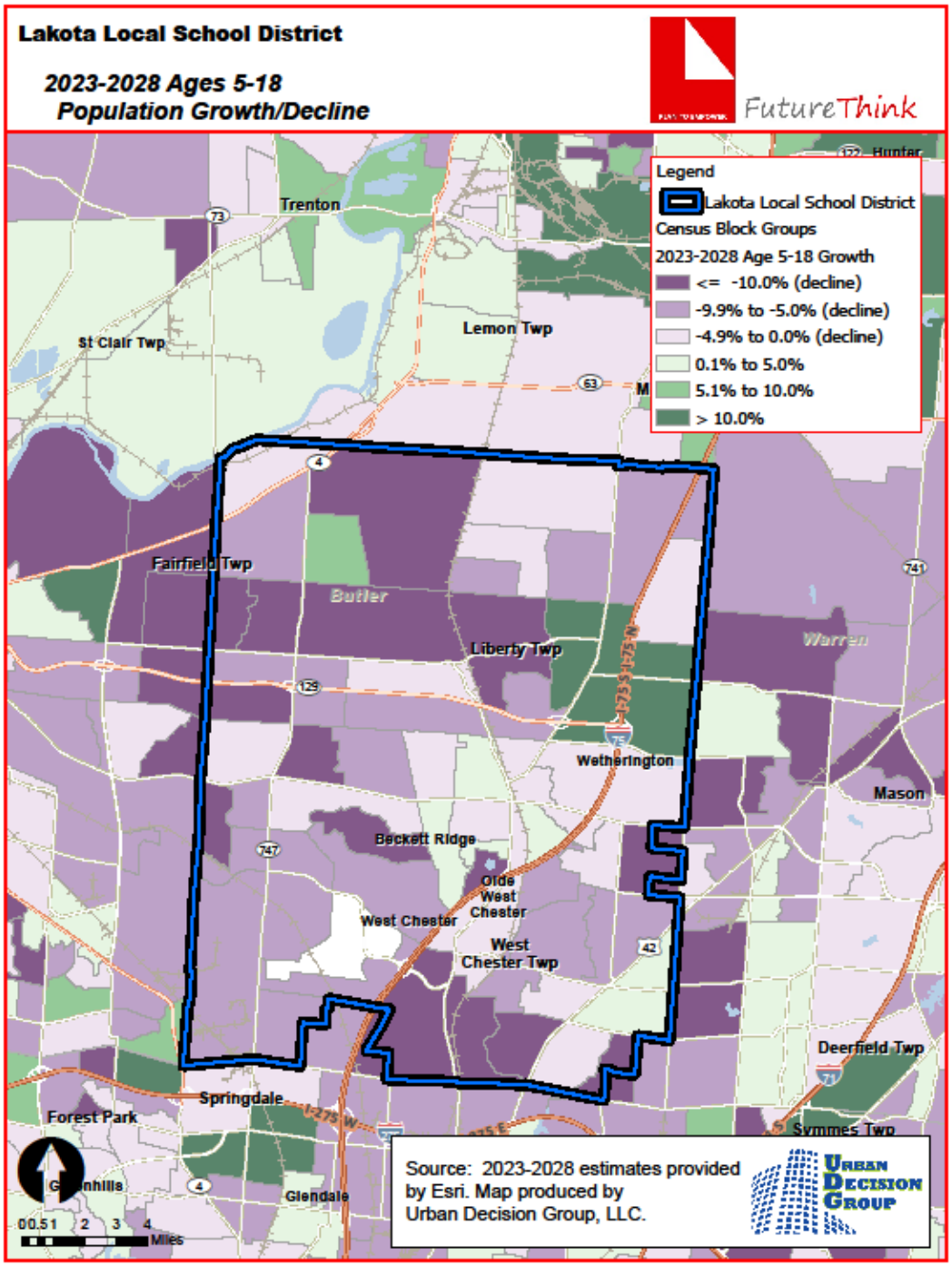

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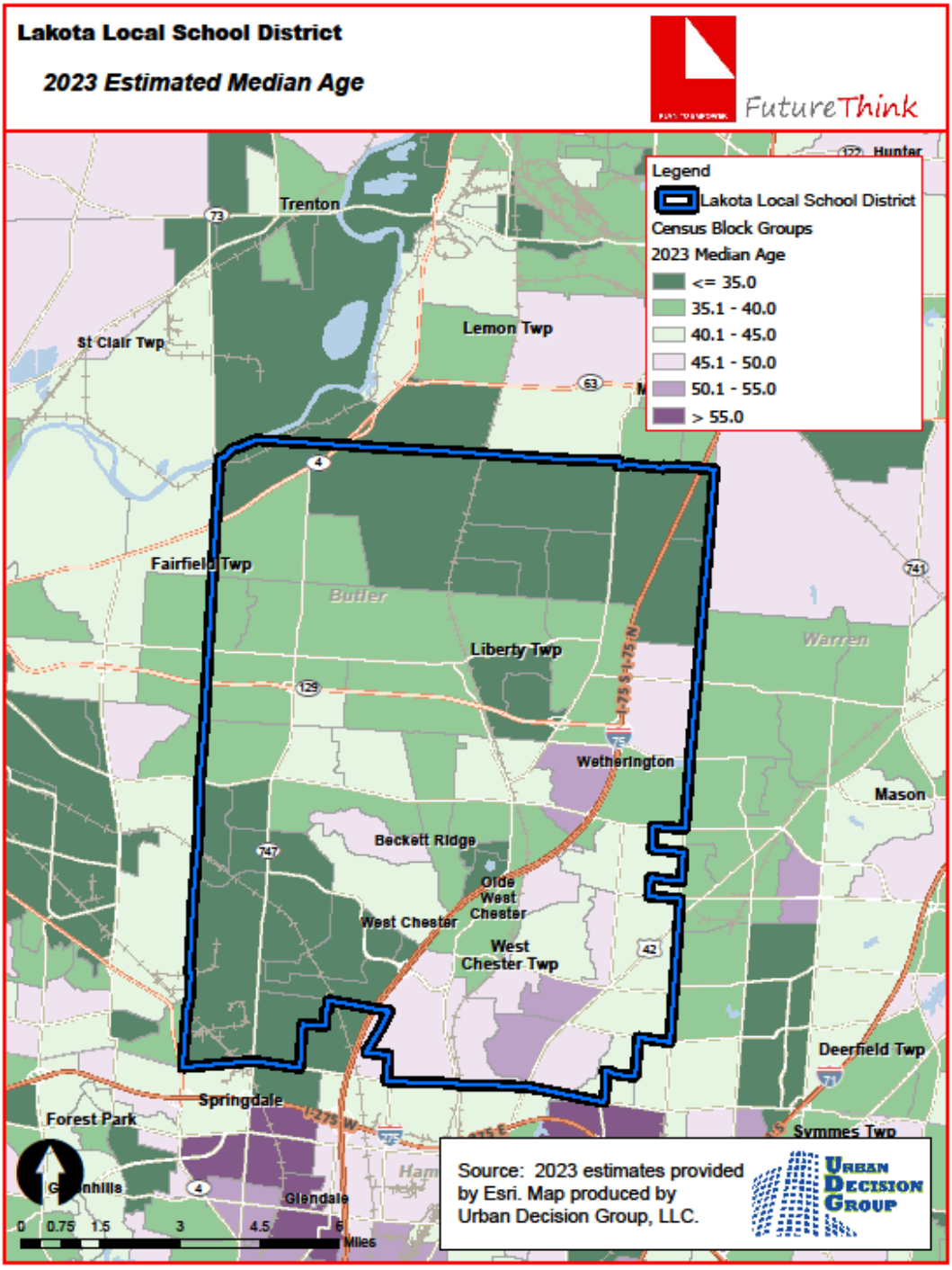

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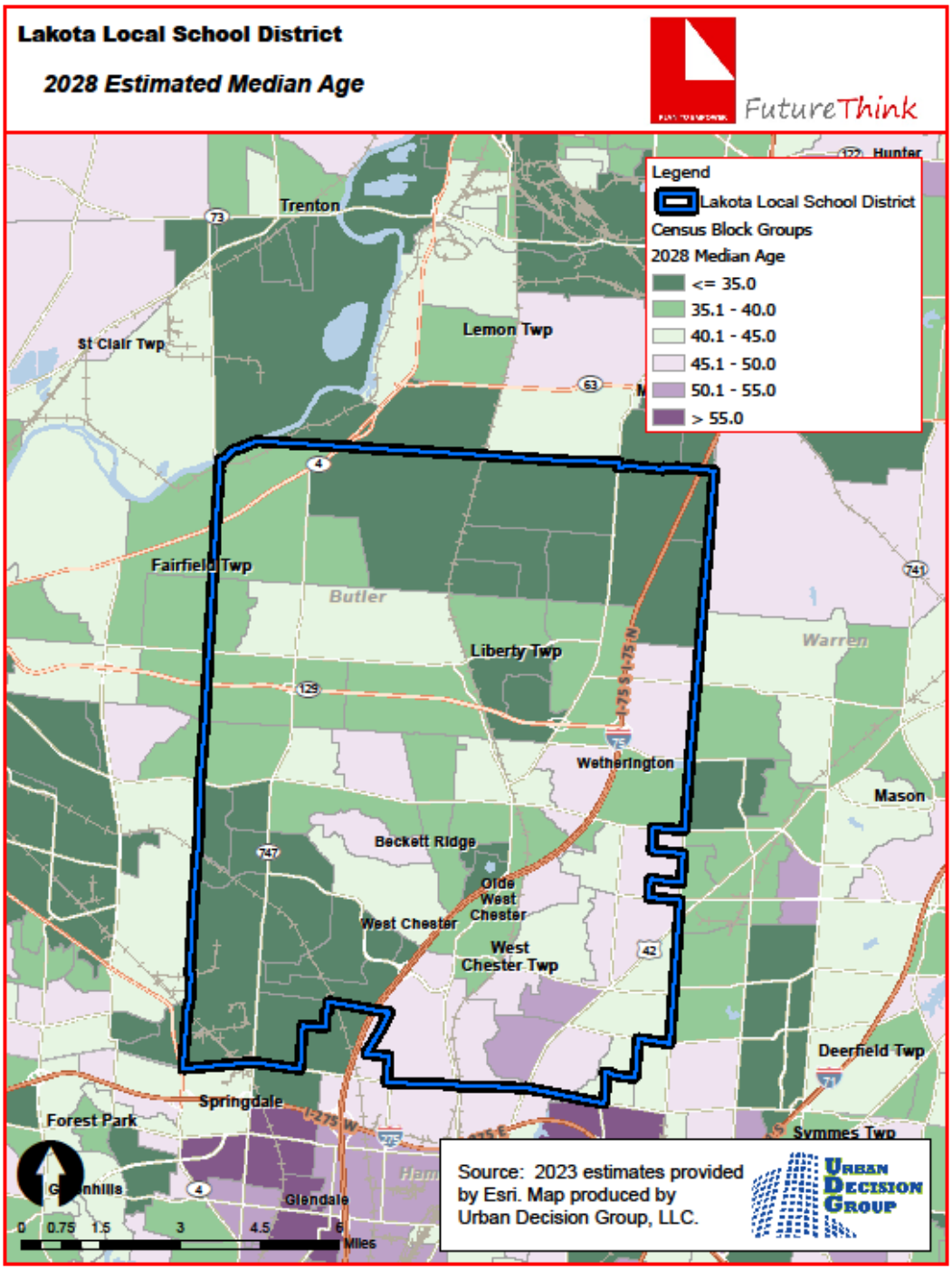

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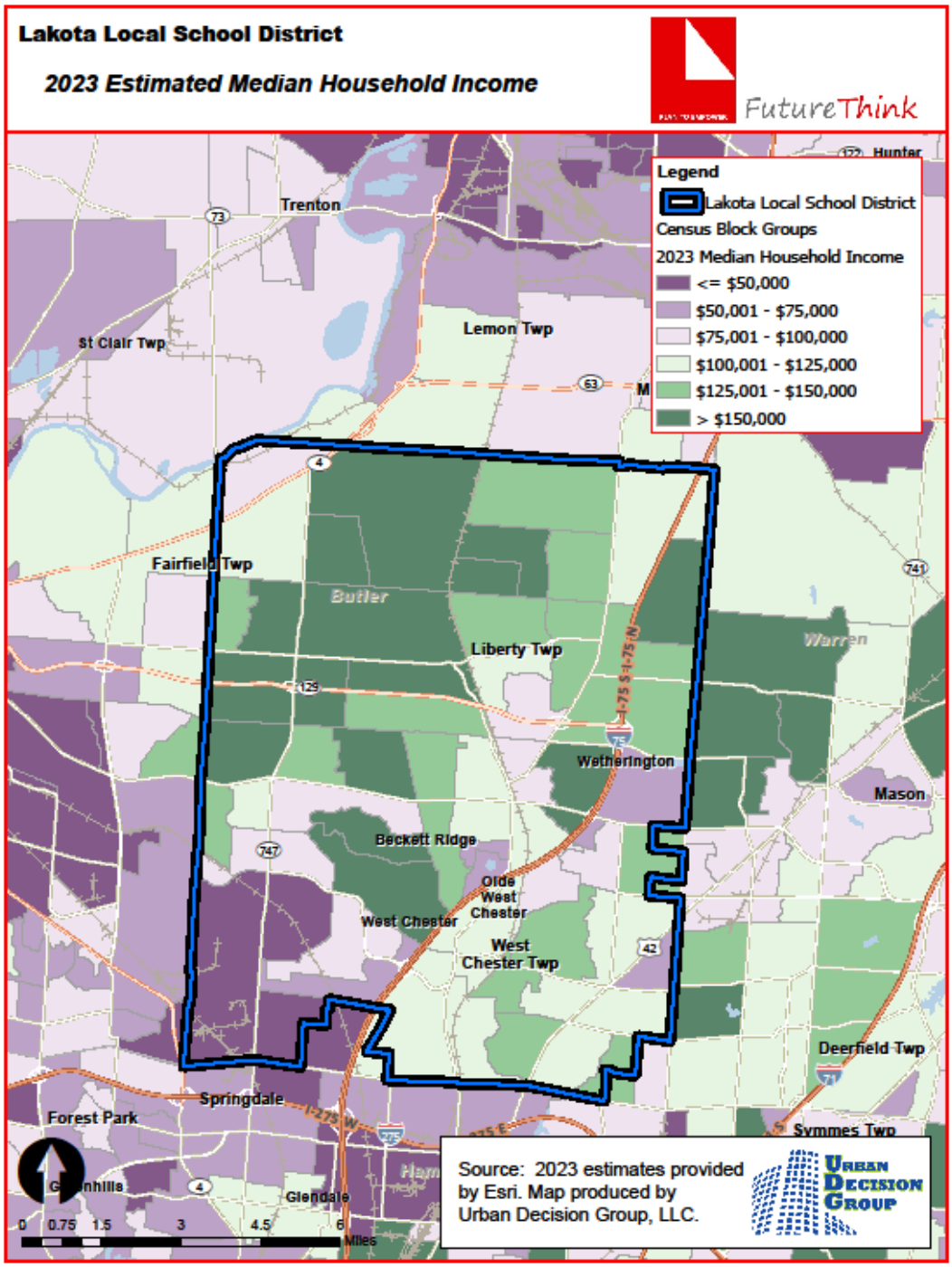

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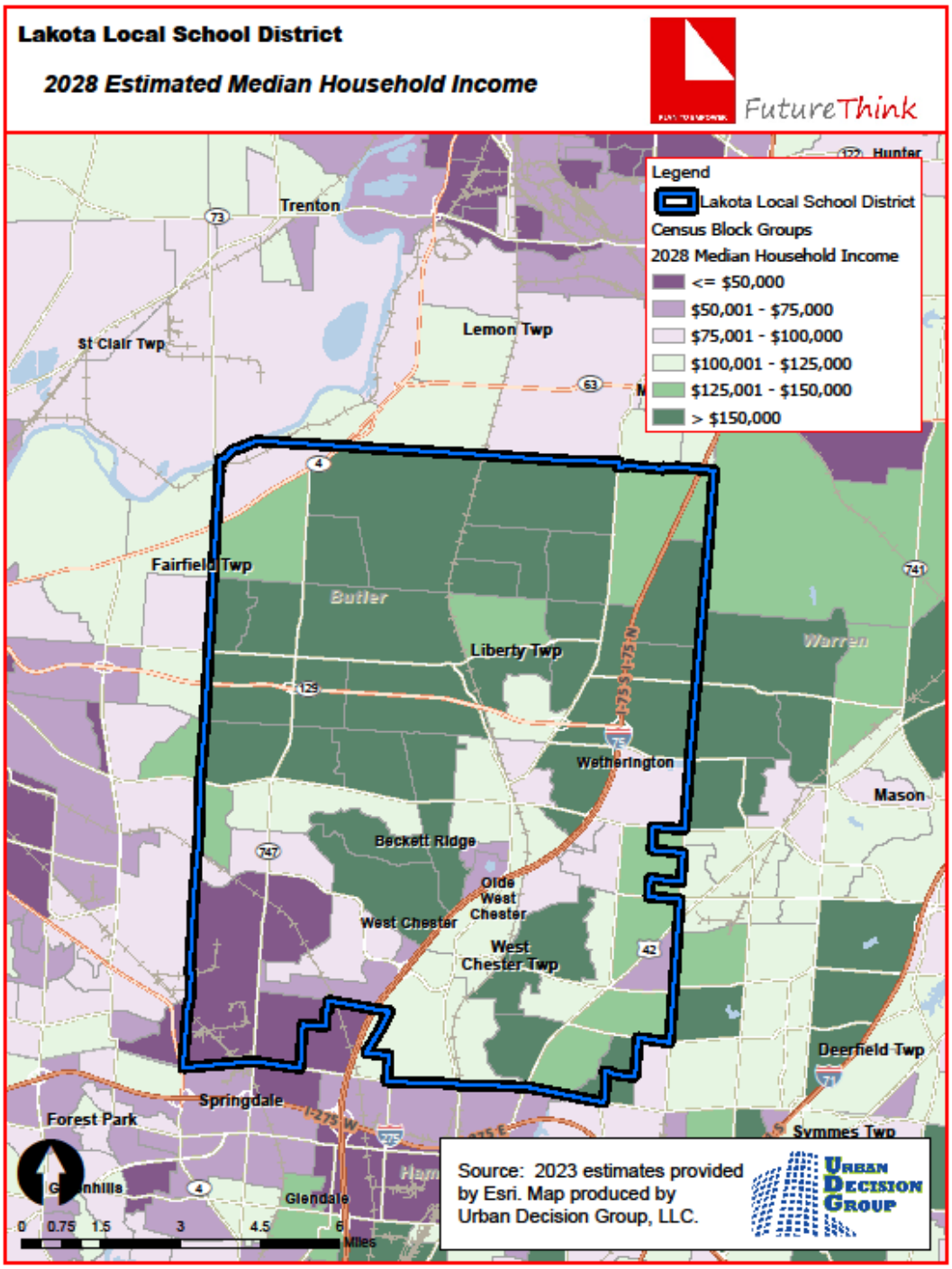

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HOUSING INFORMATION

The table below illustrates the number of single-family dwelling building permits issued each year in Butler County.

# of Building Permits Issued for Single Family Dwellings

Year	Butler County
2014	583
2015	591
2016	706
2017	737
2018	694
2019	793
2020	1,134
2021	934
2022	799
2023	577
2024*	274

Source: SOCDS Building Permits Database
*preliminary through May 2024

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SURVIVAL RATIOS

The chart below demonstrates the changes in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was growth and new students entered the system. Percentages less than 100 indicate that there was decline with students leaving the system.

- Birth to Kindergarten: This ratio indicates the number of children born in the area who attend kindergarten in the District 5 years later. Percentages less than 100% result from movement out of the district, attendance at a non-public or charter school, or residence in another district within the same area.

- Grades 8-9: The higher than usual percentage often is a result of school district promotion policies. Often in school districts, students are promoted from 8th to 9th grade and after one year in 9th grade do not have sufficient credits to be classified as 10th graders and are counted again as 9th graders the following year. There may also be students who attended private or charter schools or are home schooled through grade 8 and then attend public schools for high school education.

The following table illustrates the survival ratios for the Lakota Local School District.

from	to	birth -> K	K->1	1->2	2->3	3->4	4->5	5->6	6->7	7->8	8->9	9->10	10->11	11->12
2014	2015	41.9%	111.5%	99.8%	104.0%	101.5%	103.2%	101.6%	99.3%	99.4%	97.3%	97.7%	92.4%	92.4%
2015	2016	41.3%	109.5%	101.8%	101.4%	101.3%	100.4%	102.5%	100.1%	101.4%	98.1%	100.4%	94.2%	94.2%
2016	2017	45.7%	114.3%	102.4%	102.0%	101.3%	101.7%	101.8%	98.4%	101.1%	96.6%	100.1%	93.7%	96.7%
2017	2018	56.7%	112.3%	104.0%	107.3%	102.0%	102.7%	101.7%	103.7%	101.7%	100.5%	103.1%	90.8%	96.9%
2018	2019	55.6%	104.6%	102.3%	103.5%	101.0%	104.0%	105.9%	103.3%	102.8%	97.1%	103.5%	90.8%	97.7%
2019	2020	54.2%	107.9%	104.7%	105.8%	106.8%	107.6%	107.7%	105.0%	104.7%	101.2%	103.2%	92.2%	101.3%
2020	2021	57.6%	107.4%	101.7%	100.1%	103.3%	102.0%	102.2%	100.9%	103.1%	101.6%	98.3%	90.7%	98.0%
2021	2022	57.7%	106.0%	101.2%	102.9%	102.4%	101.3%	102.9%	104.3%	99.7%	103.7%	99.0%	92.5%	100.2%
2022	2023	53.7%	101.0%	99.6%	101.7%	100.0%	101.4%	102.1%	102.1%	101.9%	105.1%	99.9%	102.9%	107.1%
	average	51.59%	108.291%	101.95%	103.2%	102.18%	102.7%	103.1%	101.9%	101.8%	100.126%	100.585%	93.358%	98.263%
	standard deviation	6.341%	3.903%	1.578%	2.145%	1.835%	2.002%	2.022%	2.214%	1.551%	2.873%	2.062%	3.564%	4.045%

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ENROLLMENT PROJECTION

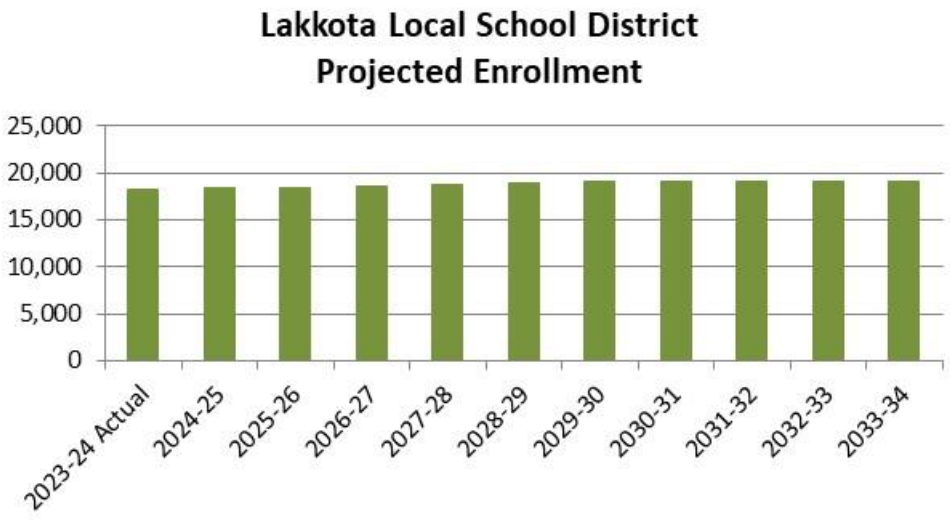
Enrollment projections were developed after analyzing the data collected in this report. The projections indicate an increase of 802 students in grades Pre-K through 12, not including regular Pre-K or full-time JVS students, from the 2023-24 to the 2033-34 school year. The following tables and graph illustrate projected enrollments by grade and by grade group through the 2033-34 school year.

Preschool:
The Ohio School Design Manual [OSDM] provides space for preschool students with disabilities and a maximum of 40 ECE preschool students. The Lakota Local School District funds preschool through the following sources:

- General fund
- Tuition

Kindergarten:
The OSDM provides space for all day, every day kindergarten.

Career Technical:
Due to the specialized space requirements, career technical students are pulled out of the 11th and 12th grade enrollments and projected separately.



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Lakota Local School District
Projected Enrollment

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K (special needs)	**333**	341	338	329	331	334	334	334	334	334	334
K	**1,223**	1,251	1,239	1,205	1,212	1,226	1,226	1,226	1,226	1,226	1,226
1	**1,324**	1,319	1,349	1,336	1,299	1,307	1,322	1,322	1,322	1,322	1,322
2	**1,374**	1,349	1,344	1,375	1,361	1,324	1,332	1,347	1,347	1,347	1,347
3	**1,349**	1,410	1,384	1,379	1,410	1,396	1,358	1,366	1,382	1,382	1,382
4	**1,396**	1,367	1,428	1,402	1,397	1,428	1,414	1,376	1,383	1,400	1,400
5	**1,470**	1,419	1,389	1,451	1,425	1,419	1,451	1,437	1,398	1,406	1,423
6	**1,393**	1,506	1,453	1,423	1,486	1,459	1,454	1,486	1,472	1,432	1,440
7	**1,320**	1,436	1,552	1,498	1,466	1,532	1,504	1,498	1,532	1,517	1,475
8	**1,370**	1,341	1,458	1,576	1,521	1,489	1,555	1,527	1,521	1,556	1,540
9	**1,466**	1,431	1,400	1,523	1,646	1,588	1,554	1,624	1,594	1,588	1,624
10	**1,417**	1,464	1,428	1,398	1,520	1,643	1,585	1,552	1,621	1,592	1,586
11	**1,504**	1,307	1,350	1,317	1,288	1,401	1,514	1,461	1,430	1,494	1,467
12	**1,297**	1,481	1,286	1,329	1,296	1,268	1,379	1,491	1,439	1,408	1,471
Pre-K - 12 Total	**18,236**	18,422	18,398	18,541	18,658	18,814	18,982	19,047	19,001	19,004	19,037
Ungraded	**36**	37	37	37	37	37	38	38	38	37	37
Grand Total	**18,272**	18,459	18,435	18,578	18,695	18,851	19,020	19,085	19,039	19,041	19,074

Source: FutureThink

Lakota Local School District
Projected Enrollment by Grade Group

Grade	2023-24 Actual	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Pre-K (special needs)	**333**	341	338	329	331	334	334	334	334	334	334
K - 2	**3,921**	3,919	3,932	3,916	3,872	3,857	3,880	3,895	3,895	3,895	3,895
3 - 6	**5,608**	5,702	5,654	5,655	5,718	5,702	5,677	5,665	5,635	5,620	5,645
7 - 8	**2,690**	2,777	3,010	3,074	2,987	3,021	3,059	3,025	3,053	3,073	3,015
9	**1,466**	1,431	1,400	1,523	1,646	1,588	1,554	1,624	1,594	1,588	1,624
10 - 12	**4,218**	4,252	4,064	4,044	4,104	4,312	4,478	4,504	4,490	4,494	4,524
Pre-K - 12 Total	**18,236**	18,422	18,398	18,541	18,658	18,814	18,982	19,047	19,001	19,004	19,037
Ungraded	**36**	37	37	37	37	37	38	38	38	37	37
Grand Total	**18,272**	18,459	18,435	18,578	18,695	18,851	19,020	19,085	19,039	19,041	19,074

Source: FutureThink

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

CONCLUSION

As with any projection, the District should pay close attention to live birth counts, enrollment in elementary schools, community school enrollment, open enrollment, and any housing growth. Each of these factors will have an impact on future student enrollment.

FutureThink is pleased to have had the opportunity to provide the District with enrollment projection services. We hope this document will provide the necessary information to make informed decisions about the future of the Lakota Local School District.

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

APPENDIX

The following documents are included in the appendix:

- District Acceptance
- District Questionnaire

The August 2020 Enrollment Projection Report is available upon request.

Tracy Healy <thealy@futurethinkinc.com>

Lakota LSD (Butler) DRAFT Enrollment Projection Report

Ashley Whitely <ashley.whitely@lakotaonline.com> Tue, Jul 30, 2024 at 8:44 AM
To: Tracy Healy <thealy@futurethinkinc.com>, Chris Passarge <chris.passarge@lakotaonline.com>
Cc: "Drerup, Melanie" <Melanie.Drerup@ofcc.ohio.gov>, "Parker, Janice" <Janice.Parker@ofcc.ohio.gov>, "joseph.macneil@ofcc.ohio.gov" <Joseph.Macneil@ofcc.ohio.gov>, Valerie Montoya <Valerie.Montoya@ofcc.ohio.gov>, "Joseph.DiOrio@ofcc.ohio.gov" <Joseph.DiOrio@ofcc.ohio.gov>, "Chris.Bruner@ofcc.ohio.gov" <Chris.Bruner@ofcc.ohio.gov>, "Paul.Mann@ofcc.ohio.gov" <Paul.Mann@ofcc.ohio.gov>, "tyler.palmer@ofcc.ohio.gov" <Tyler.Palmer@ofcc.ohio.gov>

Tracy,

I am approving the enrollment projection reports.

Thanks,

Ashley Whitely

From: Tracy Healy <thealy@futurethinkinc.com>
Sent: Wednesday, July 10, 2024 2:33 PM
To: Ashley Whitely <ashley.whitely@lakotaonline.com>; Chris Passarge <chris.passarge@lakotaonline.com>
Cc: Drerup, Melanie <Melanie.Drerup@ofcc.ohio.gov>; Parker, Janice <Janice.Parker@ofcc.ohio.gov>; joseph.macneil@ofcc.ohio.gov; Valerie Montoya <Valerie.Montoya@ofcc.ohio.gov>; Joseph.DiOrio@ofcc.ohio.gov; Chris.Bruner@ofcc.ohio.gov; Paul.Mann@ofcc.ohio.gov; tyler.palmer@ofcc.ohio.gov
Subject: Lakota LSD (Butler) DRAFT Enrollment Projection Report

You don't often get email from thealy@futurethinkinc.com. Learn why this is important

[EXTERNAL SENDER] Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dear Supt. Whitely,

[Quoted text hidden]

[Quoted text hidden]

District Questionnaire for Lakota Local of Butler County (46110) [THealy]

District Questionnaire has been submitted for review

Enrollment Report For Lakota Local of Butler County (46110)

Contact Information

Superintendent Name:	Ashley Whitely
Superintendent Email:	ashley.whitely@lakotaonline.com
Superintendent Phone:	(513) 874-5505
Contact Name (if different from Superintendent):	Chris Passarge
Contact Title:	Chief Operations Officer
Contact Email:	chris.passarge@lakotaonline.com
Contact Phone:	(513) 874-5505

K12 Enrollment

Grade	Enrolled 2014–2015	Enrolled 2015–2016	Enrolled 2016–2017	Enrolled 2017–2018	Enrolled 2018–2019	Enrolled 2019–2020	Enrolled 2020–2021	Enrolled 2021–2022	Enrolled 2022–2023	Enrolled 2023–2024
K	1048	964	938	1072	1291	1236	1221	1301	1311	1223
1	1135	1169	1056	1072	1204	1351	1334	1311	1379	1324
2	1234	1133	1190	1081	1115	1232	1414	1357	1327	1374
3	1188	1283	1149	1214	1160	1154	1304	1415	1396	1349
4	1266	1206	1300	1164	1238	1172	1232	1347	1449	1396
5	1299	1306	1211	1322	1195	1287	1261	1257	1364	1470
6	1296	1320	1338	1233	1344	1265	1386	1289	1293	1393
7	1353	1287	1321	1316	1279	1389	1328	1399	1344	1320
8	1402	1345	1305	1336	1339	1315	1454	1369	1395	1370
9	1238	1364	1319	1261	1343	1300	1331	1477	1419	1466
10	1325	1210	1370	1320	1300	1390	1342	1309	1462	1417
11	1192	1224	1140	1284	1199	1181	1281	1217	1211	1504
12	1051	1101	1153	1102	1244	1171	1196	1255	1220	1297
Ungraded	44	42	35	51	51	0	0	0	0	36
Total	16071	15954	15825	15828	16302	16443	17084	17303	17570	17939

All Day Kindergarten

Do you offer kindergarten to all students, all day, every day?
yes

Preschool Enrollment

Do you **house** Preschool/Pre-K students in your facilities, **including** Pre-K students in a program run by an ESC or other agency?
yes

Please select your district's preschool funding sources:
General Fund Tuition

Early Childhood Education (ECE) grant funding (known as entitlement and public preschool) is distributed by the Ohio Department of Education to districts to provide preschool services for 3- and 4-year old children of income eligible families.
Do you house Early Childhood Education (ECE) students in your facilities?
no

Do you house Pre-K students with disabilities in your facilities?
yes

Please provide enrollment data:

Grade	2014–2015	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020	2020–2021	2021–2022	2022–2023	2023–2024
Pre-K with disabilities	140	139	139	143	129	156	239	293	305	333

Do you house other Pre-K students in your facilities that are not students with disabilities and are not enrolled in ECE, or Federal Head Start (e.g., tuition-based or funded with other sources)?
yes

Please provide enrollment data:

Grade	2014–2015	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020	2020–2021	2021–2022	2022–2023	2023–2024
Pre-K Other (not disabled, not enrolled in ECE, or Federal Head Start)	93	91	159	150	145	152	132	219	214	179

.

Student Teacher Ratios

What are your district's current average student to teacher ratios for the following grade groups?

Include core teachers only.

- K–3 24 to 1
- 4–5 26 to 1
- 6–8 28 to 1
- 9–12 28 to 1

Grade Configurations

PK through PK
K through 2
3 through 6
7 through 8
9 through 9
10 through 12

Students with Disabilities

Definitions:

- **IE13** — Special Education outside the regular class less than 21% of the day.
- **IE14** — Special Education outside the regular class at least 21% of the day and no more than 60% of the day.
- **IE15** — Special Education outside the regular class more than 60% of the day.

Please provide the current school year enrollment for students with disabilities by ODE program code and grade configuration.

Code	PK–PK	K–2	3–6	7–8	9–9	10–12
IE13	0	7	2	6	2	7
IE14	2	2	0	0	1	2
IE15	12	75	196	89	56	155
Total	14	84	198	95	59	164

*These students should be included in the October headcount

Does your District house additional students with disabilities from other school districts? (i.e., county programs, etc.) no

Community Enrollment

Grade	Enrolled 2014–2015	Enrolled 2015–2016	Enrolled 2016–2017	Enrolled 2017–2018	Enrolled 2018–2019	Enrolled 2019–2020	Enrolled 2020–2021	Enrolled 2021–2022	Enrolled 2022–2023	Enrolled 2023–2024
PreK	0	0	0	0	0	0	0	0	0	0
K	12	3	5	8	8	7	34	17	36	34
1	12	10	7	3	6	5	23	8	24	8
2	9	9	5	5	4	5	20	11	18	6
3	11	11	7	7	7	3	22	10	14	6
4	14	7	11	6	9	10	16	13	15	14
5	12	13	7	15	7	9	27	15	20	10
6	12	11	15	10	10	7	20	22	12	16
7	15	11	13	17	11	11	21	14	19	7
8	19	27	16	20	11	12	26	23	30	24
9	31	36	29	24	31	19	34	29	29	28
10	37	35	31	37	22	33	29	38	30	23
11	40	46	31	30	36	24	35	29	38	20
12	39	36	52	41	31	29	34	33	25	18
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	263	255	229	223	193	174	341	262	310	214

Online Enrollment

Grade	Enrolled 2014–2015	Enrolled 2015–2016	Enrolled 2016–2017	Enrolled 2017–2018	Enrolled 2018–2019	Enrolled 2019–2020	Enrolled 2020–2021	Enrolled 2021–2022	Enrolled 2022–2023	Enrolled 2023–2024
PreK	0	0	0	0	0	0	0	0	0	0
K	0	0	0	0	0	0	0	14	13	34
1	0	0	0	0	0	0	0	8	9	8
2	0	0	0	0	0	0	0	9	7	6
3	0	0	0	0	0	0	0	9	5	6
4	0	0	0	0	0	0	0	12	8	14
5	0	0	0	0	0	0	0	13	11	10
6	0	0	0	0	0	0	0	21	4	16
7	0	0	0	0	0	0	0	13	19	7
8	0	0	0	0	0	0	0	22	29	24
9	0	0	0	0	0	0	0	27	29	30
10	0	0	0	0	0	0	0	36	28	33
11	0	0	0	0	0	0	0	28	31	22
12	0	0	0	0	0	0	0	27	20	24
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	239	213	234

Open Enrollment (In)

Grade	Enrolled 2014–2015	Enrolled 2015–2016	Enrolled 2016–2017	Enrolled 2017–2018	Enrolled 2018–2019	Enrolled 2019–2020	Enrolled 2020–2021	Enrolled 2021–2022	Enrolled 2022–2023	Enrolled 2023–2024
Prek	0	0	1	1	0	0	0	0	1	0
K	13	7	19	16	10	13	13	12	14	15
1	19	10	17	19	21	15	21	10	13	18
2	9	16	22	31	22	21	18	22	12	15
3	12	16	25	35	28	17	18	17	20	16
4	12	19	32	27	25	27	20	19	10	21
5	6	14	27	44	29	26	24	18	22	15
6	13	10	24	27	51	21	26	23	19	27
7	11	10	18	30	37	40	21	24	24	21
8	11	17	16	29	35	39	38	28	30	25
9	10	13	33	15	38	36	46	47	33	29
10	8	15	22	45	36	43	45	43	53	32
11	16	11	33	33	50	37	51	46	44	33
12	19	25	28	45	40	55	44	51	53	41
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	159	183	317	397	422	390	385	360	348	308

Open Enrollment (Out)

Grade	Enrolled 2014–2015	Enrolled 2015–2016	Enrolled 2016–2017	Enrolled 2017–2018	Enrolled 2018–2019	Enrolled 2019–2020	Enrolled 2020–2021	Enrolled 2021–2022	Enrolled 2022–2023	Enrolled 2023–2024
Prek	0	0	0	0	0	1	2	1	1	1
K	19	17	22	18	12	10	10	17	6	5
1	6	20	17	30	18	15	11	15	14	6
2	17	8	25	23	24	18	21	11	18	16
3	11	16	8	27	26	21	20	19	14	9
4	15	12	16	12	22	20	21	16	13	17
5	10	12	9	20	14	20	20	17	10	10
6	13	11	14	19	19	13	24	19	13	13
7	10	13	8	21	22	25	12	28	18	21
8	11	8	15	15	26	22	28	12	25	21
9	25	13	9	22	20	26	27	32	10	35
10	21	27	16	19	26	25	30	26	31	18
11	17	20	28	28	27	32	34	34	25	30
12	10	25	21	44	37	33	34	40	28	32
Ungraded	0	0	0	0	1	0	0	0	0	0
Total	185	202	208	298	294	281	294	287	226	234

JVS Enrollment

Does your District belong to a JVSD? yes
Please select the JVSD your District belongs to: Butler Technology & Career Development Schools
Please provide enrollment for students attending JVS (or "Other") full or half-time.

Grade	Enrolled 2014–2015	Enrolled 2015–2016	Enrolled 2016–2017	Enrolled 2017–2018	Enrolled 2018–2019	Enrolled 2019–2020	Enrolled 2020–2021	Enrolled 2021–2022	Enrolled 2022–2023	Enrolled 2023–2024
Full Time 11	132	160	166	138	108	114	120	114	138	124
Full Time 12	185	185	185	107	102	79	98	103	105	126
Total	317	345	351	245	210	193	218	217	243	250

Grade	Enrolled 2014–2015	Enrolled 2015–2016	Enrolled 2016–2017	Enrolled 2017–2018	Enrolled 2018–2019	Enrolled 2019–2020	Enrolled 2020–2021	Enrolled 2021–2022	Enrolled 2022–2023	Enrolled 2023–2024
Half Time 11	0	0	0	0	0	0	0	0	0	0
Half Time 12	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0

Career Technical Compact Enrollment

Does your District belong to a Compact? no

Career Tech Program Enrollment

Include only those students who are considered "concentrators" or enrolled in a "pathway". Do NOT include students who are just taking one course.

Comprehensive Career Tech: Students who attend academics and career technical programs in your district.
On-Site Career Tech: Students who attend academics in another district but attend career technical programs in your district.
Satellite JVSD: Same as Comprehensive Career Tech, but the program is sponsored and/or administered by the JVS District and housed by your District.

Boundaries

Please list municipalities, townships, and any additional counties within the boundaries of your school district:West Chester Township Liberty Township

Has your District experienced changes in District-wide boundaries since 2004? no

Growth

Do you expect significant growth in your District over the next 10 years? yes

Liberty Township anticipates their population will double over the next 20 years

Additional Information

Please provide any additional information you feel may impact your District's future enrollment [i.e. private schools opening or closing]

Submission Documents

The following are additional documents which may be useful in projecting your District's enrollment. Please check any documents you intend to provide for consideration and forward documents to:

Tracy Healy (thealy@futurethinkinc.com)
or
Future Think Inc.
5685 Tynecastle Loop
Dublin, 43016

☐ Return To District Print Report

Please contact Tracy Healy (thealy@futurethinkinc.com, 614-264-2638) with any questions or concerns regarding the District Questionnaire.

Docusign Envelope ID: 1546BA44-9429-473D-9712-E6E55D333B9C

Facilities Construction Commission

INTERNAL ROUTING

Attn: Executive Director

Date: 6/24/2025

District: **Lakota**

RE: **Project Agreement**

☐ **Additional Information:**

Commission Approval **8/21/2025**

Controlling Board Approval **9/15/2025**

District Required (if checked, has been submitted)

- ☐ Executed MFP Resolution
- ☐ Executed 1/2 Mil Requirement
- ☐ Section V.A.7 Selection **/ Option** _____
- ☐ Maintenance Exhibit (if 2, 3, 4, 5 selected)
- ☐ Board President Signature applied
- ☐ Superintendents Signature applied
- ☐ Treasurer Signature applied

This Project Agreement has been reviewed and approved and is now authorized to obtain Executive Director Signature by:

	Initial	Reviewed for ED Signature	Reviewed for ED Execution	Approved for ED Execution
Melanie Drerup, Chief of Planning	DS MD	**6/24/2025**		
Paul Mann, Chief of Finance	DS PM	**6/24/2025**		
William Damschroader, Chief Legal Counsel	Initial BD	**6/24/2025**		
Janice Parker, Construction Program Specialist 2	Initial JP	**6/24/2025**		
Stephanie Flanery, Construction Program Specialist 2		**na**		