

Master Plan Name Yellow Springs EVSD (Greene) - ELPP - K-12 Demo/Reno/Add - DRAFT_2021 Cost Set
 Program ELPP 2019-03-14 0 (Active)
 Rank 449
 School District Yellow Springs Exempted Village School District
 School District IRN 45674
 County Greene County
 Cost Region 1 (New Construction Cost Factor: 98.78%)
 Cost Set 2021 (for everything)
 Bracketing Set 2021
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2025-2026	Grade Configurations		
		Grades	Total	Placed
PK	0			
K	43	PK-12	607	607
1	55	PK-5	270	270
2	30	6-8	133	133
3	48	9-12	204	204
4	47	PK-8	403	403
5	47	6-12	337	337
6	39	CT	64	64
7	39			
8	55			
9	47			
10	57			
11	42			
12	58			
CT Offsite	0			
CT Low Bay Comprehensive	64			
CT High Bay Comprehensive	0			
CT Low Bay Onsite	0			
CT High Bay Onsite	0			
Total	671			

Project Scope:

Abatement/Demolition of Mills Lawn Elementary / Middle School.
 Partial Demolition / Renovations / Addition to Yellow Springs High / McKinney Middle School to house grades K-12 & CT.

Master Planner Commentary:

The DRAFT Enrollment Projection report dated 12-4-2020 is used in this Master Plan.
 The facilities have been physically assessed, with an Assessment Report released on 5-21-17 by Thomas Porter Architects, and an Enhanced Environmental Hazards Assessment released on 10-23-17 by PSI.
 The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U. S. Green Building Council, Leadership in Energy and Environmental Design) Silver (with a preference for attaining points in the Energy and Atmosphere category).
 The District qualifies for one (1) Low Bay Career Tech program because they meet the 50 students to 1 program enrollment guideline.
 The Specific Allowance includes a Storm Shelter for Yellow Springs High / McKinney Middle School.
 The Specific Allowance includes an Emergency Responder Radio Coverage System for Yellow Springs High / McKinney Middle School.
 The Specific Allowance includes a Site Access Safety Improvement Allowance (i.e., deceleration lane, center left turn lane, metering, signage, etc.) for Yellow Springs High / McKinney Middle School.

Building	Allowance	
Yellow Springs High School/McKinney Middle School	Site Access Safety Allowance	\$300,000.00
Yellow Springs High School/McKinney Middle School	Emergency Responder Radio Coverage Systems for 3,051 SF	\$3,051.00
Yellow Springs High School/McKinney Middle School	LEED Allowance for building renovation	\$170,185.96
Yellow Springs High School/McKinney Middle School	Storm Shelter allowance (hardening 4,836 SF)	\$460,043.96
Yellow Springs High School/McKinney Middle School	Emergency Responder Radio Coverage Systems for 105,123 SF	\$105,123.00

Building	Yellow Springs High School/McKinney Middle School	Mills Lawn Elementary / Middle School
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	[2021]	[2021]
Assessing Consultant	OFCC	OFCC
Type	Middle/High	Elementary/Middle
Acres	37.82	8.84
Grades Housed	7-12	K-6
Current Enrollment	383	374
Additions to Demolish	<input type="checkbox"/> 1963 Gymnasium / Locker Room Addition 83% 22,232 ft ² <input checked="" type="checkbox"/> 1963 Original Construction 78% 29,506 ft ² <input checked="" type="checkbox"/> 1988 Classroom and Corridor Addition 117% 6,914 ft ² <input checked="" type="checkbox"/> 1999 Elevator Addition 103% 444 ft ² <input type="checkbox"/> 2002 Classroom Addition 62% 15,133 ft ²	<input type="checkbox"/> 1952 Original Construction 86% 23,900 ft ² <input type="checkbox"/> 1957 Classroom and Media Center Addition 83% 10,163 ft ² <input type="checkbox"/> 2002 Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition 65% 13,261 ft ²
Grades Housed - Proposed	K-12, CT Low Bay Comprehensive	—
Projected Enrollment	607	—
CT Projected Enrollment	64	—
Scope of Work	Renovate/Add/Demolish	Abate/Demolish
CEFP1 Rating	Borderline	Borderline
Existing ft ²	37,365	47,324
Cost/ft ² (DM)	\$308.27	\$308.59
Cost to Replace	\$11,518,508.55	\$14,603,713.16
Cost to Renovate	\$8,608,478.96	\$11,606,435.90
Reprogramming	\$306,141.23	\$0.00
Renovate+Replace	77%	79%
Right Replacement	\$33,416,697.71	—
Right Ratio	96%	—
Addition Required	Yes	No
	Addition ft²	Addition ft²
Proposed Enrollment	Students sf/Student sf required	Students sf/Student sf required
Elementary (PK-K)	43 x 134.38 = 5,778	— x — = 0
Elementary (PK-5)	270 x 134.38 = 36,283	— x — = 0
Middle (6-8)	133 x 162.33 = 21,590	— x — = 0
High (9-12)	204 x 193.51 = 39,476	— x — = 0
Career Technical Core Space	64 x 121.48 = 7,775	— x — = 0
Total ft ² Required	105,123.25	—
ft ² Existing	37,365	47,324
Large Group Restroom Fixture Replacement	No	No
Comprehensive Vocational	Yes	No
Oversized ft ²	0	—
Less Oversized ft ²	37,365	47,324
CT ft ² Existing	—	—
CT ft ² Not Programmed	—	—
Less CT ft ²	37,365	47,324
Addition ft ²	67,758	-47,324
Cost per ft ²	see below	see below
Total Addition Cost	—	—
	Cost of Additions	Cost of Additions
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost
Elementary (PK-5)	35,758.00 x \$308.59 = \$11,034,561.22	x = = \$0.00
Middle (6-8)	15,000.00 x \$309.47 = \$4,642,050.00	x = = \$0.00
High (9-12)	17,000.00 x \$308.27 = \$5,240,590.00	x = = \$0.00
Career Technical Program Space	—	—
CT Existing ft ²	—	—
CT New ft ²	3,051.28	—
CT Total ft ²	3,051	—
CT Program Total	\$972,835.13	\$0.00
Total Proposed ft ²	108,174	—
Total to Rebuild	\$20,917,201.22	\$0.00
Total to Rebuild All Buildings	—	—
Cost to Reno & Reprogram	\$8,914,620.19	—
Total Addition Cost	\$0.00	—
Total Career Technical	\$972,835.13	\$0.00
Project Cost	\$30,804,656.54	\$0.00
Asbestos Abatement	\$276,469.47	\$511,944.76
Demolition	\$184,320.00	\$236,620.00
Exclude Storm Shelter	—	—
Specific Allowance	\$1,038,403.92	\$0.00
Total Building Cost	\$32,303,849.93	\$748,564.76
Page Subtotal		\$33,052,414.69
General Allowance		\$0.00
Project Agreement LFI		\$874,470.18
Co-Funded Project		\$32,177,944.51
Total Project Cost		\$33,052,414.69

Master Plan Worksheets for Yellow Springs High School/McKinney Middle School

Reprogramming

Building Name:	Yellow Springs High School/McKinney Middle School
Current Grades Housed:	7-12 ()
Existing Building Size (SF):	37,365
OSDM Required Building Size:	105,123.25
Additional SF:	67,758
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	yes

Projected Enrollment

Level	Enrollment
Elementary School	270
Middle School	133
High School	204
Career Technical School	64

Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	4,182	5,667	0	11,334	0
Ag Ed		3,100	0	6,200	0
Gymnasium		20,500	0	30,750	0
Media Center		2,214	0	4,428	0
Vocational		3,100	0	6,200	0
Student Dining		6,000	0	12,000	0
Kitchen		2,348.5	0	4,697	0
Auxiliary Gym		7,000	0	10,500	0
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Total Oversized			0	0	0

Reprogramming Costs

HARD COST SUB-TOTAL	\$249,073.00
CONSTRUCTION CONTINGENCY	\$17,435.11
SOFT COSTS (16.29%)	\$43,414.17
COST REGION ADJUSTMENT (98.78%)	-\$3,781.05
TOTAL REPROGRAMMING BUDGET	\$306,141.23

Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-1,485	26.20%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium		0.00%		\$19.49	\$0.00
Media Center		0.00%		\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining		0.00%		\$19.49	\$0.00
Kitchen		0.00%		\$60.00	\$0.00
Natorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym		0.00%		\$0.00	\$0.00
Total			0		\$0.00

If existing area is being converted to ES space, use conversion budget as follows:
 Conversion to PK-K Classroom per Room \$26,850.00
 Conversion to 1-5 Classroom per Room \$13,100.00
 Large Group Restroom conversion per SF \$13.00

Total Students
 Est. Classrooms

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms 3	3	\$80,550.00
1-5 Rooms 12	12	\$157,200.00
Restrooms 871	871	\$11,323.00
Total		\$249,073.00

LEED

Building Name: Yellow Springs High School/McKinney Middle School
 Current Grades Housed: 7-12 ()
 Existing Building Size (SF): 37,365
 Demolished Additions 36,864
 Cost Per SF \$308.27
 Cost To Replace \$11,518,508.55
 Leed Allowance \$170,185.96
 OSDM Required Bldg Size: 105,123.25
 Additional SF: 67,758

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Elementary School	36,282.6
Middle School	21,589.89
High School	39,476.04
Career Technical School	7,774.72
CT Program SF Required	3,051
Total	108,174.25
Level	SF Addition
Elementary School	35,758.00
Middle School	15,000.00
High School	17,000.00
Career Technical School	
CT Program New	3,051.28
Total SF Addition:	70,809.28
Total SF Required:	108,174.25
Total SF Addition:	70,809.28
SF Required minus SF Addition:	37,364.97

Oversized Spaces

Co-Funded SF: 0
 Non-Co-Funded SF: 0
 Total SF Oversized Spaces: 0

Excess Space

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

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

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition: 37,364.97
 Oversized Co-funded SF: 0
 Total Co-fundable SF: 37,365
 Total SF x Cost / SF: $37,365 \times \$308.27 = \$11,518,508.55$
 1.5% LEED Allowance: $\$11,518,508.55 \times 98.5\% \times 1.5\% = \$170,185.96$

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

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF: Excess Space 0
 Total SF x Cost / SF: $0 \times \$308.27 = \0.00
 1.5% LEED Allowance: $0 \times 98.5\% \times 1.5\% = \0.00
 Non-Cofunded SF: Excess Building Component OSDM Space 0
 Total SF x Cost / SF: $0 \times 308.27 = \$0.00$
 1.5% LEED Allowance: $\$0.00 \times 98.5\% \times 1.5\% = \0.00

LEED Allowance Co-fundable: \$170,185.96
 LEED Allowance Non-Cofundable: \$0.00
 Total LEED Allowance: \$170,185.96

Cost Data

Complete Building Cost Data

Total Cost To Renovate	\$8,608,478.97
M	\$37,365.00
N	\$91,544.25
U fire suppression ONLY	\$119,568.00
Subtotal	\$248,477.25
Contingency	\$17,393.41
Non-Construction Costs	\$43,310.33
Regional Cost Factor	-\$3,772.01
Total Life Safety Cost	\$305,408.98
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$305,408.98

PALFI

Total Enrollment	671
Elementary School SF Required	36,282.6
Middle School SF Required	21,589.89
High School SF Required	39,476.04
Career Technical School SF Required	7,774.72
CT Program SF Required	3,051
Existing Building SF	37,365
Total Oversized	0
Total Usable Building SF:	37,365
Addition or (Excess Space) SF:*	70,809
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF

Building SF:**	37,365
Renovation Costs	\$8,608,478.97
Reprogramming Costs	\$306,141.23
Cost per SF to Renovate	\$238.58
Life Safety Costs	\$305,408.98
Co-Funded Life Safety Cost per SF	\$8.17
LFI Cost per SF	\$230.41
LEED Cost per SF	\$4.55
** Building SF does not include non-OSDM spaces	

Project Agreement LFI For Non-OSDM Spaces Summary

Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00
TOTAL PALFI for:Yellow Springs High School/McKinney Middle School	\$0.00

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$230.41/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.55/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$230.41/SF	\$0.00
LEED Costs for Space: 0 SF @ \$4.55/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00

100% Cap

Project Agreement Locally Funded Initiatives — Renovation

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

Project Agreement Locally Funded Initiatives — LEED Costs

Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxiliary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total LEED PALFI	\$0.00

Right Ratio Calculations

Cost of Renovation	\$8,608,478.97
Reprogramming	\$306,141.23
LEED Allowance	\$170,185.96
Non-Optional Demo Allowance	\$184,320.00
Non-Optional Abatement	\$276,469.47
Addition Cost	\$21,890,036.35
Other (specific allowances & manual LFI's as indicated)	\$738,403.92
Total Building Cost	\$32,174,035.90
Total LFI's/Building	\$0.00
Revised Project Cost	\$32,174,035.90
Right Replacement	\$31,299,565.72
100% Cap Differential	\$874,470.18

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

Storm Shelter

Storm shelter to be built as part of renovation

ES enrollment	270
MS enrollment	133
HS enrollment	204
CTS enrollment	64
Staff	113
Total occupants	784
SF required for occupants (@ 5 SF / occupant)	3,920
Wheelchair occupants (@ 1 / 200 occupants)	4
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	40
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	4,014
Usable space	83%
Required SF to allow for useless space ($1 \div 83\% = 120\%$)	4,836
Required SF with mechanical area (+ 0.0%)	4,836
Total Required SF (+ 0.0% construction factor)	4,836
SF cost (@ \$88.03 / SF hardened)	\$425,725.81
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$465,725.81
Total storm shelter cost ($\times 98.78\%$ regional cost factor for Southwestern Ohio)	\$460,043.96

Program of Requirements for Yellow Springs High School/McKinney Middle School (Yellow Springs EVSD (Greene) - ELPP - K-12 Demo/Reno/Add - DRAFT_2021 Cost Set)

SF per Student		
POR SF/Student	47.67	(not to exceed Maximum Allowable)
Maximum Program SF/Student	47.68	(Maximum Allowable)
OSDM Bracketed SF/Student	169.00	

General Info	
Number Of Students Low Bay	64
Number Of Students High Bay	0
Number of High School Students	204
Funded Programs Low Bay (50:1)	1
Funded Programs High Bay (30:1)	0
Career Tech Excess SF	0

Square Footage		
Total POR SF	3,051	(not to exceed Maximum Allowable)
Maximum Program SF	3,052	(Maximum Allowable)
OSDM Bracketed SF	10,816	

	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
Program Type 2													
Engineering and Design	F6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$747,285.00	\$747,285.00	2,310
Net Program Space Total		0	0				0.00	\$0.00	2,310	2,310	\$747,285.00	\$747,285.00	2,310
Building Services Spaces													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$316.57)	Final Sf	
Mechanical Electrical 5%		0							115.50		\$36,563.83	115.5	
Corridors 14%		0							323.40		\$102,378.74	323.4	
Building Services Spaces Subtotal		0							438.9		\$138,942.57	438.9	
Building Gross Square Footage													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$316.57)	Final Sf	
Net Program Space + Building Services Spaces (From Above)		0							2,748.9				
Construction Factor (11% Of Additional And Indoor)		0.00							302.38		\$95,724.44	302.38	
POR Totals													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$316.57)	Final Sf	
Net Program		0							2,310		\$747,285.00	2,310	
Regional Cost Factor 98.78%											-\$9,116.88		
Building Services Spaces		0							438.9		\$138,942.57	438.9	
Construction Factor		0.00							302.38		\$95,724.44	302.38	
Total		0							3,051.28		\$972,835.13	3,051	

[POR Worksheet](#)

Return To MasterPlan						
Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Yellow Springs High School/McKinney Middle School	Site Development	Site Access Safety Allowance	\$300,000.00		Base CM & A/E Services	no
Yellow Springs High School/McKinney Middle School	ERRCS	Emergency Responder Radio Coverage Systems for 3,051 SF	\$3,051.00	ERRCS Allowance for new CT Space	Base CM & A/E Services	yes
Yellow Springs High School/McKinney Middle School	LEED	LEED Allowance for building renovation	\$170,185.96		Base CM & A/E Services	yes
Yellow Springs High School/McKinney Middle School	Storm Shelter	Storm Shelter allowance (hardening 4,836 SF)	\$460,043.96		Base CM & A/E Services	yes
Yellow Springs High School/McKinney Middle School	ERRCS	Emergency Responder Radio Coverage Systems for 105,123 SF	\$105,123.00		Base CM & A/E Services	yes
Total			\$1,038,403.92			
Return To MasterPlan						

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Return To MasterPlan			
Project Agreement LFIs			
Building	Name	Amount	Comments Include in 100% Cap
	Yellow Springs High School/McKinney Middle School 100% Cap Differential	\$874,470.18	
Total		\$874,470.18	
Return To MasterPlan			

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Program of Requirements for Yellow Springs High School/McKinney Middle School (Yellow Springs EVSD (Greene) - ELPP - K-12 Demo/Reno/Add - DRAFT_2021 Cost Set)

SF per Student		Number of Low Bay Students: 64		Square Footage			
POR SF/Student	47.67 (not to exceed Maximum Allowable)	Number of High Bay Students:	0	Total POR SF	3,051 (not to exceed Maximum Allowable)		
Maximum Program SF/Student	47.68 (Maximum Allowable)	Number of High School Students:	204	Maximum Program SF	3,052 (Maximum Allowable)		
OSDM Bracketed SF/Student	169.00	Funded Programs Low Bay: 50:1	1	OSDM Bracketed SF	10,816		
		Funded Programs High Bay 30:1	0				
		Low Bay Programs Requiring Funds :	1				
		High Bay Programs Requiring Funds :	0				
Assessing Consultant data 2020			POR Planner data Cost Set: 2021				
Program Type 2							
F6: Engineering and Design — housed in new space							
Related Space	Existing Square Feet	Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
		Laboratory	1500	0	1500	\$323.50	\$485,250.00
		Related Office	120	0	120	\$323.50	\$38,820.00
		Related Storage	200	0	200	\$323.50	\$64,700.00
		Related Changing Room	490	0	490	\$323.50	\$158,515.00
		Other	0	0	0	\$0.00	\$0.00
		Total:	2,310	0	2,310		\$747,285.00
		Reprogrammed SF: 0.00					
		Comments:					

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