

Master Plan Name Yellow Springs EVSD (Greene) - ELPP MP #2 - DRAFT  
 Program ELPP 2017-03-01 (Active)  
 Rank 506  
 School District Yellow Springs Exempted Village School District  
 School District IRN 45674  
 County Greene County  
 Cost Region 1 (New Construction Cost Factor: 96.02%)  
 Cost Set 2017  
 Bracketing Set 2017  
 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

| Grade                     | 2021-2022  | Grade Configurations |       |        |           |
|---------------------------|------------|----------------------|-------|--------|-----------|
| PK                        | 0          | Grades               | Total | Placed | Remaining |
| K                         | 46         | PK-12                | 775   | 775    | 0         |
| 1                         | 53         | PK-5                 | 326   | 326    | 0         |
| 2                         | 53         | 6-8                  | 186   | 186    | 0         |
| 3                         | 46         | 9-12                 | 263   | 263    | 0         |
| 4                         | 77         | PK-8                 | 512   | 512    | 0         |
| 5                         | 51         | 6-12                 | 449   | 449    | 0         |
| 6                         | 63         | CT                   | 0     | 0      | 0         |
| 7                         | 52         |                      |       |        |           |
| 8                         | 71         |                      |       |        |           |
| 9                         | 78         |                      |       |        |           |
| 10                        | 55         |                      |       |        |           |
| 11                        | 61         |                      |       |        |           |
| 12                        | 69         |                      |       |        |           |
| CT Offsite                | 0          |                      |       |        |           |
| CT Low Bay Comprehensive  | 0          |                      |       |        |           |
| CT High Bay Comprehensive | 0          |                      |       |        |           |
| CT Low Bay Onsite         | 0          |                      |       |        |           |
| CT High Bay Onsite        | 0          |                      |       |        |           |
| <b>Total</b>              | <b>775</b> |                      |       |        |           |

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.

Master Planner Commentary:

The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver certification (with a preference for attaining points in the Energy and Atmosphere category).

| Building                   | Allowance   |
|----------------------------|---|
| New Elementary/Middle/High | Site Access Safety Improvement Allowance \$300,000.00 |

| Building   | Yellow Springs High School/McKinney Middle School   |            |             | Mills Lawn Elementary / Middle School   |            |             | New Elementary/Middle/High |            |                 |
|--|---|------------|-------------|---|------------|-------------|----------------------------|------------|-----------------|
| Program  | Expedited Local Partnership Program (ELPP)  |            |             | Expedited Local Partnership Program (ELPP)  |            |             |                            |            |                 |
| Cost Set   | 2017  |            |             | 2017  |            |             |                            |            |                 |
| Assessing Consultant                               | Thomas Porter Architects  |            |             | Thomas Porter Architects  |            |             |                            |            |                 |
| Type   | Middle/High   |            |             | Elementary/Middle   |            |             | Elementary/Middle/High     |            |                 |
| Acres  | 37.82   |            |             | 8.84  |            |             |                            |            |                 |
| Grades Housed                                      | 7-12  |            |             | K-6   |            |             |                            |            |                 |
| Current Enrollment                                 | 383   |            |             | 374   |            |             |                            |            |                 |
| Additions to Demolish                              | <input type="checkbox"/> 1963 Original Construction 88% 51,738 ft <sup>2</sup><br><input type="checkbox"/> 1988 Classroom and Corridor Addition 141% 6,914 ft <sup>2</sup><br><input type="checkbox"/> 1999 Elevator Addition 122% 444 ft <sup>2</sup><br><input type="checkbox"/> 2002 Classroom Addition 65% 15,133 ft <sup>2</sup> |            |             | <input type="checkbox"/> 1952 Original Construction 95% 23,900 ft <sup>2</sup><br><input type="checkbox"/> 1957 Classroom and Media Center Addition 92% 10,163 ft <sup>2</sup><br><input type="checkbox"/> 2002 Classroom, Administrative Office, and Multi-Purpose Room (Gymnasium/Student Dining) Addition 76% 13,261 ft <sup>2</sup> |            |             |                            |            |                 |
| Grades Housed - Proposed                           |   |            |             |   |            |             | K-12                       |            |                 |
| Projected Enrollment                               |   |            |             |   |            |             | 775                        |            |                 |
| CT Projected Enrollment                            |   |            |             |   |            |             |                            |            |                 |
| Scope of Work                                      | Abate/Demolish  |            |             | Abate/Demolish  |            |             | Build New                  |            |                 |
| CEFP Rating  | Borderline  |            |             | Borderline  |            |             |                            |            |                 |
| Existing ft <sup>2</sup>                           | 74,229  |            |             | 47,324  |            |             |                            |            |                 |
| Cost/ft <sup>2</sup> (DM)                          | \$238.09  |            |             | \$238.34  |            |             |                            |            |                 |
| Cost to Replace                                    | \$17,673,182.61   |            |             | \$11,279,202.16   |            |             | \$0.00                     |            |                 |
| Cost to Renovate                                   | \$15,615,640.81   |            |             | \$10,021,028.49   |            |             | \$0.00                     |            |                 |
| Reprogramming                                      | \$0.00  |            |             | \$0.00  |            |             | \$0.00                     |            |                 |
| Renovate+Replace                                   | 88%   |            |             | 89%   |            |             |                            |            |                 |
| Right Replacement                                  |   |            |             |   |            |             |                            |            |                 |
| Right Ratio  |   |            |             |   |            |             |                            |            |                 |
| Addition Required                                  | No  |            |             | No  |            |             | No                         |            |                 |
| Proposed Enrollment                                | Students  | sf/Student | sf required | Students  | sf/Student | sf required | Students                   | sf/Student | sf required     |
| Elementary (PK-K)                                  | x   | =          | 0           | x   | =          | 0           | 46 x                       | 123.27 =   | 5,670           |
| Elementary (PK-5)                                  | x   | =          | 0           | x   | =          | 0           | 326 x                      | 123.27 =   | 40,186          |
| Middle (6-8)                                       | x   | =          | 0           | x   | =          | 0           | 186 x                      | 148.91 =   | 27,697          |
| High (9-12)  | x   | =          | 0           | x   | =          | 0           | 263 x                      | 177.51 =   | 46,685          |
| Career Technical Core Space                        | x   | =          | 0           | x   | =          | 0           | x                          | =          | 0               |
| Total ft <sup>2</sup> Required                     |   |            |             |   |            |             |                            |            |                 |
| ft <sup>2</sup> Existing                           | 74,229  |            |             | 47,324  |            |             | 114,568.41                 |            |                 |
| Large Group Restroom Fixture Replacement           | No  |            |             | No  |            |             | No                         |            |                 |
| Comprehensive Vocational Oversized ft <sup>2</sup> | No  |            |             | No  |            |             | No                         |            |                 |
| Less Oversized ft <sup>2</sup>                     | 74,229  |            |             | 47,324  |            |             |                            |            |                 |
| CT ft <sup>2</sup> Existing                        |   |            |             |   |            |             |                            |            |                 |
| CT ft <sup>2</sup> Not Programmed                  |   |            |             |   |            |             |                            |            |                 |
| Less CT ft <sup>2</sup>                            | 74,229  |            |             | 47,324  |            |             |                            |            |                 |
| Addition ft <sup>2</sup>                           | -74,229   |            |             | -47,324   |            |             | 114,568                    |            |                 |
| Cost per ft <sup>2</sup>                           | see below   |            |             | see below   |            |             | see below                  |            |                 |
| Total Addition Cost                                |   |            |             |   |            |             |                            |            |                 |
| Cost of New SF                                     | SF Required   | \$/SF      | Cost        | SF Required   | \$/SF      | Cost        | SF Required                | \$/SF      | Cost            |
| Elementary (PK-5)                                  | x   | =          | \$0.00      | x   | =          | \$0.00      | 40,186.02 x                | \$219.92 = | \$8,837,709.52  |
| Middle (6-8)                                       | x   | =          | \$0.00      | x   | =          | \$0.00      | 27,697.26 x                | \$218.61 = | \$6,054,898.01  |
| High (9-12)  | x   | =          | \$0.00      | x   | =          | \$0.00      | 46,685.13 x                | \$231.14 = | \$10,790,800.95 |
| Career Technical Program Space                     |   |            |             |   |            |             |                            |            |                 |
| CT Existing ft <sup>2</sup>                        |   |            |             |   |            |             |                            |            |                 |
| CT New ft <sup>2</sup>                             |   |            |             |   |            |             |                            |            |                 |
| CT Total ft <sup>2</sup>                           |   |            |             |   |            |             |                            |            |                 |
| CT Program Total                                   | \$0.00  |            |             |   |            |             |                            |            |                 |
| Total Proposed ft <sup>2</sup>                     |   |            |             |   |            |             |                            |            |                 |
| Total to Rebuild                                   | \$0.00  |            |             |   |            |             |                            |            |                 |
| Total to Rebuild All Buildings                     |   |            |             |   |            |             |                            |            |                 |
| Cost to Reno & Reprogram                           |   |            |             |   |            |             |                            |            |                 |
| Total Addition Cost                                |   |            |             |   |            |             |                            |            |                 |
| Total Career Technical                             | \$0.00  |            |             | \$0.00  |            |             | \$0.00                     |            |                 |
| Project Cost                                       | \$0.00  |            |             | \$0.00  |            |             | \$25,683,408.48            |            |                 |
| Asbestos   | \$367,550.70  |            |             | \$483,064.86  |            |             | \$0.00                     |            |                 |
| Abatement  |   |            |             |   |            |             |                            |            |                 |
| Demolition   | \$334,030.50  |            |             | \$212,958.00  |            |             | \$0.00                     |            |                 |
| Specific Allowance                                 | \$0.00  |            |             | \$0.00  |            |             | \$300,000.00               |            |                 |
| Total Building Cost                                | \$721,581.20  |            |             | \$696,022.86  |            |             | \$25,983,408.48            |            |                 |
| Page Subtotal                                      |   |            |             | \$27,401,012.54   |            |             |                            |            |                 |
| General Allowance                                  |   |            |             | \$0.00  |            |             |                            |            |                 |
| Project Agreement                                  |   |            |             |   |            |             |                            |            |                 |
| LFI  |   |            |             |   |            |             |                            |            |                 |
| Co-Funded Project                                  |   |            |             |   |            |             |                            |            |                 |
| Total Project Cost                                 |   |            |             |   |            |             |                            |            |                 |

| <u>Return To MasterPlan</u>  |                  |  |              |  |                        |                        |
|------------------------------|------------------|--|--------------|--|------------------------|------------------------|
| Specific Allowances          |                  |  |              |  |                        |                        |
| Building                     | Category         | Name                                     | Amount       | Comments   | Cost Column            | Include In Right Ratio |
| [New Elementary/Middle/High] | Site Development | Site Access Safety Improvement Allowance | \$300,000.00 | Allowance for Site Access Safety Improvement in the amount of \$300,000.00 | Base CM & A/E Services | no                     |
| Total                        |                  |  | \$300,000.00 |  |                        |                        |
| <u>Return To MasterPlan</u>  |                  |  |              |  |                        |                        |

DRAFT



|                     |                 |
|---------------------|-----------------|
| Yellow Springs EVSD | SCHOOL DISTRICT |
| Greene              | COUNTY          |
| 8/24/2017           | DATE            |

# Yellow Springs EVSD (Greene) - ELPP MP #2 - DRAFT

MASTER PLAN

|                             |  |
|-----------------------------|--|
| Description of Master Plan: | <ul style="list-style-type: none"> <li>• Abate / Demolish Mills Lawn Elementary / Middle.</li> <li>• Abate / Demolish Yellow Springs High - McKinley Middle.</li> <li>• Build New Elementary / Middle / High School to house grades K-12.</li> <li>• </li> <li>• </li> </ul> |
|-----------------------------|--|

## CFAP Participant

|  |                       |
|--|-----------------------|
| Step 1. Assessed Valuation   | \$ 131,729,570        |
| Step 2. Net Bonded Indebtedness  | \$ 2,337,629          |
| Step 3. Project Cost   | \$ 27,401,013         |
| Step 4. Required level of indebtedness<br>.05 + [.0002 x ( 83 percentile** - 1)]<br>of assessed valuation* | 6.64%<br>\$ 8,746,843 |

Step 5. To increase the district's net bonded indebtedness to within \$5,000 of the required level of indebtedness, the district would need additional bond debt of:

|               |                      |
|---------------|----------------------|
|               | Worth of Local Share |
| Step 4:       | \$ 8,746,843         |
| minus Step 2: | \$ 2,337,629         |
| Total:        | \$ 6,409,214         |

|  |                            |
|--|----------------------------|
| Step 6. Required percentage of the project costs equals<br>(.01 x basic project costs) x 83 percentile** | 83.00% **<br>\$ 22,742,841 |
|--|----------------------------|

Step 7. Amount of Bond issue or Alternative Funding must be the greater of:

|  |               |
|--|---------------|
| a. a required percentage of the project costs  | \$ 22,742,841 |
| b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness | \$ 6,409,214  |
| c. Therefore, the district's share would be for  | \$ 22,742,841 |

## Total Project Cost:

|          |            |     |
|----------|------------|-----|
| STATE \$ | 4,658,172  | 17% |
| LOCAL \$ | 22,742,841 | 83% |
| TOTAL \$ | 27,401,013 |     |

\*District's valuation for the year preceding the year in which the Controlling Board approved the project under 3318.04 of the O.R.C.

\*\*Percentile in which the district ranks. (By law, the minimum State share is 5%; therefore, all districts in the 95-100 percentile are shown as 95%).

08/03/09