



**Facilities
Construction
Commission**

OFCC.Ohio.gov

Mike DeWine, Governor Jim Tressel, Lt. Governor Joy Bledsoe, Executive Director

July 28, 2026 **Via DocuSign**

Superintendent Ashley Whitely
ashley.whitely@lakotaonline.com
Lakota Local School District (Butler)
5572 Princeton Road
Liberty Township, OH 45011

RE: Classroom Facilities Assistance Program -Segment One - **Certification of Conditional Approval**

Dear Superintendent Whitely & District Officials:

On behalf of the Ohio Facilities Construction Commission (Commission), this letter serves to formally notify you that the Ohio Controlling Board approved the release of state funds for your Classroom Facilities Assistance - Segment One project on **July 27, 2026**.

This letter serves as official certification of conditional approval by the State. Please find attached a copy of the authorization from the Ohio Controlling Board President and Commission resolution.

Your School District Board of Education must accept such conditional approval through the attached resolution within 120 days of the date of certification (November 25, 2026). This Resolution of Acceptance must be returned to the Commission within the prescribed time or the State's conditional approval will lapse and the funds reserved for your project will be released, pursuant to ORC Section 3318.05.

Upon acceptance by your School District Board of the State's conditional approval, by adopting a Resolution of Acceptance within 120 days, the Commission's certification of funds will remain in effect for **16 months** from today's date.

Sincerely,

Signed by:

A handwritten signature in black ink that reads "Joy Bledsoe".

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Joy Bledsoe

Executive Director

/jsp

pc: Kelley Casper, kelly.casper@lakotaonline.com
Adam Zink, adam.zink@lakotaonline.com
Matthew Stout, mstout@brickergraydon.com
File



SCOPE OF THE PROJECT-SEGMENT ONE

Lakota Local School District Butler County

PROJECTED ENROLLMENT: **17,077** **Year:** **2030-2031**

SCOPE OF THE PROJECT:

Segment One:

Build two new high schools (one to house grades 9 thru 12 & Career Tech (off-site) & one to house grades 9 thru 12); addition/renovations to Lakota Plains Junior High School (129,983 sf addition) and Lakota East Freshman High School (126,557 sf addition) to house grades 6 thru 8.

STATE SHARE:	\$ 76,681,895
LOCAL SHARE:	\$155,687,485
PROJECT BUDGET:	\$232,369,380

Project Budget and Shares with Project Agreement LFI of **\$28,487**

STATE SHARE:	\$ 76,681,895
LOCAL SHARE:	\$155,715,972
PROJECT BUDGET:	\$232,397,867



**RESOLUTION AUTHORIZING THE SCHOOL DISTRICT BOARD
TO ENTER INTO A RESOLUTION OF ACCEPTANCE IN THE
OHIO FACILITIES CONSTRUCTION COMMISSION
CLASSROOM FACILITIES ASSISTANCE PROGRAM-SEGMENT ONE**

WHEREAS, the Board of Education of the **Lakota Local School District (“School District”)**, Butler County, Ohio, met in a Regular session held 08-24-2026 and adopted the following Resolution.

WHEREAS, the Ohio Facilities Construction Commission (Commission) made a determination in favor of proceeding with a Segmented Master Facility Plan for Classroom Facilities under ORC Section 3318.03 and conditionally approved a Scope of Project-Segment One for the School District; and

WHEREAS, the Ohio Controlling Board approved the determination and conditional approval of the Commission and approved the amount of the State’s portion of the Segment One project cost; and

WHEREAS, the Commission has certified the State’s conditional approval and reservation of funds for the project to this School District’s Board of Education pursuant to ORC Section 3318.04 based on the following funds:

STATE SHARE:	\$ 76,681,895
LOCAL SHARE:	\$155,687,485
PROJECT BUDGET:	\$232,369,380

Project Budget and Shares with Project Agreement LFI of **\$28,487**

STATE SHARE:	\$ 76,681,895
LOCAL SHARE:	\$155,715,972
PROJECT BUDGET:	\$232,397,867



RESOLUTION of ACCEPTANCE

Page 2 of 2

WHEREAS, the 120 day time limitation pursuant to ORC Section 3318.05 has not elapsed since the State's certification of conditional approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the **Lakota Local School District, Butler County, Ohio** that the conditional approval as granted by the Commission for the Classroom Facilities – Segment One project be hereby accepted in accordance with the provisions of ORC Section 3318.05.

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

<u>Betty Cooper</u> _____, President	<u>Douglas Shaw</u> _____, Vice President
_____	_____
_____	_____
_____	_____

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

Randall Bertram 8/24/26
Treasurer - ~~Adam Zink~~ Date

Randall R Bertram



**Controlling
Board**

Ohio Facilities Construction Commission

Ohio Facilities Construction Commission

Controlling Board Number

SFC0105544

Fiscal Year(s)
2027

Request Type: **Capital
Agency Managed Project**

Status
Approved

Bill Number(s)
SB 450

Authorization Type
**Release of Capital Funds *ORC §126.14*
Other Statutory Authority/Bill Section
*3318.04 and 3318.41***

Meeting Date
7/27/2026

Request Summary

The Ohio Facilities Construction Commission respectfully requests Controlling Board approval pursuant to ORC §3318.04 and ORC §3318.41, for eight Classroom Facilities Assistance Program (CFAP) projects and one Vocational Facilities Assistance Program (VFAP) project. The Commission also requests approval to release capital funds in the amount of \$50,511,373 for FY 2027 in fund 7032, ALI C23002 (School Building Program Assistance), to support these projects.

Funding

Fiscal Year	Fund	ALI	Amount
2027	7032 - School Building Program Assistance	C23002 - School Building Program Assistance	\$50,511,373.00

Explanation

Pursuant to §ORC 3318.04, the Commission is requesting approval for the following seven school district construction projects for the Classroom Facilities Assistance Program:

- South-Western City School District - Segment 3 (Franklin County) with a state share of \$112,759,625
- Lakota Local School District - Segment 1 (Butler County) with a state share of \$76,681,895
- Mansfield City School District (Richland County) with a state share of \$56,864,926
- Bethel Local School District - Segment 1 (Miami County) with a state share of \$46,281,624
- Ravenna City School District (Portage County) with a state share of \$35,431,336
- McComb Local School District (Hancock County) with a state share of \$21,587,418
- Eastwood Local School District - Segment 2 (Wood County) with a state share of \$17,654,781
- Fairless Local School District (Stark County) with a state share of \$10,382,287

Additionally, pursuant to ORC 3318.41, the Commission is requesting approval for the following Vocational Facilities Assistance Program project:

- Grant Career Center (Clermont County) with a state share of \$34,029,255.

The amount requested to be released for these projects represents the portion projected to be encumbered during this fiscal year. This includes 100 percent of the state share for Fairless Local School District and 10 percent of the state share for the other seven districts. The remaining funds for these projects will be released at a later date as funds are needed

The Ohio Facilities Construction Commission passed resolutions approving these projects on July 9, 2026.

Supplier / Release & Permit

Project Budget

Attachments

Type	File Name (link)
Other	CFAP and VFAP Resolutions.pdf
Other	SFC0105544 - 7-9-26 Signed Resolutions - School Funding Resolutions.pdf

Supplier Questionnaire

RESOLUTION 26-11

THE OHIO FACILITIES CONSTRUCTION COMMISSION JULY 9, 2026

PROVIDING CONDITIONAL APPROVAL AND FUNDING FOR CLASSROOM FACILITIES ASSISTANCE PROGRAM PROJECTS

WHEREAS, pursuant to Chapter 123 of the Ohio Revised Code (ORC), the Ohio Facilities Construction Commission (Commission) administers the design and construction of improvements to public facilities of the state; and

WHEREAS, in accordance with ORC Chapter 3318, the Commission is granted authority to administer the Classroom Facilities Assistance Program (CFAP), and any other program created by legislative enactment, and to distribute funds appropriated by the General Assembly for construction of new school buildings, reconstruction and renovation of existing buildings; and

WHEREAS, ORC section 3318.03 requires the Commission to make a determination of the needs for a school district's facilities ("Master Facilities Plan" or "Segmented Facilities Plan"); and

WHEREAS, ORC section 3318.04 provides the Commission shall conditionally approve the Master Facilities Plan or the Segmented Facilities Plan of a CFAP project; and

WHEREAS, ORC section 3318.04 further provides that, upon such approval of the Master Facilities Plan, the project shall be conditionally approved, and submitted to the Controlling Board, which may approve or reject the Commission's determination, conditional approval, and the amount of the state's portion of the project cost.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Commission determines to proceed with the Master Facilities Plan and Segment Facilities Plan for the below listed school districts for the Classroom Facilities Assistance Program:

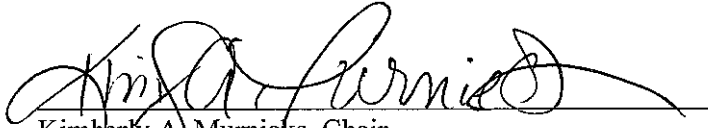
School District	County	State Share	Local Share	Total Budget
Bethel LSD – Seg. 1	Miami	\$46,281,624	\$11,570,406	\$57,852,030
Eastwood LSD – Seg. 2	Wood	\$17,654,781	\$31,386,276	\$49,041,057
Lakota LSD – Seg. 1	Butler	\$76,681,895	\$155,687,485	\$232,369,380
Mansfield CSD	Richland	\$56,864,926	\$2,369,372	\$59,234,298
McComb LSD	Hancock	\$21,587,418	\$25,341,752	\$46,929,170
Ravenna CSD	Portage	\$35,431,336	\$11,188,843	\$46,620,179
South-Western CSD – Seg. 3	Franklin	\$112,759,625	\$112,759,625	\$225,519,250

2. The Commission conditionally approves the funding amounts listed above for the project scopes as presented to the Commission on July 9, 2026, for sixteen months. This Resolution directs and authorizes the Executive Director to seek approval of the Controlling Board.
3. The amount of state appropriations to be encumbered for these projects in each fiscal biennium shall be determined based on these projects' estimated construction schedule for that biennium.

Resolution 26-11
July 9, 2026
Page 2 of 2

4. In each fiscal biennium subsequent to the first biennium in which state appropriations are encumbered for the project, these projects have priority for state funds over projects for which initial state funding is sought.

In witness thereof, the undersigned certifies the foregoing Resolution was duly adopted at an open meeting held on July 9, 2026, by the members of the Ohio Facilities Construction Commission.



Kimberly A. Murnieks, Chair

LISTING OF DISTRICT AND STATE SHARES AND PROJECT DESCRIPTION

2026 FY'27 District Information

Classroom Facilities Assistance Program

School District Name	County	State Share	Local Share	Total
Bethel Local SD	Miami	\$46,281,624	\$11,570,406	\$57,852,030
Scope of Project:				
Segment One: Build one new high school to house grades 9 thru 12 (no action required at (New) Bethel Elementary School to house grades K thru 4 as this facility's scope was completed under ELPP).				
Abandon/Demolish/Other Use:				
None.				
Approved for 2/3rds (Renovation):				
None				
Approved for 2/3rds (Abandon/Demo):				
None				
Approved for 1/3rd:				
None				
Approved for 350:				
None				
Approved for Excess Square Footage:				
None				
LEED Waivers:				
None				
Eastwood Local	Wood	\$17,654,781	\$31,386,276	\$49,041,057
Scope of Project:				
Segment Two (Final): Addition Only (100,111 sf) to (New) Eastwood Elementary School to house grades PK thru 12 & Career Tech (Offsite) (no action required at (New) Eastwood, Luckey & Webster elementary schools as these scopes were completed under CFAP Segment 1).				
Abandon/Demolish/Other Use:				
Allowance to abate and demolish Pemberville Elementary School, Eastwood Middle School and Eastwood High School.				
Approved for 2/3rds (Renovation):				
None				
Approved for 2/3rds (Abandon/Demo):				
None				
Approved for 1/3rd:				
None				
Approved for 350:				
None				
Approved for Excess Square Footage:				
None				
LEED Waivers:				
None				
Lakota Local	Butler	\$76,681,895	\$155,687,485	\$232,369,380
Scope of Project:				
Segment One: Build two new high schools (one to house grades 9 thru 12 & Career Tech (off-site) & one to house grades 9 thru 12); addition/renovations to Lakota Plains Junior High School (129,983 sf addition) and Lakota East Freshman High School (126,557 sf addition) to house grades 6 thru 8 (the school district acknowledges a PA LFI in the amount of \$28,487 in additional to the amount listed above).				
Abandon/Demolish/Other Use:				
None.				
Approved for 2/3rds (Renovation):				
None				
Approved for 2/3rds (Abandon/Demo):				
None				
Approved for 1/3rd:				
None				
Approved for 350:				
None				
Approved for Excess Square Footage:				
None				
LEED Waivers:				
None				
Mansfield City SD	Richland	\$56,864,926	\$2,369,372	\$59,234,298

School District Name	County	State Share	Local Share	Total
Scope of Project:				
Build one new elementary school to house grades PK thru 4 (no action required at (New) Mansfield High School to house grades 5 thru 12 & Career Tech as this facility was completed under the Exceptional Needs Program.				
Approved for 2/3rds (Renovation):				
None				
Approved for 2/3rds (Abandon/Demo):				
None				
Approved for 1/3rd:				
None				
McComb Local Local SD	Hancock	\$21,587,418	\$25,341,752	\$46,929,170
Scope of Project:				
Build one new elementary/middle/high school to house grades PK thru 12 & Career Tech (off-site).				
Approved for 2/3rds (Renovation):				
None				
Approved for 2/3rds (Abandon/Demo):				
None				
Approved for 1/3rd:				
None				
Ravenna City SD	Portage	\$35,431,336	\$11,188,843	\$46,620,179
Scope of Project:				
Addition Only (96,852 sf) to (New) Ravenna High School to house grades PK thru 12 & Career Tech (off-site) (no action required at (New) Ravenna High School as this scope was completed under the Exceptional Needs Program).				
Approved for 2/3rds (Renovation):				
None				
Approved for 2/3rds (Abandon/Demo):				
None				
Approved for 1/3rd:				
None				
South-Western City	Franklin	\$112,759,625	\$112,759,625	\$225,519,250
Scope of Project:				
Segment Three: Build two new high schools to house grades 9 thru 12 (no action required at Alton, Bolton Crossing, Buckeye Woods, Darbydale, Darby Woods, Finland, JC Sommer, Highland, Monterey, Prairie Lincoln, Prairie Norton, Richard Avenue, Stiles & West Franklin elementary schools or Franklin Heights High School as these scopes were completed under CFAP Segment 1) (no action required at New - Beulah Park, Finland, Jackson, Norton & Pleasant View middle schools as these scopes were completed under CFAP Segment 2).				
Approved for 2/3rds (Renovation):				
None				
Approved for 2/3rds (Abandon/Demo):				
None				
Approved for 1/3rd:				
None				

TOTALS	Number of Projects Offered	State Contribution	Local Contribution	Total Dollars
	7	\$367,261,605	\$350,303,759	\$717,565,364



MEMORANDUM TO: Superintendent Ashley Whitely

FROM: Joseph Macneil, Chief of Planning

DATE: June 11, 2026

SUBJECT: Segment Recommendation Request – **Segment One**

The Ohio Facilities Construction Commission staff has reviewed the segmenting proposal for **Lakota Local School District, Butler County** with the Policy on Segmenting Projects and will make a recommendation to the Commission for approval on **July 9, 2026** based on the rationale listed below.

The **Proposed Segment One Facility Plan** includes the following:

- Build two new high schools (one to house grades 9 thru 12 & Career Tech (off-site) & one to house grades 9 thru 12); addition/renovations to Lakota Plains Junior High School (129,983 sf addition) and Lakota East Freshman High School (126,557 sf addition) to house grades 6 thru 8.

The **Proposed Segment One** meets statutory requirements and addresses:

- This segment addresses the district's need to update and reorganize its facilities to better align with current instructional practices and projected enrollment trends. By constructing two new high schools for grades 9 thru 12 and addition/renovations to Lakota East Freshman and Plains Junior High to serve grades 6 thru 8, the proposed Segment One plan reduces the number of building transitions students currently experience and replaces spaces that no longer support collaborative and interdisciplinary learning. It also allows the district to phase its capital improvements by prioritizing the most immediate capacity and program needs at the middle and high school levels, while deferring elementary changes until redistricting can be completed and the community has time to adjust. Overall, this segment aims to establish a more cohesive grade configuration, address facility limitations, manage enrollment growth, and sustain community support for long-term improvements.

The **Complete Master Facility Plan** for the project includes the following:

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

Future Segment(s) will address:

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

WE are Lakota

LAKOTA LOCAL SCHOOLS
Lakota Central Office
5572 Princeton Road
Liberty Twp., OH 45011

www.lakotaonline.com

Ashley L. Whitely, Ed.D.
Superintendent

April 10, 2026

Payton Riehl
Planning Manager
Ohio Facilities Construction Commission
30 West Spring Street, 4th Floor
Columbus, OH 43215

Dear Ms. Riehl,

On behalf of the Lakota Local School District's Board of Education, I would like to formally request that the Ohio Facilities Construction Commission allow our district to move forward at this time with a Segmented Master Plan Option.

Lakota Local School District would like to begin the middle school and high school phase of the plan as the first segment. We currently have 23 student buildings: 16 at the elementary level, four junior high schools, two freshman schools, and three high schools.

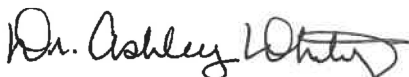
The current grade band configuration requires students to make six building transitions throughout their educational experience within the district. Many of the buildings' existing spaces fall short of supporting today's educational delivery models, particularly in fostering collaborative learning and interdisciplinary opportunities for students and staff.

Segment one entails two new high school buildings and renovations/additions to Lakota East Freshman building and Plains Junior High, making these building configurations grades 6-8.

The District would like to wait on addressing needs at the elementary buildings until a future phase due to the reconfigured grade bands and potential redistricting that will be a huge transition for the district and will require stakeholder acclimation.

We feel that the Lakota community has positive momentum and supports our school district and the new building plan. We appreciate your consideration and look forward to working with the OFCC for the benefit of our community and students.

Sincerely,



Dr. Ashley Whitely, Superintendent
Lakota Local School District



STORM SHELTER DISTRICT INTENT FORM

School District Name: **Lakota Local**

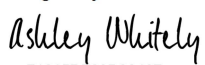
County: **Butler**

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:  6/6/2025
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Superintendent: **Ashley Whitely** Date

Please ensure to check the appropriate box above on your decision

Signed by:  6/10/2025
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Board President: **Julie Shaffer** Date

Master Plan Name Lakota LSD (Butler) - CFAP - Segment 1 - OFCC 7/9/26 CB 7/27/26
Program CFAP 2015-08-18 (Active)
Rank 407
School District Lakota Local School District
School District IRN 46110
County Butler County
Cost Region 1 (New Construction Cost Factor: 99.49%)
Cost Set 2026 (for everything)
Bracketing Set 2026
Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2030–2031	Grade Configurations			
PK	261	Grades Total PlacedRemaining			
K	1130	PK-12	17058	5823	11235
1	1182	PK-5	7484	0	7484
2	1198	6-8	4115	4115	0
3	1244	9-12	5459	1708	3751
4	1259	PK-8	11599	4115	7484
5	1210	6-12	9574	5823	3751
6	1318	CT	19	19	0
7	1377				
8	1420				
9	1483				
10	1386				
11	1300				
12	1290				
CT Offsite	19				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	17077				

Project Scope:

- Build one (1) New High School to house grades 9-12 and Career Tech (off-site).
- Build one (1) New High School to house grades 9-12.
- Renovate/Add onto Lakota Plains Junior High and Lakota East Freshman High schools to house grades 6-8.

Master Planner Commentary:

- Master plan utilizes 2026 OSDM Cost Set and Bracketing.
- Master plan based on FINAL district accepted enrollment projections dated 3/11/2026 (2030-31 planning year).
- Enhanced Environmental Assessments (EEAs) completed June 2018.
- Allowances for an Emergency Responder Radio Coverage System (ERRCS), Sustainability allowance for renovation scopes, Site Access Safety Improvements, and Fire Pump are provided. See Specific Allowance for details.
- The Storm Shelter Allowances have been excluded from the plan. The district has executed a storm shelter intent form.
- A swing space allowance has been provided for the renovation projects at Lakota Plains Junior High and Lakota East Freshman High. See specific Allowance for details.
- There are 2 PALFI's included in this plan. See PALFI section for more details.

Building	Allowance	
Lakota Plains Junior High	Swing Space Allowance - Modular Classrooms	\$1,477,910.00
Lakota Plains Junior High	Site Access Safety Allowance	\$300,000.00
Lakota Plains Junior High	Sustainability Allowance for building renovation	\$653,957.04
Lakota Plains Junior High	Emergency Responder Radio Coverage Systems for 243,958 SF	\$343,981.00
Lakota Plains Junior High	Fire Pump Allowance for 243,958 SF	\$151,254.00
New HS #1	Site Access Safety Allowance	\$300,000.00
New HS #1	Emergency Responder Radio Coverage Systems for 141,602 SF	\$199,659.00
New HS #1	Fire Pump Allowance for 141,602 SF	\$87,793.00
New HS #2	Site Access Safety Allowance	\$300,000.00
New HS #2	Emergency Responder Radio Coverage Systems for 143,378 SF	\$202,163.00
New HS #2	Fire Pump Allowance for 143,378 SF	\$88,894.00
Lakota East Freshman High	Emergency Responder Radio Coverage Systems for 254,334 SF	\$358,611.00
Lakota East Freshman High	Fire Pump Allowance for 254,334 SF	\$157,687.00
Lakota East Freshman High	Swing Space Allowance - Modular Classrooms	\$1,477,910.00
Lakota East Freshman High	Site Access Safety Allowance	\$300,000.00
Lakota East Freshman High	Sustainability Allowance for building renovation	\$775,173.86

Lakota LSD (Butler) - CFAP - Segment 1 - OFCC 7/9/26 CB 7/27/26 master plan for Lakota Local School District of Butler County (46110)

Building	Lakota Plains Junior High Master Planning Considerations			Lakota East Freshman High Master Planning Considerations			New HS #1 New High			New HS #2 New High		
Program	Classroom Facilities Assistance Program (CFAP)			Classroom Facilities Assistance Program (CFAP)			—			—		
Cost Set	[2026]			[2026]			—			—		
Assessing Consultant	OFCC			OFCC			—			—		
Type	Middle			High			High			High		
Acres	85.99			34.00			—			—		
Grades Housed	7-8			9			—			—		
Current Enrollment	1140			675			—			—		
Additions	☐ 2003 Original Construction 13% 113,975 ft²			☐ 2008 Original Construction 7% 123,452 ft² ☐ 2008 Auditorium Fixed Seating Area 0% 4,325 ft²			—			—		
Grades Housed - Proposed	6-8			6-8			9-12			9-12, CT Offsite		
Projected Enrollment	2022			2093			854			854		
CT Projected Enrollment	—			—			—			19		
Scope of Work	Renovate/Add			Renovate/Add			Build New			Build New		
Suitability Rating	Satisfactory			Satisfactory			—			—		
Existing ft²	113,975			127,777			—			—		
Cost/ft² (DM)	\$388.34			\$410.60			—			—		
Cost to Replace	\$44,261,051.50			\$52,465,236.20			\$0.00			\$0.00		
Cost to Renovate	\$5,736,630.85			\$3,518,729.40			—			—		
Reprogramming	\$767,247.53			\$837,012.26			\$0.00			\$0.00		
Renovate+Replace	15%			8%			—			—		
Right Replacement	\$93,794,944.69			\$97,088,436.81			—			—		
Right Ratio	62%			57%			—			—		
Addition Required	Yes			Yes			No			No		
—	Addition ft²			Addition 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)	— x	=	0	— x	=	0	— x	=	0	— x	=	0
Elementary (PK-5)	— x	=	0	— x	=	0	— x	=	0	— x	=	0
Middle (6-8)	2,022 x	119.45 =	241,528	2,093 x	119.45 =	250,009	— x	=	0	— x	=	0
High (9-12)	— x	=	0	— x	=	0	854 x	165.81 =	141,602	854 x	165.75 =	141,551
Career Technical Core Space	— x	=	0	— x	=	0	— x	=	0	19 x	96.18 =	1,827
Total ft² Required	241,527.9			250,008.85			141,601.74			143,377.92		
ft² Existing	113,975			127,777			—			—		
Large Group Restroom	No			No			No			No		
Fixture Replacement	—			—			—			—		
Comprehensive Vocational	No			No			No			No		
Oversized ft²	2,430			4,325			—			—		
Less Oversized ft²	111,545			123,452			—			—		
CT ft² Existing	—			—			—			—		
CT ft² Not Programmed	—			—			—			—		
Less CT ft²	111,545			123,452			—			—		
Addition ft²	129,983			126,557			141,602			143,378		
Cost per ft²	\$388.34			\$388.34			see below			see below		
Total Addition Cost	\$50,477,598.22			\$49,147,145.38			—			—		
—	Cost of Additions			Cost of Additions			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)	x	=	\$0.00	x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00
Middle (6-8)	x	=	\$0.00	x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00
High (9-12)	x	=	\$0.00	x	=	\$0.00	141,601.74 x	\$402.62 =	\$57,011,692.56	143,377.92 x	\$402.62 =	\$57,726,818.15
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	243,958			254,334			141,602			143,378		
Total to Rebuild	\$0.00			\$0.00			\$57,011,692.56			\$57,726,818.15		
Total to Rebuild All Buildings	—			—			—			—		
Cost to Reno & Reprogram	\$6,503,878.38			\$4,355,741.66			\$0.00			\$0.00		
Total Addition Cost	\$50,477,598.22			\$49,147,145.38			—			—		
Total Career Technical	\$0.00			\$0.00			\$0.00			\$0.00		
Project Cost	\$56,981,476.60			\$53,502,887.04			\$57,011,692.56			\$57,726,818.15		
Asbestos Abatement	\$0.00			\$0.00			\$0.00			\$0.00		
Demolition	\$0.00			\$0.00			\$0.00			\$0.00		
Exclude Storm Shelter	Exclude Storm Shelter			Exclude Storm Shelter			Exclude Storm Shelter			Exclude Storm Shelter		
Sustainability Waiver	—			—			—			—		
Specific Allowance	\$2,927,102.04			\$3,069,381.86			\$587,452.00			\$591,057.00		
Total Building Cost	\$59,908,579			\$56,572,269			\$57,599,145			\$58,317,875		
Project Agreement LFI	\$0			\$28,487			\$0			\$0		
Co-Funded Portion	\$59,908,579			\$56,543,782			\$57,599,145			\$58,317,875		
Page Subtotal	—			—			\$232,397,867			—		
General Allowance	\$0			—			—			—		
Total Project Agreement LFI	—			\$28,487			—			—		
Total Co-Funded Project	—			\$232,369,380			—			—		
Total Project Cost	—			\$232,397,867			—			—		

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
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	renovation + reprogramming costToReplaceSameSquareFootage
Right Ratio	renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances 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.
Sustainability Waiver	Exclude the system-managed Sustainability Specific Allowance.
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

Specific Allowances for Master Plan Lakota LSD (Butler) - CFAP - Segment 1 - OFCC 7/9/26 CB 7/27/26 - Lakota Local

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Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Lakota Plains Junior High	ERRCS	Emergency Responder Radio Coverage Systems for 243,958 SF	\$343,981.00	\$1.41/SF	Base CM & A/E Services	yes
Lakota Plains Junior High	Fire Pump	Fire Pump Allowance for 243,958 SF	\$151,254.00	\$0.62/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 Plains Junior High	Site Development	Site Access Safety 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	Sustainability	Sustainability Allowance for building renovation	\$653,957.04		Base CM & A/E Services	yes
Lakota Plains Junior High	Swing Space	Swing Space Allowance - Modular Classrooms	\$1,477,910.00	Modular unit cost calculation for Middle School students across the district. Using the 2028-2029 (THIRD YEAR) enrollment projections, there will be 4,209 6-8 students. 4,209/2 (only half the students in the modular units) = 2,105/50 (# of students per unit) = 42.1 units for the district, rounded up to 43 units needed. 43 units * \$68,740/unit = \$2,955,820 total for the district. This cost is divided evenly amongst the 2 middle schools being renovated, or \$1,477,910 for each school.	Base CM & A/E Services	no
Lakota East Freshman High	ERRCS	Emergency Responder Radio Coverage Systems for 254,334 SF	\$358,611.00	\$1.41/SF	Base CM & A/E Services	yes
Lakota East Freshman High	Fire Pump	Fire Pump Allowance for 254,334 SF	\$157,687.00	\$0.62/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 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	Sustainability	Sustainability Allowance for building renovation	\$775,173.86		Base CM & A/E Services	yes
Lakota East Freshman High	Swing Space	Swing Space Allowance - Modular Classrooms	\$1,477,910.00	Modular unit cost calculation for Middle School students across the district. Using the 2028-2029 (THIRD YEAR) enrollment projections, there will be 4,209 6-8 students. 4,209/2 (only half the students in the modular units) = 2,105/50 (# of students per unit) = 42.1 units for the district, rounded up to 43 units needed. 43 units * \$68,740/unit = \$2,955,820 total for the district. This cost is divided evenly amongst the 2 middle schools being renovated, or \$1,477,910 for each school.	Base CM & A/E Services	no
[New] New HS #1	ERRCS	Emergency Responder Radio Coverage Systems for 141,602 SF	\$199,659.00	\$1.41/SF	Base CM & A/E Services	yes
[New] New HS #2	ERRCS	Emergency Responder Radio Coverage Systems for 143,378 SF	\$202,163.00	\$1.41/SF	Base CM & A/E Services	yes
[New] New HS #1	Fire Pump	Fire Pump Allowance for 141,602 SF	\$87,793.00	\$0.62/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 HS #2	Fire Pump	Fire Pump Allowance for 143,378 SF	\$88,894.00	\$0.62/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 HS #1	Site Development	Site Access Safety Allowance	\$300,000.00	Site Access Safety Improvement Allowance. A traffic study is required to use this allowance.	Base CM & A/E Services	yes

Project Agreement LFIs for Master Plan Lakota LSD (Butler) - CFAP - Segment 1 - OFCC 7/9/26 CB 7/27/26 - Lakota Local

Return To MasterPlan			
Project Agreement LFIs			
Building	Name	Amount	Comments Include in 100% Cap
Lakota East Freshman High	Cost to renovate space Auditorium Fixed Seating Area	\$2,248.75	
Lakota East Freshman High	Sustainability Costs for space Auditorium Fixed Seating Area	\$26,238.11	
Total		\$28,486.86	
Return To MasterPlan			

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

Building Summary - Lakota Plains Junior High (146845)

District: Lakota Local Name: Lakota Plains Junior High Address: 5500 Princeton Road Liberty Township,OH 45011 Bldg. IRN: 146845					County: Butler Contact: Kim Wade Phone: (513) 644-1130 Date Prepared: 2018-06-19 Date Revised: 2026-04-09					Area: Southwestern Ohio (1) By: Bernie Merritt By: Payton Riehl							
Current Grades		7-8		Acreage:		85.99		Suitability Appraisal Summary									
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		Section	Points Possible		Points Earned		Percentage		Rating Category		
Original Construction		2003	1	2		113,975		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		
								Sustainability Observations	—		—		—		—		
								Commentary	—		—		—		—		
Total						113,975		Total	1000		838		84%		Satisfactory		
		*HA	=	Handicapped Access													
		*Rating	=1	Satisfactory													
			=2	Needs Repair													
			=3	Needs Replacement													
		*Const P/S	=	Present/Scheduled Construction													
FACILITY ASSESSMENT						Dollar											
Cost Set: 2026				Rating		Assessment											
A.	Heating System			1		\$0.00		C	Existing Square Feet						113,975		
B.	Roofing			2		\$588,850.66		-	Cost per Sq. Ft.						\$388.34		
C.	Ventilation / Air Conditioning			2		\$56,987.50		-	Renovation Cost Factor						99,49%		
D.	Electrical Systems			2		\$137,130.25		-	Cost to Renovate (Cost Factor applied)						\$5,736,630.85		
E.	Plumbing and Fixtures			2		\$105,390.08		-	Reprogramming Cost						\$767,247.53		
F.	Windows			2		\$9,884.00		-	Cost to Renovate w/ Reprogramming						\$6,503,878.38		
G.	Structure: Foundation			2		\$5,045.00		-	Cost to Replace						\$44,261,051.50		
H.	Structure: Walls and Chimneys			2		\$29,918.15		-	Renovate/Replace						14.69%		
I.	Structure: Floors and Roofs			1		\$0.00		-	[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.]								
J.	General Finishes			2		\$81,609.25		-									
K.	Interior Lighting			1		\$284,937.50		-									
L.	Security Systems			2		\$273,540.00		-									
M.	Emergency/Egress Lighting			1		\$0.00		-									
N.	Fire Alarm			1		\$0.00		-									
O.	Handicapped Access			2		\$8,481.20		-									
P.	Site Condition			2		\$302,597.96		-									
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		\$2,727,421.75		-									
X.	Construction Contingency / Non-Construction Cost			-		\$1,132,087.84		-									
Total						\$5,766,037.64											

[illegible]

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 Liberty Township, 45044					Phone: (513) 588-7700																																																																																																																																																																																																																																									
Bldg. IRN: 46110					Date Prepared: 2018-06-20		By: Bernie Merritt																																																																																																																																																																																																																																							
					Date Revised: 2026-04-09		By: Payton Riehl																																																																																																																																																																																																																																							
Current Grades		9	Acreage:		34.00	Suitability Appraisal Summary																																																																																																																																																																																																																																								
Proposed Grades		N/A	Teaching Stations:		45	<table><thead><tr><th>Section</th><th>Points Possible</th><th>Points Earned</th><th>Percentage</th><th>Rating Category</th></tr></thead><tbody><tr><td>Cover Sheet</td><td>—</td><td>—</td><td>—</td><td>—</td></tr><tr><td>1.0 The School Site</td><td>100</td><td>76</td><td>76%</td><td>Satisfactory</td></tr><tr><td>2.0 Structural and Mechanical Features</td><td>200</td><td>184</td><td>92%</td><td>Excellent</td></tr><tr><td>3.0 Plant Maintainability</td><td>100</td><td>90</td><td>90%</td><td>Excellent</td></tr><tr><td>4.0 Building Safety and Security</td><td>200</td><td>171</td><td>86%</td><td>Satisfactory</td></tr><tr><td>5.0 Educational Adequacy</td><td>200</td><td>156</td><td>78%</td><td>Satisfactory</td></tr><tr><td>6.0 Environment for Education</td><td>200</td><td>188</td><td>94%</td><td>Excellent</td></tr><tr><td>Sustainability Observations</td><td>—</td><td>—</td><td>—</td><td>—</td></tr><tr><td>Commentary</td><td>—</td><td>—</td><td>—</td><td>—</td></tr><tr><td>Total</td><td>1000</td><td>865</td><td>87%</td><td>Satisfactory</td></tr><tr><td colspan="3">C=Under Contract</td><td colspan="2"></td></tr><tr><td colspan="3"></td><td colspan="2"></td></tr><tr><td colspan="3">Existing Square Feet</td><td colspan="2">127,777</td></tr><tr><td colspan="3">Cost per Sq. Ft.</td><td colspan="2">\$410.60</td></tr><tr><td colspan="3">Renovation Cost Factor</td><td colspan="2">99,49%</td></tr><tr><td colspan="3">Cost to Renovate (Cost Factor applied)</td><td colspan="2">\$3,518,729.39</td></tr><tr><td colspan="3">Reprogramming Cost</td><td colspan="2">\$837,012.26</td></tr><tr><td colspan="3">Cost to Renovate w/ Reprogramming</td><td colspan="2">\$4,355,741.65</td></tr><tr><td colspan="3">Cost to Replace</td><td colspan="2">\$52,465,236.20</td></tr><tr><td colspan="3">Renovate/Replace</td><td colspan="2">8.30%</td></tr><tr><td colspan="5" rowspan="20"><i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i></td><td colspan="3"></td></tr><tr><td colspan="3"></td></tr><tr><td colspan="2">FACILITY ASSESSMENT</td><td></td><td>Dollar</td><td colspan="2">Existing Square Feet</td><td>127,777</td></tr><tr><td colspan="2">Cost Set: 2026</td><td>Rating</td><td>Assessment</td><td colspan="2">Cost per Sq. Ft.</td><td>\$410.60</td></tr><tr><td>A. Heating System</td><td>1</td><td>\$0.00</td><td colspan="2">Renovation Cost Factor</td><td>99,49%</td></tr><tr><td>B. Roofing</td><td>1</td><td>\$0.00</td><td colspan="2">Cost to Renovate (Cost Factor applied)</td><td>\$3,518,729.39</td></tr><tr><td>C. Ventilation / Air Conditioning</td><td>1</td><td>\$0.00</td><td colspan="2">Reprogramming Cost</td><td>\$837,012.26</td></tr><tr><td>D. Electrical Systems</td><td>1</td><td>\$0.00</td><td colspan="2">Cost to Renovate w/ Reprogramming</td><td>\$4,355,741.65</td></tr><tr><td>E. Plumbing and Fixtures</td><td>2</td><td>\$126,468.12</td><td colspan="2">Cost to Replace</td><td>\$52,465,236.20</td></tr><tr><td>F. Windows</td><td>2</td><td>\$22,160.00</td><td colspan="2">Renovate/Replace</td><td>8.30%</td></tr><tr><td>G. Structure: Foundation</td><td>1</td><td>\$0.00</td><td colspan="3" rowspan="20"><i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i></td></tr><tr><td>H. Structure: Walls and Chimneys</td><td>1</td><td>\$0.00</td></tr><tr><td>I. Structure: Floors and Roofs</td><td>1</td><td>\$0.00</td></tr><tr><td>J. General Finishes</td><td>2</td><td>\$35,777.56</td></tr><tr><td>K. Interior Lighting</td><td>1</td><td>\$0.00</td></tr><tr><td>L. Security Systems</td><td>2</td><td>\$234,558.80</td></tr><tr><td>M. Emergency/Egress Lighting</td><td>1</td><td>\$0.00</td></tr><tr><td>N. Fire Alarm</td><td>1</td><td>\$0.00</td></tr><tr><td>O. Handicapped Access</td><td>1</td><td>\$0.00</td></tr><tr><td>P. Site Condition</td><td>2</td><td>\$205,600.00</td></tr><tr><td>Q. Sewage System</td><td>1</td><td>\$0.00</td></tr><tr><td>R. Water Supply</td><td>1</td><td>\$0.00</td></tr><tr><td>S. Exterior Doors</td><td>1</td><td>\$0.00</td></tr><tr><td>T. Hazardous Material</td><td>2</td><td>\$17,888.78</td></tr><tr><td>U. Life Safety</td><td>1</td><td>\$0.00</td></tr><tr><td>V. Loose Furnishings</td><td>1</td><td>\$0.00</td></tr><tr><td>W. Technology</td><td>3</td><td>\$2,199,914.64</td></tr><tr><td>X. Construction Contingency / Non-Construction Cost</td><td>-</td><td>\$694,399.01</td></tr><tr><td colspan="2">Total</td><td></td><td>\$3,536,766.91</td><td colspan="3"></td></tr></tbody></table>			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	Sustainability Observations	—	—	—	—	Commentary	—	—	—	—	Total	1000	865	87%	Satisfactory	C=Under Contract										Existing Square Feet			127,777		Cost per Sq. Ft.			\$410.60		Renovation Cost Factor			99,49%		Cost to Renovate (Cost Factor applied)			\$3,518,729.39		Reprogramming Cost			\$837,012.26		Cost to Renovate w/ Reprogramming			\$4,355,741.65		Cost to Replace			\$52,465,236.20		Renovate/Replace			8.30%		<i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i>											FACILITY ASSESSMENT			Dollar	Existing Square Feet		127,777	Cost Set: 2026		Rating	Assessment	Cost per Sq. Ft.		\$410.60	A. Heating System	1	\$0.00	Renovation Cost Factor		99,49%	B. Roofing	1	\$0.00	Cost to Renovate (Cost Factor applied)		\$3,518,729.39	C. Ventilation / Air Conditioning	1	\$0.00	Reprogramming Cost		\$837,012.26	D. Electrical Systems	1	\$0.00	Cost to Renovate w/ Reprogramming		\$4,355,741.65	E. Plumbing and Fixtures	2	\$126,468.12	Cost to Replace		\$52,465,236.20	F. Windows	2	\$22,160.00	Renovate/Replace		8.30%	G. Structure: Foundation	1	\$0.00	<i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i>			H. Structure: Walls and Chimneys	1	\$0.00	I. Structure: Floors and Roofs	1	\$0.00	J. General Finishes	2	\$35,777.56	K. Interior Lighting	1	\$0.00	L. Security Systems	2	\$234,558.80	M. Emergency/Egress Lighting	1	\$0.00	N. Fire Alarm	1	\$0.00	O. Handicapped Access	1	\$0.00	P. Site Condition	2	\$205,600.00	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	\$2,199,914.64	X. Construction Contingency / Non-Construction Cost	-	\$694,399.01	Total			\$3,536,766.91			
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6.0 Environment for Education	200	188	94%	Excellent																																																																																																																																																																																																																																										
Sustainability Observations	—	—	—	—																																																																																																																																																																																																																																										
Commentary	—	—	—	—																																																																																																																																																																																																																																										
Total	1000	865	87%	Satisfactory																																																																																																																																																																																																																																										
C=Under Contract																																																																																																																																																																																																																																														
Existing Square Feet			127,777																																																																																																																																																																																																																																											
Cost per Sq. Ft.			\$410.60																																																																																																																																																																																																																																											
Renovation Cost Factor			99,49%																																																																																																																																																																																																																																											
Cost to Renovate (Cost Factor applied)			\$3,518,729.39																																																																																																																																																																																																																																											
Reprogramming Cost			\$837,012.26																																																																																																																																																																																																																																											
Cost to Renovate w/ Reprogramming			\$4,355,741.65																																																																																																																																																																																																																																											
Cost to Replace			\$52,465,236.20																																																																																																																																																																																																																																											
Renovate/Replace			8.30%																																																																																																																																																																																																																																											
<i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i>																																																																																																																																																																																																																																														
					FACILITY ASSESSMENT			Dollar	Existing Square Feet		127,777																																																																																																																																																																																																																																			
					Cost Set: 2026		Rating	Assessment	Cost per Sq. Ft.		\$410.60																																																																																																																																																																																																																																			
					A. Heating System	1	\$0.00	Renovation Cost Factor		99,49%																																																																																																																																																																																																																																				
					B. Roofing	1	\$0.00	Cost to Renovate (Cost Factor applied)		\$3,518,729.39																																																																																																																																																																																																																																				
					C. Ventilation / Air Conditioning	1	\$0.00	Reprogramming Cost		\$837,012.26																																																																																																																																																																																																																																				
					D. Electrical Systems	1	\$0.00	Cost to Renovate w/ Reprogramming		\$4,355,741.65																																																																																																																																																																																																																																				
					E. Plumbing and Fixtures	2	\$126,468.12	Cost to Replace		\$52,465,236.20																																																																																																																																																																																																																																				
					F. Windows	2	\$22,160.00	Renovate/Replace		8.30%																																																																																																																																																																																																																																				
					G. Structure: Foundation	1	\$0.00	<i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i>																																																																																																																																																																																																																																						
					H. Structure: Walls and Chimneys	1	\$0.00																																																																																																																																																																																																																																							
					I. Structure: Floors and Roofs	1	\$0.00																																																																																																																																																																																																																																							
					J. General Finishes	2	\$35,777.56																																																																																																																																																																																																																																							
					K. Interior Lighting	1	\$0.00																																																																																																																																																																																																																																							
					L. Security Systems	2	\$234,558.80																																																																																																																																																																																																																																							
					M. Emergency/Egress Lighting	1	\$0.00																																																																																																																																																																																																																																							
					N. Fire Alarm	1	\$0.00																																																																																																																																																																																																																																							
					O. Handicapped Access	1	\$0.00																																																																																																																																																																																																																																							
					P. Site Condition	2	\$205,600.00																																																																																																																																																																																																																																							
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	\$2,199,914.64																																																																																																																																																																																																																																												
X. Construction Contingency / Non-Construction Cost	-	\$694,399.01																																																																																																																																																																																																																																												
Total			\$3,536,766.91																																																																																																																																																																																																																																											

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.
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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:	241,527.9
Additional SF:	129,983
District Has Central Food Prep:	no
Casework Replacement (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment	
Level	Enrollment
Middle School	2,022

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	7,077	0	14,154	0
Vocational		1,300	0	2,600	0
Student Dining	5,904	10,110	0	20,220	0
Kitchen	3,834	7,077	0	14,154	0
Auxiliary 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	\$619,769.10
CONSTRUCTION CONTINGENCY	\$43,383.84
SOFT COSTS (16.29%)	\$108,027.61
COST REGION ADJUSTMENT (99.49%)	-\$3,933.02
TOTAL REPROGRAMMING BUDGET	\$767,247.53

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%		\$31.94	\$0.00
Gymnasium	-3,431	28.59%	0	\$31.94	\$0.00
Media Center	-3,696	52.23%	3,381	\$31.94	\$107,989.14
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-4,206	41.60%	5,904	\$31.94	\$188,573.76
Kitchen	-3,243	45.82%	3,834	\$84.30	\$323,206.20
Natatorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym		0.00%		\$0.00	\$0.00
Total			13119		\$619,769.10

If existing area is being converted to ES space, use conversion budget as follows:	
Conversion to PK-K Classroom per Room	\$37,729.67
Conversion to 1-5 Classroom per Room	\$18,407.70
Large Group Restroom conversion per SF	\$18.27

Total Students
Est. Classrooms

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

Sustainability

Building Name:	Lakota Plains Junior High
Current Grades Housed:	7-8 ()
Existing Building Size (SF):	113,975
Demolished Additions	0
Cost Per SF	\$388.34
Cost To Replace	\$44,261,051.50
Sustainability Allowance	\$653,957.04
OSDM Required Bldg Size:	241,527.9
Additional SF:	129,983

Sustainability Allowance Funded and Project Agreement LFI	
Level	Required SF
Middle School	241,527.9
CT Program SF Required	0
Total	241,527.9
Level	SF Addition
Middle School	129,983
CT Program New	0
Total SF Addition:	129,983
Total SF Required:	241,527.9
Total SF Addition:	129,983
SF Required minus SF Addition:	111,544.90

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

Sustainability Allowance for Co-fundable Spaces:	
Total SF Required minus SF Addition:	111,544.90
Oversized Co-funded SF:	2,430
Total Co-fundable SF:	113,975
Total SF x Cost / SF:	113,975 x \$388.34 = \$44,261,051.50
1.5% Sustainability Allowance:	\$44,261,051.50 x 98.5% x 1.5% = \$653,957.04

Sustainability Allowance for Non-Cofundable Spaces:	
Non-Cofunded SF:	Excess Space 0
Total SF x Cost / SF:	0 x \$388.34 = \$0.00
1.5% Sustainability Allowance:	0 x 98.5% x 1.5% = \$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space 0
Total SF x Cost / SF:	0 x 388.34 = \$0.00
1.5% Sustainability Allowance:	\$0.00 x 98.5% x 1.5% = \$0.00

Sustainability Allowance Co-fundable:	\$653,957.04
Sustainability Allowance Non-Cofundable:	\$0.00
Total Sustainability Allowance:	\$653,957.04

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

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	\$5,736,630.85
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	2,022
Middle School SF Required	241,527.9
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:*	129,983
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF		
Building SF:**		113,975
Renovation Costs	\$5,736,630.85	
Reprogramming Costs	\$767,247.53	
Cost per SF to Renovate	\$57.06	
Life Safety Costs	\$0.00	
Co-Funded Life Safety Cost per SF	\$0.00	
LFI Cost per SF	\$57.06	
Sustainability Cost per SF	\$5.74	
** 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 Sustainability 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 @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Corridors		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Ag Ed		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Gymnasium		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Media Center		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Vocational		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Student Dining		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Kitchen		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Auxiliary Gym		
Cost To Renovate Space 0 SF @ \$57.06/SF		\$0.00
Sustainability Cost For Space 0 SF @ \$5.74/SF		\$0.00
Non OSDM Spaces In OSDM Additions		
Cost to renovate space: 0 SF @ \$57.06/SF		\$0.00
Sustainability Costs for Space: 0 SF @ \$5.74/SF		\$0.00
Total Excess Square Footage Renovation PALFI:		\$0.00
Total Excess Square Footage Sustainability PALFI:		\$0.00

100% Cap

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

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

Right Ratio Calculations		
Cost of Renovation		\$5,736,630.85
Reprogramming		\$767,247.53
Sustainability Allowance		\$653,957.04
Non-Optional Demo Allowance		\$0.00
Non-Optional Abatement		\$0.00
Addition Cost		\$50,477,598.22
Other (specific allowances & manual LFIs as indicated)		\$795,235.00
Total Building Cost		\$58,430,668.64
Total LFIs/Building		\$0.00
Revised Project Cost		\$58,430,668.64
Right Replacement		\$0.00
100% Cap Differential		\$58,430,668.64
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		2,022
HS enrollment		—
CT enrollment		—
Total enrollment		2,022
	SF / Student	AREA
SF per ES student	—	—
SF per MS student	119.45	241,528
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		241,528

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	114,198MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - 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		6,997
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		22,250MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - 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		74,148
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)		217,593
Construction Factor (11% multiplied by the facility total)		× 0.11
Gross Square Feet (GSF) Developed		241,528
Career Technical Program Space		0REQUIRED
Total Proposed Gross Square Footage		241,528

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	95
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HSCT
Enrollment	—	2,022	—
Teachers	—	95	—
Ancillary Staff	—	40	—
Administration	—	27	—
Custodial / Maintenance	—	13	—
Food Service	—	20	—
Total Staff Parking	—	195	—
Total Visitor	—	40	—
High School Student Parking	—	—	—
Other	—	145	—
TOTAL CO-FUNDED PARKING	—	380	—

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:	250,008,85
Additional SF:	126,557
District Has Central Food Prep:	no
Casework Replacement (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment Level	Enrollment
Middle School	2,093

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	7,326	0	14,652	0	
Vocational		1,300	0	2,600	0	
Student Dining	7,649	10,465	0	20,930	0	
Kitchen	3,844	7,326	0	14,652	0	
Auxiliary 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		04,325	
Total Oversized			4,325		4,325	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$676,123.82
CONSTRUCTION CONTINGENCY	\$47,328.67
SOFT COSTS (16.29%)	\$117,850.41
COST REGION ADJUSTMENT (99.49%)	-\$4,290.64
TOTAL REPROGRAMMING BUDGET	\$837,012.26

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%		\$31.94	\$0.00
Gymnasium	-1,828	15.23%	0	\$31.94	\$0.00
Media Center	-3,952	53.94%	3,374	\$31.94	\$107,765.56
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-2,816	26.91%	7,649	\$31.94	\$244,309.06
Kitchen	-3,482	47.53%	3,844	\$84.30	\$324,049.20
Natatorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym	-3,333	51.28%		\$0.00	\$0.00
Total			14867		\$676,123.82

If existing area is being converted to ES space, use conversion budget as follows:	
Conversion to PK-K Classroom per Room	\$37,729.67
Conversion to 1-5 Classroom per Room	\$18,407.70
Large Group Restroom conversion per SF	\$18.27

Total Students
Est. Classrooms

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

Sustainability

Building Name:	Lakota East Freshman High
Current Grades Housed:	9 ()
Existing Building Size (SF):	127,777
Demolished Additions	0
Cost Per SF	\$410.60
Cost To Replace	\$52,465,236.20
Sustainability Allowance	\$775,173.86
OSDM Required Bldg Size:	250,008.85
Additional SF:	126,557

Sustainability Allowance Funded and Project Agreement LFI	
Level	Required SF
Middle School	250,008.85
CT Program SF Required	0
Total	250,008.85
Level	SF Addition
Middle School	126,557
CT Program New	0
Total SF Addition:	126,557
Total SF Required:	250,008.85
Total SF Addition:	126,557
SF Required minus SF Addition:	123,451.85

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

Sustainability Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:	123,451.85
Oversized Co-funded SF:	0
Total Co-fundable SF:	123,452
Total SF x Cost / SF:	$123,452 \times \$410.60 = \$50,689,391.20$
1.5% Sustainability Allowance:	$\$50,689,391.20 \times 98.5\% \times 1.5\% = \$748,935.75$

Sustainability Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - :	Auditorium Fixed Seating Area	4325
Total SF x Cost / SF:	$4325 \times 410.60 = \$1,775,845.00$	
1.5% Sustainability Allowance:	$\$1,775,845.00 \times 98.5\% \times 1.5\% =$	\$26,238.11
Non-Cofunded SF:	Excess Space	0
Total SF x Cost / SF:	$0 \times \$410.60 =$	\$0.00
1.5% Sustainability Allowance:	$0 \times 98.5\% \times 1.5\% =$	\$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF x Cost / SF:	$0 \times 410.60 =$	\$0.00
1.5% Sustainability Allowance:	$\$0.00 \times 98.5\% \times 1.5\% =$	\$0.00

Sustainability Allowance Co-fundable:	\$748,935.75
Sustainability Allowance Non-Cofundable:	\$26,238.11
Total Sustainability Allowance:	\$775,173.86

Co-Funded Oversized Spaces: Oversized Amount

Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Total	0

Non-Cofunded Oversized Spaces: Oversized Amount

Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Auditorium Fixed Seating Area	4,325
Total	4,325

Cost Data

Complete Building Cost Data

Total Cost To Renovate	\$3,518,729.39
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):	\$2,248.75
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 Sustainability Costs:	\$26,238.11

PALFI

Total Enrollment	2,093
Middle School SF Required	250,008.85
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:*	126,557
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF	
Building SF:**	123,452
Renovation Costs	\$3,516,480.65
Reprogramming Costs	\$837,012.26
Cost per SF to Renovate	\$35.26
Life Safety Costs	\$0.00
Co-Funded Life Safety Cost per SF	\$0.00
LFI Cost per SF	\$35.26
Sustainability Cost per SF	\$6.07
** 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	\$2,248.75
Sustainability Costs for Space: Auditorium Fixed Seating Area	\$26,238.11

Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage Sustainability PALFI:	\$0.00
TOTAL PALFI for:Lakota East Freshman High	\$28,486.86

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$35.26/SF	\$0.00
Sustainability Cost For Space 0 SF @ \$6.07/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$35.26/SF	\$0.00
Sustainability Costs for Space: 0 SF @ \$6.07/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage Sustainability PALFI:	\$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation

Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxiliary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Auditorium Fixed Seating Area	\$2,248.75
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$2,248.75

Project Agreement Locally Funded Initiatives — Sustainability Costs

Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxiliary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Auditorium Fixed Seating Area	\$26,238.11
Excess SF from Webtool	\$0.00
Total Sustainability PALFI	\$26,238.11

Right Ratio Calculations

Cost of Renovation	\$3,518,729.39
Reprogramming	\$837,012.26
Sustainability Allowance	\$775,173.86
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$49,147,145.38
Other (specific allowances & manual LFIs as indicated)	\$842,536.11
Total Building Cost	\$55,120,597.00
Total LFIs/Building	\$28,486.86
Revised Project Cost	\$55,092,110.14
Right Replacement	\$0.00
100% Cap Differential	\$55,092,110.14
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		2,093
HS enrollment		—
CT enrollment		—
Total enrollment		2,093
	SF / Student	AREA
SF per ES student	—	—
SF per MS student	119.45	250,009
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		250,009

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	118,208MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - 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		7,242
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		22,250MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - 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		77,533
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)		225,233
Construction Factor (11% multiplied by the facility total)		× 0.11
Gross Square Feet (GSF) Developed		250,009
Career Technical Program Space		0REQUIRED
Total Proposed Gross Square Footage		250,009

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	98
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	2,093	—	—
Teachers	—	98	—	—
Ancillary Staff	—	42	—	—
Administration	—	28	—	—
Custodial / Maintenance	—	14	—	—
Food Service	—	21	—	—
Total Staff Parking	—	203	—	—
Total Visitor	—	42	—	—
High School Student Parking	—	—	—	—
Other	—	147	—	—
TOTAL CO-FUNDED PARKING	—	392	—	—

Master Plan Worksheets for New HS #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	9-12
ES enrollment	—
MS enrollment	—
HS enrollment	854
CT enrollment	—
Total enrollment	854

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	—	—
SF per HS student	165.81	141,602
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		141,602

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	66,952MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - 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		4,102
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		26,320MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - 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	12,400	12,400
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
H-PE-3	Student Locker Room	1	1,400	1,400
H-PE-4	Student Restroom/Shower	1	600	600
H-PE-5	Physical Education Storage	1	800	800
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	400	400
H-PE-11	Physical Health Classroom	1	1,500	1,500
H-PE-12	Multi-use P.E. Room	1	1,600	1,600

Food Service Spaces / Custodial Spaces / Building Services	30,196
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)	127,569
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	141,602
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	141,602

Teaching Stations

ES Teaching Stations —
MS Teaching Stations—
HS Teaching Stations 40
CT Teaching Stations —

Parking

	ES	MS	HS	CT
Enrollment	—	—	854	—
Teachers	—	—	40	—
Ancillary Staff	—	—	17	—
Administration	—	—	11	—
Custodial / Maintenance	—	—	6	—
Food Service	—	—	9	—
Total Staff Parking	—	—	83	—
Total Visitor	—	—	17	—
High School Student Parking	—	—	171	—
Other	—	—	60	—
TOTAL CO-FUNDED PARKING	—	—	331	—

Master Plan Worksheets for New HS #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	9-12, CT Offsite
ES enrollment	—
MS enrollment	—
HS enrollment	854
CT enrollment	19
Total enrollment	873

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	—	—
SF per HS student	165.75	141,551
SF per CT student	96.18	1,827
Total Gross Square Feet Required from MASTER PLAN		143,378

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	67,791MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - 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		4,153
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		26,320MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - 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	12,400	12,400
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
H-PE-3	Student Locker Room	1	1,400	1,400
H-PE-4	Student Restroom/Shower	1	600	600
H-PE-5	Physical Education Storage	1	800	800
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	400	400
H-PE-11	Physical Health Classroom	1	1,500	1,500
H-PE-12	Multi-use P.E. Room	1	1,600	1,600

Food Service Spaces / Custodial Spaces / Building Services	30,905
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)	129,169
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	143,378
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	143,378

Teaching Stations

ES Teaching Stations —
MS Teaching Stations—
HS Teaching Stations40
CT Teaching Stations 1

Parking

	ES	MS	HS	CT
Enrollment	—	—	854	19
Teachers	—	—	40	1
Ancillary Staff	—	—	17	0
Administration	—	—	11	0
Custodial / Maintenance	—	—	6	0
Food Service	—	—	9	0
Total Staff Parking	—	—	83	1
Total Visitor	—	—	17	0
High School Student Parking	—	—	171	4
Other	—	—	60	3
TOTAL CO-FUNDED PARKING	—	—	331	8

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota Plains Junior High
Date of Initial Assessment:	Jun 19, 2018
Date of Assessment Update:	Apr 9, 2026
Cost Set:	2026

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 (99.49%)	—	\$15,875.12	\$15,875.12
Regional Total with Soft Costs & Contingency	—	\$19,753.46	\$19,753.46

Environmental Hazards Assessment Cost Estimates

Owner:	Lakota Local
Facility:	Lakota East Freshman High
Date of Initial Assessment:	Jun 20, 2018
Date of Assessment Update:	Apr 9, 2026
Cost Set:	2026

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 (99.49%)	—	\$17,797.55	\$17,797.55
Regional Total with Soft Costs & Contingency	—	\$22,145.54	\$22,145.54



Lakota Local School District / Butler County

04/17/26

CFAP - Segment

Lakota LSD (Butler) - CFAP - Segment 1 - OFCC 7/9/26 CB 7/27/26

Master Facility Plan Scope	*	Build one (1) New High School to house grades 9-12 and Career Tech (off-site).
	*	Build one (1) New High School to house grades 9-12.
	*	Renovate/Add onto Lakota Plains Junior High and Lakota East Freshman High schools to house grades 6-8.

Total Master Facility Plan Cost:

State	\$	177,715,647	33%
Local	\$	360,816,618	67%
Total	\$	538,532,265	

Co-Funded Project Cost:

State	\$	76,681,895	33%
Local	\$	155,687,485	67%
Total	\$	232,369,380	

Project Cost (w/ Project Agreement Locally Funded Initiative (PA LFI))

Project Agreement LFI		\$	28,487
State	\$	76,681,895	
Local (with Project Agreement LFI)	\$	155,715,972	
Total	\$	232,397,867	



INTERNAL ROUTING

Attn: Executive Director

Date: 7/16/2026

District: Lakota Local

RE: Request for Execution of Documents

☒ Certification of Conditional Approval - Seg 1

☐ Other Specific Information:

This Certification of Conditional Approval has been reviewed and approved and is now authorized to obtain Executive Director Signature by:

Joe Macneil, Chief of Planning	DS Initial	7/28/2026 Reviewed for ED Signature
Paul Mann, Chief of Finance	Initial Initial	7/28/2026 Reviewed for ED Signature
Vincent Soller, Senior Legal Counsel	Initial Initial	7/28/2026 Reviewed for ED Signature
Janice Parker, Construction Project Specialist 2	Initial Initial	Approved for ED Signature