Master Plan Name Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT_2020 Cost Set ELPP 2019-03-14 0 (Active) Program Rank 449 School District Yellow Springs Exempted Village School District School District IRN 45674 Greene County County Cost Region 1 (New Construction Cost Factor: 97.00%) Cost Set 2020 (for everything) Bracketing Set 2020 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2025–2026	Gi	ade Co	nfigurat	ions
PK	0	Grade	sTotalP	acedRe	emaining
К	43	PK-12	607	607	d
1	55	PK-5	270	270	a
2	30	6-8	133	133	a
3	48	9-12	204	204	a
4	47	PK-8	403	403	a
5	47	6-12	337	337	d
6	39	СТ	64	64	a
7	39				
8	55				
9	47	1			
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:

Allowance to Abate / Demolish Mills Lawn Elementary / Middle School. Allowance to Abate / Demolish Yellow Springs High - McKinney Middle School. Build New Elementary / Middle / High School to house grades K-12 and CT.

Master Planner Commentary:

The DRAFT Enrollment Projection report dated 12-4-20 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 Site Access Safety Improvement Allowance (i.e., deceleration lane, center left turn lane, metering, signage, etc.) for the New Elementary / Middle / High School.

The Specific Allowance includes a Storm Shelter for the New Elementary / Middle / High School.

The Specific Allowance includes an Emergency Responder Radio Coverage System for the New Elementary / Middle / High School.

Building	Allowance	
New Elementary/Middle/High	Site Access Safety Improvement Allowance	\$300,000.00
New Elementary/Middle/High	Emergency Responder Radio Coverage Systems for CT SF	\$3,052.00
New Elementary/Middle/High	Storm Shelter allowance (hardening 4,836 SF)	\$333,773.87
New Elementary/Middle/High	Emergency Responder Radio Coverage Systems for 105,123 SF	\$105,123.00

Enrollment <	ddle/High
Bulding Master Planning Considerations Planning Considerations Planning Considerations Planning Program Ethy	ddle/High
Cet 5 ml (P000) (P000	ddle/High
Cost Set (2000) (2000	Comprehensive ew
Assessing Consultant Yue OFCC OFCC — Consultant Yue Middle High Elementary,Middle Elementary,Middle Aures to ask Vares t	Comprehensive ew
Consultarin Type Models High Elementary/Midtle Elementary/Midtle Acres 37.82 8.44	Comprehensive ew
Type Middle High Elementary/Middle Elementary/Middle Elementary/Middle 2rados Housed 7.12 K.6 2rados Housed 7.12 K.6 2rados Housed 7.12 K.6 2rados Housed 1963 Organization 374 1963 Organization 1963 Organization 2.232 tr) 1963 Organization 10.63 tr) 1983 Organization 1983 Organization 10.63 tr) 10.63 tr) 10.63 tr) 1983 Organization 5.914 tr) 10202 Classoon and Media Center Addian 10.63 tr) 10.63 tr) 1999 Elevater Addian 11.51 tr) 13.5 13.261 tr) 607 2002 Classoon Addian 63% 13.261 tr) 607 607 2002 Classoon Addian 63% 13.261 tr) 607 607 2002 Classoon Addian 63% 13.261 tr) 607 607 2002 Classoon Addian 637 Solution 51.061 tr) 50.00 50.00 2003 Classoon Addian 77.5 607 <td< td=""><td>Comprehensive ew</td></td<>	Comprehensive ew
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Proposed 607 Crowner 604 607 Crowner 604 607 607 Crowner 604 500 607 607 Crowner 604 500 607 607 Crowner Borderline 607 607 CostProjected 607 607 607	ew)
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CEFFI Rating Borderline)
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Cost to Renovate \$16,546,328,32	
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Light Replacement	
Fight Ratio	
Addition Required No No No Proposed Students sl/Student sl required Students sl/Student sl required Students sl/Student sl/Student <tdl< td=""><td></td></tdl<>	
Addition ft ² Addition ft ² New f Proposed Enrollment Students st/Student st required Students st/Student st/Student st/Student st/Students st/Student st/Student<	
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Elementary (PK-5)	8 = 5,77
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Caree Technical x = 0 64 × 121.4 Core Space Core Space Core Space Core Space Core Space Large Group No No No No No Restroom Fixture	
Core Space	
Total R* Required	· · · ·
If Existing 74,229 47,324 Large Group Restroom Fixture No No Replacement No No Comprehensive Vocational No No Oversized ff ² - - ess Oversized ff ² - - Programmed - - ess Corresized ff ² - - Programmed - - Cost of ff ² - - Cost of Additions Cost of Additions Cost of SF Required SF Required \$/SF Cost Cost Of New SF SF Required \$/SF SF Required \$/S	105,123.2
Large Group Restroom Fixture Replacement No No No Comprehensive Vocational No No Yes Oversized ft ^e - - - Less Oversized ft ^e - - - Comprehensive Vocational - - - Dversized ft ^e - - - Cost prefized ft ^e - - - CT ft ^e Kisting - - - CT ft ^e Not - - - Programmed - - - Cost Dr ft ^e see below see below see below Cost of Addition ft ^e - - - Cost Of Additions Cost of Additions Cost of Required SF Required Cost Of New SF SF Required \$/SF SF Required \$/SF SF Required \$/SF SE Required \$/SF	-
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Elementary (PK-5) × = \$0.00 × = \$0.0036,282.6×\$288.80=	
	\$10,478,414.8
Middle (6-8) × = \$0.00 × = \$0.00 21,589.89×\$289.61	= \$6,252,648.0
High (9-12) × = \$0.00 × = \$0.0047,250.76×\$288.49=	
Career Technical Program Space	
CT Existing ft ²	
CT New ff2	3,051.2
	3,05
CT Program Total \$0.00 \$0.00 Total Proposed fl ²	
	108,17 \$30,362,434.6
Total to Rebuild All Buildings	<u>400,002,404.0</u>
	\$0.0
Reprogram	φ0.0
Total Addition Cost — — — — —	
Total Career \$0.00 \$0.00	\$857,648.0
Technical Control Cont	
Project Cost \$0.00 \$0.00	
Asbestos \$306,536.73 \$502,719.60	\$31,220,082.7
Abatement	\$31,220,082.7 \$0.0
Demolition \$334,030.50 \$212,958.00	\$0.0
Exclude Storm — — — —	
Shelter	\$0.0
Specific Allowance \$0.00 \$0.00	\$0.0 \$0.0
	\$0.0 \$0.0 \$741,948.8
Page Subtotal \$33,318,276.45	\$0.0 \$0.0
General Allowance \$0.00	\$0.0 \$0.0 \$741,948.8
Project Agreement \$0.00	\$0.0 \$0.0 \$741,948.8
	\$0.0 \$0.0 \$741,948.8
Co-Funded Project \$33,318,276.45 Total Project Cost \$33,318,276.45	\$0.0 \$0.0 \$741,948.8
104111000 0001 \$33,810,210,49	\$0.0 \$0.0 \$741,948.8

Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT_2020 Cost Set master plan for Yellow Springs Exempted Village School District of Greene County (45674)

Main Assessment Menu - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416)

Building Summary - Yellow Springs High School/McKinney M	Middle School (42416)
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	nas Eve	empted Vil	lane			County:	Greene	Area: Southweste	rn Ohio (1)	
Name: Yellow Sprin	•	•	Age AcKinney M		abaal	Contact:	Jack Hatert	Alea. Ooutiiwester		
	0 0		vickinney iv		CHOOL					
Address: 420 East Er						Phone:	(937) 767-7224			
Yellow Sprir	ngs,OH	45387				Date Prepared		By: Julie Apt		
Bldg. IRN: 42416					1	Date Revised:	2020-12-15	By: Valerie Mon	toya	
Current Grades		Acreage:			Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching	Stations:	22					<u> </u>	
Current Enrollment	-	Classroon	ıs:	1	Section		Points Possible	Points Earned	Percentage	Rating Category
Projected Enrollment	N/A				Cover Sheet		_			_
Addition	Date -	IA Numbe		rrent	1.0 The School Site		100	77	77%	Satisfactory
	1000 0	Floo	rs Squa		2.0 Structural and Mechanical	Features	200	105	53%	Borderline
	1963 2				3.0 Plant Maintainability		100	61	61%	Borderline
Elevator Addition	1999 1	3			4.0 Building Safety and Securi	ty	200	110	55%	Borderline
	2002 1	1			5.0 Educational Adequacy		200	139	70%	Satisfactory
Classroom and Corridor Addition	1988 1	1		6,914	6.0 Environment for Education		200	108	54%	Borderline
	1963 2	1		22 232	LEED Observations		—	—	—	_
Room Addition	1000			22,202	Commentary					
Total				74,229	Total		1000	600	60%	Borderline
*HA = Ha	Indicap	ped Acces	s	1	C=Under Contract					
	tisfacto	-		-	Existing Square Feet					
	eds Re	-		-	Cost per Sq. Ft.					\$0.00
		placemen	t		Renovation Cost Factor					97.00%
*Const P/S = Pro				n	Cost to Renovate (Cost Factor	applied)				\$0.00
FACILITY ASSESS				Dollar	Reprogramming Cost Cost to Renovate w/ Reprogram	mmina				\$0.00 \$0.00
Cost Set: 2020		Rating			Cost to Replace	Inning				\$0.00
🙆 A. Heating System		3	\$2,598,0		Renovate/Replace					N/A
B. Roofing		3	\$1,140,8	94.40 -	These calculations are for the					
C. Ventilation / Air		2	\$10,00	- 00.00	suggests partial demolition of t		Master Plan will v	ery probably show	i a different Rei	novate/Replace
Conditioning					ratio which is representative o	f the Ruilding wi	thout the demolish		u u	
D. Electrical System					ratio, which is representative o	f the Building wi	thout the demolish			
		3	\$1,204,73	36.67 -	ratio, which is representative o	f the Building wi	thout the demolish			
E. Plumbing and Fix		3	\$666,1	36.67 - 14.00 -	ratio, which is representative o	f the Building wi	thout the demolish			
F. Windows	tures	3	\$666,1 \$340,10	36.67 - 14.00 - 03.00 -	ratio, which is representative o	f the Building wi	thout the demolish			
 F. Windows G. Structure: Foundation 	tures ation	3 3 2	\$666,1 \$340,10 \$47,34	36.67 - 14.00 - 03.00 - 40.00 -	ratio, which is representative o	f the Building wi	thout the demolish			
F. Windows G. Structure: Foundation H. Structure: Walls at the structure: Structure: Walls at the stru	tures ation	3	\$666,1 \$340,10	36.67 - 14.00 - 03.00 - 40.00 -	ratio, which is representative o	f the Building wi	thout the demolish			
G F. Windows G G. Structure: Foundation H. Structure: Walls a Chimneys	ation	3 3 2 2	\$666,1 \$340,10 \$47,34 \$939,60	36.67 - 14.00 - 03.00 - 40.00 - 08.50 -	ratio, which is representative o	f t he Building wi	thout the demolish			
 F. Windows G. Structure: Founda H. Structure: Walls a Chimneys I. Structure: Floors 	ation	3 3 2	\$666,1 \$340,10 \$47,34	36.67 - 14.00 - 03.00 - 40.00 - 08.50 -	ratio, which is representative o	f t he Building wi	thout the demolish			
G. Structure: Found: H. Structure: Walls a Chimneys I. Structure: Floors Roofs	ation and and	3 3 2 2 2 2	\$666,1 \$340,1(\$47,34 \$939,60 \$808,80	36.67 - 14.00 - 03.00 - 40.00 - 08.50 - 00.00 -	ratio, which is representative o	f t he Building wi	thout the demolish			
G. Structure: Found: G. Structure: Walls a Chimneys Chimneys I. Structure: Floors Roofs J. General Finishes	ation and and	3 3 2 2 2 2 2 3	\$666,1 \$340,11 \$47,34 \$939,60 \$808,80 \$2,187,75	36.67 - 14.00 - 03.00 - 40.00 - 08.50 - 00.00 - 59.32 -	ratio, which is representative o	f t he Building wi	thout the demolish			
G F. Windows G G. Structure: Found: H. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. K. Interior Lighting	ation and and	3 3 2 2 2 2 2 3 3 3	\$666,1 \$340,10 \$47,34 \$939,60 \$808,80 \$2,187,79 \$482,41	36.67 - 14.00 - 03.00 - 40.00 - 08.50 - 00.00 - 59.32 - 38.50 -	ratio, which is representative o	f t he Building wi	thout the demolish			
 F. Windows G. Structure: Foundation H. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. Interior Lighting L. Security Systems 	ation and and	3 3 2 2 2 2 2 3 3 3 3	\$666,1 \$340,10 \$47,34 \$939,60 \$808,80 \$2,187,79 \$482,40 \$310,70	36.67 - 14.00 - 03.00 - 40.00 - 08.50 - 00.00 - 59.32 - 38.50 - 31.65 -	ratio, which is representative o	f t he Building wi	thout the demolish			
 F. Windows G. Structure: Foundation H. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. Interior Lighting 	ation and and	3 3 2 2 2 2 2 3 3 3	\$666,1 \$340,10 \$47,34 \$939,60 \$808,80 \$2,187,79 \$482,41	36.67 - 14.00 - 03.00 - 40.00 - 08.50 - 00.00 - 59.32 - 38.50 - 31.65 -	ratio, which is representative o	f t he Building wi	thout the demolish			
 F. Windows G. Structure: Foundation H. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. Interior Lighting L. Security Systems M. Emergency/Egreet Lighting 	ation and and	3 3 2 2 2 2 2 3 3 3 3	\$666,1 \$340,10 \$47,34 \$939,60 \$808,80 \$2,187,79 \$482,40 \$310,70	36.67 - 14.00 - 03.00 - 08.50 - 00.00 - 59.32 - 38.50 - 31.65 - 29.00 -	ratio, which is representative o	f t he Building wi	thout the demolish			
G. Structure: Foundation G. Structure: Foundation H. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. Interior Lighting L. Security Systems M. Emergency/Egreet	ation and and s s ss	3 3 2 2 2 3 3 3 3 3 3 3	\$666,1 \$340,11 \$47,3- \$939,60 \$808,80 \$2,187,75 \$482,41 \$310,70 \$74,22	36.67 - 14.00 - 03.00 - 08.50 - 00.00 - 59.32 - 38.50 - 31.65 - 29.00 - 15.25 -	ratio, which is representative o	f t he Building wi	thout the demolish			
 F. Windows G. Structure: Found: Chimneys I. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. Interior Lighting L. Security Systems M. Emergency/Egreet Lighting N. Fire Alarm 	ation and and s s ss	3 3 2 2 2 3 3 3 3 3 3 3 3 3 3	\$666,1 \$340,11 \$47,3 \$939,60 \$808,80 \$2,187,75 \$482,44 \$310,74 \$74,22 \$167,0	36.67 - 14.00 - 03.00 - 03.00 - 08.50 - 00.00 - 59.32 - 38.50 - 31.65 - 29.00 - 15.25 - 45.80 -	ratio, which is representative o	f t he Building wi	thout the demolish			
 F. Windows G. Structure: Foundation H. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. Interior Lighting L. Security Systems M. Emergency/Egreet Lighting N. Fire Alarm O. Handicapped Acc P. Site Condition 	ation and and s s ss	3 3 2 2 2 3 3 3 3 3 3 3 3 2	\$666,1 \$340,10 \$47,34 \$939,66 \$808,86 \$2,187,75 \$482,44 \$310,77 \$74,22 \$167,0 \$85,44 \$590,12	36.67 - 14.00 - 03.00 - 40.00 - 08.50 - 00.00 - 59.32 - 38.50 - 31.65 - 29.00 - 15.25 - 45.80 - 20.50 -	ratio, which is representative o	f t he Building wi	thout the demolish			
 F. Windows G. Structure: Foundation H. Structure: Walls a Chimneys I. Structure: Floors Roofs J. General Finishes K. Interior Lighting L. Security Systems M. Emergency/Egreet Lighting N. Fire Alarm O. Handicapped Acc P. Site Condition Q. Sewage System 	ation and and s s ss	3 3 2 2 3	\$666,1 \$340,10 \$47,34 \$939,66 \$808,86 \$2,187,75 \$482,44 \$310,77 \$74,25 \$167,0 \$85,44 \$590,12 \$	36.67 - 14.00 - 03.00 - 03.00 - 08.50 - 00.00 - 59.32 - 38.50 - 31.65 - 29.00 - 15.25 - 45.80 -	ratio, which is representative o	f t he Building wi	thout the demolish			
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Building Component Information - Yellow Springs Exempted Village (45674) - Yellow Springs High School/McKinney Middle School (42416)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices		Auxiliary Gymnasium
Gymnasium / Locker Room Addition (1963)														
Original Construction (1963)		8556		7563	2378		2892	1150						
Classroom and Corridor Addition (1988)		1730												
Elevator Addition (1999)		252												
Classroom Addition (2002)		4182												
Total	0	14,720	0	7,563	2,378	0	2,892	1,150	0	0	0	0	0	0

Master Planning Considerations There are no readily evident conditions that might significantly effect master planning with regard to the site. There is a drainage ditch which runs through the middle of the site from north to south. Due to the size of the shared site, building expansion is not recommended. Additional acquisition of adjacent rural property could allow for significant facility expansion. The Educational Service Center of Greene County is located in a building on the same site as the Yellow Springs High School, and owned by the county.



Main Assessment Menu - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)

Building Summary - Mills Lawn Elementary / Middle School (24919)

District:	Yellow Springs Ex	empted \	Village	<i>,</i>				County:	Greene	Area	: Southwes	tern Ohio (1)		
Name:	Mills Lawn Elemer	•	•		I			Contact:	Michelle Persor					
	200 South Walnut				•			Phone:	(937) 767.7217					
Address.	Yellow Springs,OH							Date Prepared	. ,		Julie Apt			
Bidg. IRN		140007						Date Revised:		-	Valerie M	ontova		
Current Gr		K-6 Ac	creage			8.84	Quitabili	ity Appraisal Sun		by.	Valene IVI	ontoya		
Proposed			eachin		tiona	25	Sultabili	ity Appraisal Sull	lillary					
Current En			lassroo	-	10115.	23	-	Section	1	Point	s Possible	Points Earned	Percentage	Rating Category
		N/A	1855100	uns.		23	 Cover S		-		_	_		
Addition	Linoiment	IN/A	Date		Number	Curren		School Site			100	72	72%	Satisfactory
Addition			Dale		of Floors	Square		ctural and Mecha	anical Features		200	98	49%	Poor
						Feet		nt Maintainability			100	59	59%	Borderline
	n, Administrative Off	ice, and	2002	1	2	13,20		ding Safety and			200	105	53%	Borderline
Multi-Purp		A ddition						cational Adequa			200	130	65%	Borderline
	um/Student Dining) /	Addition	1050		4	00.00		ironment for Edu			200	125	63%	Borderline
•	onstruction	۸ ما ما ^{بد} - ۰	1952		1	23,90		bservations			_		_	_
	n and Media Center	Addition	1957	2	2	10,10	4 Comme	entary			_	_	_	_
Total	*HA = Har	diagon	d Ass	200		47,32	Total				1000	589	59%	Borderline
		ndicappe isfactory		388				er Contract						
		eds Repa						Square Feet						\$0.00
	*Const P/S = Pres	eds Repla			atruction			r Sq. Ft. tion Cost Factor						\$0.00 97.00%
	ACILITY ASSESSM		eaulea	a Cor	struction	Dollar		Renovate (Cost I	Factor applied)					\$0.00
Γ <i>ŀ</i>	Cost Set: 2020		в	Rating	Ass	essment	Reprogr	amming Cost	11 /					\$0.00
🛅 A. Hea	ating System			3		6,340.00	Cost to	Renovate w/ Rep	programming					\$0.00
B. Roo				3		6,575.10		Replace te/Replace						\$0.00 \$0.00 N/A
	ntilation / Air Condition	onina		2		5,000.00			for the case where	e none	of the Build	dina's Additions a	are slated for	
	ctrical Systems			3		3,068.52	_ Master I	Plan suggests pa	artial demolition of	f this E	Building, the	Master Plan will	very probabl	y show a different
	mbing and Fixtures			3		2,341.00	- Renova	te/Replace ratio,	which is represe	ntative	of the Build	ling without the o	demolished ad	dditions.]
	Idows			3		2,262.00	-							
🛅 G. Stru	ucture: Foundation			2		6,475.00	-							
🛅 H. Stru	ucture: Walls and Ch	nimnevs		2		7,175.00	-							
	ucture: Floors and R			1		\$0.00	-							
	neral Finishes			3	\$1,38	6,506.90	-							
	rior Lighting			3		7,606.00	-							
	curity Systems			3	\$20	7,197.40	-					•		
	ergency/Egress Ligh	nting		3		7,324.00	-							
🛅 N. Fire		-		3		5,479.00	-							
🛅 O. Han	ndicapped Access			3	\$21	3,452.60	-			•				
🛅 P. Site	Condition			2	\$33	9,078.20	-							
🛅 Q. Sew	vage System			1		\$0.00	-							
🛅 R. Wat	ter Supply			1		\$0.00	-							
_	erior Doors			3	\$84	4,500.00	-							
	ardous Material			3		7,587.40	-							
	Safety			2		1,436.80	-							
	se Furnishings			3),282.00	-							
🙆 W. Tec				3		0,648.00	-							
- X. Con	nstruction Contingen			-		4,312.83	-							
							-							

Building Component Information - Yellow Springs Exempted Village (45674) - Mills Lawn Elementary / Middle School (24919)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks		Board Offices		Auxiliary Gymnasium
Original Construction (1952)		3571		2481				665						
Classroom and Media Center Addition (1957)					2925									
Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition (2002)		2727		2109										
Total	0	6,298	0	4,590	2,925	0	0	665	0	0	0	0	0	0
Master Planning Considerations				dent condition t recommende		ight significa	antly effect	t master	planning with	n regard	to the site.	Due to t	he size of t	he site,

Master Plan Worksheets for New Elementary/Middle/High

Storm Shelter

Storm shelter to be built as part of new construction	
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 SF required for water closets (@ 15 SF / WC)	:)3 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 ÷ 83% = 120%)	4,836
Required SF with mechanical area (+ 0.0%)	4,836
Total Required SF (+ 0.0% construction factor)	4,836
SF cost (@ \$62.88 / SF hardened) Peer review fees Storm shelter construction cost Total storm shelter cost (* 97.00% regional cost factor for Southwestern Ohio)	\$304,096.77 \$15,000.00 \$25,000.00 \$344,096.77 \$333,773.87

Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT_2020 Cost Set)

-	•		•								_				
SF per Stud	ent					General Info				Square F	ootage				
POR SF/Stud	dent	47.67 (not	to exceed	d d			Students Low Bay Students High Bay	64 0		Total POF	RSF			xceed Maximu	ım
Maximum Pr	ogram	IVIAX	timum Allo	owable)			ligh School Stude	-		Maximum			Allowabl	e)	
SF/Student	ogram	148.39 (Ma	ximum All	lowable)			grams Low Bay (5			Program S		9,497	(Maximu	im Allowable)	
OSDM Brack	keted	169.00				Funded Prog	grams High Bay (3	80:1) 0		OSDM Bra	acketed 1	0.816			
SF/Student		109.00				Career Tech	Excess SF			SF	1	0,010			
	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed		ramming \$23.62)	Proposed New Indoor SF	Proposed New SF	Cos	st New	Total Cost	Fir S
rogram Type	1														
isual Design	B2	0	0	1,520	1,520	0.00%	0.00		\$0.00	0		0	\$0.00	\$0.00)
nd Imaging	Program r	not funded o	due to 50:	1 Guideline.											
rogram Type	2														
	F6	0		,	2,310	0.00%	0.00		\$0.00	2,310	2,31	0\$659	,412.60	\$659,412.60	2,3
nd Design	Program f	unded due	to 50:1 G	uideline.											
rogram Type	4														
	B1	0				0.00%	0.00		\$0.00	0		0	\$0.00	\$0.00)
	Program r	not funded o	due to 50:	1 Guideline.								_			
et Program pace Total		0	0				0.00		\$0.00	2,310	2,31	0\$659	,412.60	\$659,412.60	2,
uilding Servi	ces Space	es													
		Existing Indoor								Proposed New				Cost(\$294.11)	Fin
	atula al EQ/	SF								Indoor SF				#00.000.71	4.4
lechanical Ele orridors 14%	ctrical 5%	0								115.50 323.40				\$33,969.71 \$95,115.17	
uilding Service	oc Spacoc													, ,	
ubtotal	es opaces	0								438.9				\$129,084.88	3 43
uilding Gross	s Square	Footage													
g =====	o oqualo i	Existing								Proposed					
		Indoor SF								New Indoor SF				Cost(\$294.11)	Fir
et Program Sp uilding Service From Above)							•			2,748.9					
onstruction Fa		0.00								302.38				\$88,932.98	302
OR Totals		Existing								Proposed					
		Indoor								New Indoor SF				Cost(\$294.11)	Fil
et Program		<u>ог</u> 0								2,310				\$659,412.60	2,3
Scribylan										2,010	L				-
egional Cost F	Factor													-\$19,782.38	
7.00%		0								138 0					
	es Spaces	0.00								438.9 302.38				-\$19,782.38 \$129,084.88 \$88,932.98	3 43

POR Worksheet

Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT_2020 Cost Set)

-	•			•		-									-	
SF per Stud	lent						General Info				Square F	ootage				
POR SF/Stu	dent	47.67	(not to Maxim	exceed	l wable)			Students Low Bay Students High Bay	64 / 0		Total POF	SF 3		not to e	xceed Maximu	ım
Maximum Pr SF/Student	rogram			num Allo	,		Number of H	ligh School Stude	nts 204		Maximum Program S	25			im Allowable)	
OSDM Brack	rotod							grams Low Bay (5			OSDM Bra	ackatad				
SF/Student	Neleu	169.00					Career Tech	grams High Bay (3 I Excess SF	0.1) 0		SF	10 ackeleu	0,816			
							Existing									
	Program Code	Existi Indo SF	or 🗗	kisting SF	Indoor SF Specified In DM	SF Specified In DM	Lab	SF Reprogrammed		ramming \$23.62)	Proposed New Indoor SF	Proposed New SF	Cost	t New	Total Cost	Fir S
rogram Type		1											_			
	B2 Program r	not funde	0 ed due	0 e to 50:1	1,520 I Guideline.	1,520	0.00%	0.00		\$0.00	0	C	0	\$0.00	\$0.00)
rogram Type	2															
	F6		0	0	2,310	2,310	0.00%	0.00		\$0.00	2,310	2,310	\$659,	412.60	\$659,412.60	2,3
nd Design	Program f	unded c	due to	50:1 Gi	uideline.											
rogram Type	4															
	B1		0	0	3,360	3,360	0.00%	0.00		\$0.00	0	C)	\$0.00	\$0.00)
	Program r	not fund	ed due	e to 50:1	1 Guideline.											
et Program pace Total			0	0				0.00		\$0.00	2,310	2,310	\$659,	412.60	\$659,412.60	2,
uilding Servi	ices Spac	1														
		Existi Indo SF	or								Proposed New Indoor SF				Cost(\$294.11)	Fin
lechanical Ele	octrical 5%	-	0								115.50				\$33,969.71	11
orridors 14%			0								323.40				\$95,115.17	-
uilding Servic	es Spaces	;	0								438.9				\$129,084.88	
uilding Gros	s Square	Footage	е													
		Existi Indo SF	or								Proposed New Indoor SF				Cost(\$294.11)	Fin
et Program S uilding Servic From Above)			0					•			2,748.9					
onstruction Fa			0.00								302.38				\$88,932.98	302
OR Totals																
on rotais		Existi	na								Proposed					
		Indo	or								New Indoor SF				Cost(\$294.11)) Fin
et Program			0								2,310				\$659,412.60) 2,
egional Cost 7.00%	Factor														-\$19,782.38	
uilding Servic	es Spaces		0								438.9				\$129,084.88	3 43
onstruction Fa			0.00								302.38				\$88,932.98	_
otal			0								3,051.28				\$857,648.08	_

POR Worksheet

Specific Allowances for Master Plan Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT_2020 Cost Set - Yellow Springs Exempted Village

	Return To MasterPlan											
ecific Allowances												
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio						
[New Elementary/Middle/High]	Site Development	Site Access Safety Improvement Allowance		Allowance for Site Access Safety Improvement in the amount of \$300,000.00	Base CM & A/E Services	no						
[New Elementary/Middle/High]	ERRCS	Emergency Responder Radio Coverage Systems for CT SF	\$3,052.00	Allowance Adjustment to Cover Entire Building SF including CT Space	Base CM & A/E Services	yes						
[New Elementary/Middle/High]	Storm Shelter	Storm Shelter allowance (hardening 4,836 SF)	\$333,773.87	,	Base CM & A/E Services	yes						
[New Elementary/Middle/High]	ERRCS	Emergency Responder Radio Coverage Systems for 105,123 SF	\$105,123.00		Base CM & A/E Services	yes						
tal			\$741,948.87	,								
		Return T	o MasterPlan									



Career Tech Programs - Eligible for Only 1 of the Programs based on Enrollment of Low Bay Students Currently Selected - F6 Engineering & Design based on Highest Enrollment in Questionnaire Funding and SF is allocated for selected program and SF can't be moved into other areas of School Building

Program of Requirements for New Elementary/Middle/High (Yellow Springs EVSD (Greene) - ELPP - New K-12 - DRAFT_2020 Cost Set)

			Number of Low Box C	tudonto.	64		
SF per Student			Number of Low Bay Students:		64 Servere Feature		
		(not to exceed	Number of High Bay Students:		0	Square Footage	
POR SF/Student	47.67	Maximum Allowable)	Number of High Scho	ol Students:	204	Total POR 3,051	(not to exceed Maximum
Movimum		-	Funded Programs Lo	w Bay: 50:1	1		Allowable)
Maximum Program SF/Student	148.39	(Maximum Allowable)	Funded Programs High Bay 30:1		0	Maximum Program SF 9,497	(Maximum Allowable)
OSDM			Low Bay Programs Requiring Funds :		1	OSDM Bracketed 10,816	
Bracketed SF/Student	169.00		High Bay Programs Requiring Funds :		0	SF	
				anner data Set: 2020			
				m Type 1			
		B2	: Visual Design and Imag		in new space		
Related Space	Fu	unded Square Feet	Existing Square Feet		ew Square Feet	Cost Per Square Foot	Total
Laboratory		1200	0	•	. (\$255.10	\$0.00
Related Office		120	0		(\$255.10	\$0.00
Related Storage		200	0		(\$255.10	\$0.00
Other		0	0		(\$0.00	\$0.00
Total:		1,520	0		(\$0.00
Reprogrammed SF: 0.00				I.		1	
Comments: Program not	funded du	e to 50:1 Guideline.					
			Progra	m Type 2			
		F	6: Engineering and Desig	gn — housed i	n new space		
Related Space	Fi	unded Square Feet	Existing Square Feet	Proposed Ne	ew Square Feet	Cost Per Square Foot	Total
Laboratory		1500	0		1500	\$285.46	\$428,190.00
Related Office		120	0		120	\$285.46	\$34,255.20
Related Storage		200	0		200	\$285.46	\$57,092.00
Related Changing Room		490	0		490	\$285.46	\$139,875.40
Other		0	0			\$0.00	\$0.00
Total:		2,310	0		2,310		\$659,412.60
Reprogrammed SF: 0.00							
Comments: Program fund	ded due to	50:1 Guideline.					
			·	m Type 4			
			B1: Performing Arts			1	1
Related Space	Fu	unded Square Feet	Existing Square Feet	Proposed Ne	ew Square Feet	Cost Per Square Foot	Total
Laboratory		1500	0		(
Practice Room		150	0		(
Related Classroom		900	0			\$256.80	
Related Office		120	0		(1 1 1 1	
Related Storage		200	0		(
Related Changing Room		490	0				
Other		0	0		(
Total: Reprogrammed SF: 0.00		3,360	0		(\$0.00