



# Cuyahoga Falls City Schools

Facilities Committee Meeting #10

January 24, 2019



# Agenda

## Master Planning Fundamentals

Draft Master Plan Options

Survey

Questions / Next Steps

# OFCC Master Planning Fundamentals

- 350 Rule: Minimum 350 students in any co-funded building
- OFCC will not share in the cost to build new square footage unless all existing buildings are filled with students to meet OFCC capacity.
- Enrollment projections are the basis for planning building sizes and configurations. We are using 2015 projections – updated projections are currently being prepared.
- Master Plan Option Summary Sheet has projected 10% cost increase until 2019 cost updates are released.

**Master Plan Name:** Cuyahoga Falls Summit CFAP Draft Rem HS 8-12-14-16  
**Program:** CFAP 2017-03-01 (Active)  
**Rank:** 389  
**School District:** Cuyahoga Falls City School District  
**School District IRN:** 43835  
**County:** Summit County  
**Cost Region:** 8 (New Construction Cost Factor: 103.60%)  
**Cost Set:** 2018 (for spreadsheet)  
**Bracketing Set:** 2018  
**Educational Planner:** FutureThink

**Projected Enrollment (10 Yr)**

Grade	2019-2020	Grade Configurations
PK	81	Grades Total Placed Remaining
K	363	PK-12 4580 4580 -105
1	380	PK-5 2270 2270 0
2	373	6 1082 1172 -90
3	372	7-12 1228 1243 -15
4	335	PK-8 9352 3442 -90
5	365	6-12 2310 2415 -105
6	361	CT 261 198 63
7	363	
8	345	
9	353	
10	357	
11	241	
12	271	
CT Onsite	31	
CT Low Bay Comprehensive	135	
CT High Bay Comprehensive	15	
CT Low Bay Onsite	-43	
CT High Bay Onsite	5	
<b>Total</b>	<b>4641</b>	



**Project Scope:**

- Build 3 New Elementary Schools to house grades PK-3
- Build 2 New Elementary Schools to house grades 4-6
- Build 1 New Middle School to house 7th grade
- Renovations to Cuyahoga Falls High School to house grades 8-12 and CT
- Allowance to abate and demolish Dewitt Elementary, Elizabeth Price Elementary, Lincoln Elementary, Preston Elementary, Richardson Elementary, Silver Lake Elementary, Newbery Elementary, Bolch Middle and Roberts Middle.

**Master Plan Assumptions:**

- Master plan utilizes 2018 OSDM Cost Set and Bracketing. Updated cost set required for final plan approval.
- The project budget for new buildings 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 Categories).
- An Allowance has been included in this plan for Cuyahoga Falls High School for 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 Categories). Please see Specific Allowance Summary for details.
- Master Plan utilizes district accepted enrollment projections dated May 13, 2015 (2019-20 planning year). Updated enrollment required for final plan approval.
- Enhanced Environmental Assessment (EEA) completed January 22, 2015.
- 1 Site Safety Allowance included. Please see Specific Allowance for details.
- There is no Swing Space Allowance included in this plan at this time.
- The 15 CT High Bay Comprehensive students do not meet the 30:1 Rule, therefore, those students do not receive CT program funding and have been included in the 8-12 student population number.
- 8 Project Agreement Locally Funded Agreements (PALF) included. Please see PALF for details.
- OFCC Square Foot Utilization Policy requires 10% of the 7th grade students be placed in High School to eliminate excess space in that facility.

Building	Allowance
New 4-6 Elementary #1	Storm Shelter allowance (hardening 3,746 SF) \$285,454.09
New 4-6 Elementary #2	Storm Shelter allowance (hardening 3,746 SF) \$285,454.09
New PK-3 #1	Storm Shelter allowance (hardening 3,499 SF) \$269,364.39
New PK-3 #2	Storm Shelter allowance (hardening 3,499 SF) \$269,364.39
New PK-3 #3	Storm Shelter allowance (hardening 3,499 SF) \$269,364.39
New 7 Grade	Storm Shelter allowance (hardening 2,402 SF) \$197,941.81
Cuyahoga Falls High	Site Safety Access Allowance \$300,000.00
Cuyahoga Falls High	LEED Allowance for building renovation \$1,100,137.94



Building	Deer Elementary	Elizabeth Place Elementary	Lynch Elementary	Nashville Elementary
Program	Classroom Facilities Assistance Program (CFAP)	Classroom Facilities Assistance Program (CFAP)	Classroom Facilities Assistance Program (CFAP)	Classroom Facilities Assistance Program (CFAP)
Cost Est	2018	2018	2018	2018
Assessing Consultant	Harrison Construction	Harrison Construction	Harrison Construction	Harrison Construction
Type	Elementary	Elementary	Elementary	Elementary
Area	8.6	8.6	10.6	14.6
Grades Housed	K-5	K-5	K-5	K-5
Current Enrollment	117	392	478	144
Address to Classroom	<input type="checkbox"/> Total Original Construction 60,520 sf 70% Classroom Addition	<input type="checkbox"/> 1995 Original Construction 32,818 sf 77% Classroom Addition	<input type="checkbox"/> 1997 Original Construction 81% Classroom + Administrative/Office Addition 15,821 sf <input type="checkbox"/> 1997 Classroom + MEP Systems Renovation Addition + Special Addition 16,128 sf	<input type="checkbox"/> 1986 Original Construction 36,785 sf <input type="checkbox"/> 1987 Classroom Addition 80%
Grades Housed - Proposed				
Projected Enrollment				
Cost of Work	Allyria Elementary	Allyria Elementary	Allyria Elementary	Allyria Elementary
CFAP Rating	Rehabilitate	Rehabilitate	Rehabilitate	Rehabilitate
Cost/sf	\$265.92	\$265.92	\$265.92	\$265.92
Cost/sf Replace	\$11,486,349.54	\$8,250,600.16	\$11,697,220.92	\$9,936,201.51
Replacement Ratio	0%	0%	0%	0%
Ratio Replacement	0%	0%	0%	0%
Ratio Ratio	No Addition II	No Addition II	No Addition II	No Addition II
Proposed Enrollment	Students at Capacity	Students at Capacity	Students at Capacity	Students at Capacity
Elementary (PK-5)	0	0	0	0
Elementary (PK-5)	0	0	0	0
Middle (6-8)	0	0	0	0
High (9-12)	0	0	0	0
Career Technical	0	0	0	0
Cost Savings	0	0	0	0
Total CF Required	0	0	0	0
CF Existing	0	0	0	0
Large Group Restrooms Planned	No	No	No	No
Comprehensive Construction	No	No	No	No
Detached II	0	0	0	0
Less Overhead II	0	0	0	0
CF II - Existing	0	0	0	0
CF II - Not Preapproved	0	0	0	0
Less CF II	0	0	0	0
Addition II	0	0	0	0
Cost per SF	see below	see below	see below	see below
Total Addition Cost				
Cost of New SF				
Elementary (PK-5)	0	0	0	0
Middle (6-8)	0	0	0	0
High (9-12)	0	0	0	0
Career Technical Program Space	0	0	0	0
CF Existing II	0	0	0	0
CF New II	0	0	0	0
CF Total II	0	0	0	0
CF Program Total	0	0	0	0
Total Proposed II	0	0	0	0
Total to Rebuild	0	0	0	0
Total to Rebuild All Buildings				
Cost to Honor & Reallocate				
Total Addition Cost				
Total Career Technical	0	0	0	0
Protect Cost	0	0	0	0
Asbestos Abatement	\$229,625.87	\$148,615.04	\$426,975.24	\$199,825.87
Escalator	\$22,748.00	\$174,608.50	\$77,921.52	\$116,483.00
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter
Cost/sf Abatement	\$0.00	\$0.00	\$0.00	\$0.00
Total Abatement Cost	\$487,025.87	\$319,147.54	\$1,191,898.78	\$629,318.87
Special Allowance			\$1,147,882.15	
General Allowance			\$0.00	
Total Special Allowance			\$1,147,882.15	
Co-Funded Amount			\$113,500,249.71	
Total Project Cost			\$186,715,921.90	

all existing building data is pulled in from assessments

buildings grayed out denotes abate/demo

listing of original building and addition(s) sf

renovation costs

total sf

cost/sf to build new

existing sf x cost/sf = cost to replace w/new

reno/new ratio

asbestos abatement budget

demo budget

total master plan required II

total master plan co-funded budget

total master plan budget

page subtotal

total building budget

Building	Frison Elementary	Richardson Elementary	Silas Lane Elementary	Booth Middle
Program	Classroom Facilities Assessment Program (C-FAA)	Classroom Facilities Assessment Program (C-FAA)	Classroom Facilities Assessment Program (C-FAA)	Classroom Facilities Assessment Program (C-FAA)
Code Set	2016	2016	2016	2016
Accounting Consultant	Hammond Construction	Hammond Construction	Hammond Construction	Hammond Construction
Type	Elementary	Elementary	Elementary	Middle
Area	43,50	1,000	3,50	35,00
Grades Housed	K-2	K-2	K-2	3-5
Current Enrollment	282	27	291	629
Additions to Demolish	<input type="checkbox"/> 1885 Original Construction 83% 33,415 SF <input type="checkbox"/> 1063 Classroom Addition 71% 6,150 SF	<input type="checkbox"/> 1851 Original Construction 90% 47,569 SF <input type="checkbox"/> 1879 Skated Dring Addition 36% 848 SF	<input type="checkbox"/> 1520 Original Construction 72% 16,561 SF <input type="checkbox"/> 1846 Classroom Addition 77% 12,027 SF <input type="checkbox"/> 1850 Classroom Addition 122% 1,354 SF <input type="checkbox"/> 1855 Classroom Addition 85% 7,564 SF	<input type="checkbox"/> 1903 Original Construction 81% 84,420 SF <input type="checkbox"/> 1263 Media Center Addition 81% 2,941 SF
Grades Housed - Proposed				
Projected Enrollment				
CT Projected Enrollment				
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Abate/Demolish
CT (PI) System	Borderline	Borderline	Borderline	Borderline
Existing SF	36,578	46,411	37,506	36,786
Cost/1' (DM)	\$265.36	\$266.36	\$265.36	\$296.39
Cost to Replace	\$10,592,418.08	\$12,846,342.36	\$9,979,108.76	\$9,829,739.62
Cost to Renovate	\$8,988,326.55	\$11,486,643.60	\$5,546,678.50	\$1,916,448.10
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate/Replace	82%	82%	96%	81%
Right Replacement				
Right Ratio				
Addition Required	No	No	No	No
Proposed Enrollment	Students added/Student added/required	Students added/Student added/required	Students added/Student added/required	Students added/Student added/required
Elementary (PK-K)	-	-	-	-
Elementary (PK-5)	-	-	-	-
Middle (6-8)	-	-	-	-
High (9-12)	-	-	-	-
Career Technical Core Spaces	-	-	-	-
Total # Required				
# Existing	39,278	48,411	37,506	36,786
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational Overized #				
Less Overized #	39,278	48,411	37,506	36,786
CT # Existing				
CT # Not Programmed				
Less CT #	39,278	48,411	37,506	36,786
Addition #	-39,278	-48,411	-37,506	-36,786
Cost per #	see below	see below	see below	see below
Total Addition Cost				
Cost of New SF	SF Required 3-5% Cost	SF Required 3-5% Cost	SF Required 3-5% Cost	SF Required 3-5% Cost
Elementary (PK-K)	-	-	-	-
Elementary (PK-5)	-	-	-	-
Middle (6-8)	-	-	-	-
High (9-12)	-	-	-	-
Career Technical Program Space				
CT Existing #				
CT New #				
CT Total #				
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed #				
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings				
Cost in Reno & Reprogram				
Total Addition Cost				
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$0.00	\$0.00	\$0.00	\$0.00
Asbestos Abatement	\$128,585.00	\$182,121.00	\$557,367.19	\$421,345.28
Demolition	\$178,201.00	\$217,849.50	\$156,227.00	\$196,305.00
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter
Special Allowance	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Cost	\$836,795.00	\$949,970.50	\$756,594.19	\$887,305.28
Page Subtotal		\$2,300,685.97		
General Allowance		\$0.00		
Project Assessment (F)		\$7,147,582.19		
Co-Funded Project		\$153,569,249.71		
Total Project Cost		\$160,716,831.90		



Category	Quantity	Unit	Unit Cost	Total Cost	Category	Quantity	Unit	Unit Cost	Total Cost
Excess SF	2,710	SF			Students	455			
Grade Grouping	148	PK-K			Students	118			
Students	148	PK-K			Students	118			
Construction	118	PK-K			Students	118			
Excess SF	2,710	SF			Students	118			
Grade Grouping	148	PK-K			Students	118			
Students	148	PK-K			Students	118			
Construction	118	PK-K			Students	118			
Excess SF	2,710	SF			Students	118			
Grade Grouping	148	PK-K			Students	118			
Students	148	PK-K			Students	118			
Construction	118	PK-K			Students	118			
Excess SF	2,710	SF			Students	118			
Grade Grouping	148	PK-K			Students	118			
Students	148	PK-K			Students	118			
Construction	118	PK-K			Students	118			

total sf required for students placed in ex. building

grade grouping placed

number of students placed

the 148 pk-k noted are included in the 523 pk-3 placement

sf/student for grade grouping and # of students

total sf of new building

oversize sf and career tech. space calculation

total sf x cost/sf

ex. sf

36,120

455 MS students placed to eliminate excess sf

final sf to determine if addition is required

	New PK-3 #2 New Elementary			New PK-3 #1 New Elementary			New 3-5 Elementary #2 New Elementary			New 7 Grade New Middle		
Building												
Program												
Cost Set												
Assessing Consultant												
Type	Elementary			Elementary			Elementary			Middle		
Acres												
Grades Housed												
Current Enrollment												
Additions to Demolish												
Grades Housed - Proposed	PK-3			PK-5			4-6			7		
Projected Enrollment	523			523			534			350		
CT Projected Enrollment												
Scope of Work	Build New			Build New			Build New			Build New		
CEFP Rating												
Existing ft²												
Cost/ft² (DM)												
Cost to Replace	\$0.00			\$0.00			\$0.00			\$0.00		
Cost to Renovate												
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate-Replace												
Right Replacement												
Right Ratio												
Addition Required	No			No			No			No		
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)	143 x	118.37 =	17,519	144 x	118.37 =	17,519	x	-	0	x	-	0
Elementary (PK-5)	523 x	118.37 =	61,908	523 x	118.37 =	61,908	351 x	117.92 =	41,390	x	-	0
Middle (6-8)	x	-	0	x	-	0	163 x	145.69 =	23,698	1350 x	151.00 =	52,850
High (9-12)	x	-	0	x	-	0	x	-	0	x	-	0
Career Technical Core Space	x	-	0	x	-	0	x	-	0	x	-	0
Total ft² Required			61,907.51			61,907.51			68,087.79			52,850
ft² Existing			0			0			0			0
Large Group Restroom	No			No			No			No		
Fixture Replacement												
Comprehensive Vocational	No			No			No			No		
Oversized ft²			0			0			0			0
Less Oversized ft²												
CT ft² Existing												
CT ft² Not Programmed												
Less CT ft²												
Addition ft²			61,908			61,908			68,088			52,850
Cost per ft²	see below			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	SF Required	\$/SF	Cost
Elementary (PK-5)	61,907.51 x	\$255.52 =	\$15,818,806.96	61,907.51 x	\$255.52 =	\$15,818,806.96	41,389.92 x	\$255.52 =	\$10,575,951.36	0 x	-	\$0.00
Middle (6-8)	0 x	-	\$0.00	0 x	-	\$0.00	26,697.87 x	\$251.05 =	\$6,702,500.26	52,850 x	\$266.10 =	\$14,063,385.00
High (9-12)	0 x	-	\$0.00	0 x	-	\$0.00	0 x	-	\$0.00	0 x	-	\$0.00
Career Technical Program Space												
CT Existing ft²												
CT New ft²												
CT Total ft²												
CT Program Total			\$0.00			\$0.00			\$0.00			\$0.00
Total Proposed ft²			61,908			61,908			68,088			52,850
Total to Rebuild			\$15,818,806.96			\$15,818,806.96			\$17,278,452.62			\$14,063,385.00
Total to Rebuild All Buildings												
Cost to Reno & Reprogram			\$0.00			\$0.00			\$0.00			\$0.00
Total Addition Cost												
Total Career Technical			\$0.00			\$0.00			\$0.00			\$0.00
Project Cost			\$15,818,806.96			\$15,818,806.96			\$17,278,452.62			\$14,063,385.00
Asbestos Abatement			\$0.00			\$0.00			\$0.00			\$0.00
Demolition			\$0.00			\$0.00			\$0.00			\$0.00
Exclude Storm Shelter												
Specific Allowance			\$289,354.39			\$289,354.39			\$289,454.08			\$197,941.81
Total Building Cost			\$16,087,971.35			\$16,087,971.35			\$17,563,906.71			\$14,261,326.81
Page Subtotal						\$64,601,176.22						
General Allowance						\$0.00						
Project Agreement L.F.						\$7,147,582.19						
Co-Funded Project						\$153,569,249.71						
Total Project Cost						\$160,716,831.90						

350 rule.  
260 - 7th grade to be placed.  
90 student req. lfi



**Specific Allowances** for Master Plan Cuyahoga Falls Summit CFAP Draft Reno HS 8 12 12 14 18 - Cuyahoga Falls City

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**Specific Allowances**

Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
Cuyahoga Falls High	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
Cuyahoga Falls High	LEED	LEED Allowance for building renovation	\$1,109,137.94		Base CM & A/E Services	no
[New] New 4-6 Elementary #1	Storm Shelter	Storm Shelter allowance (hardening 3,746 SF)	\$285,454.09		Base CM & A/E Services	no
[New] New PK-3 #3	Storm Shelter	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39		Base CM & A/E Services	no
[New] New PK-3 #2	Storm Shelter	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39		Base CM & A/E Services	no
[New] New PK-3 #1	Storm Shelter	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39		Base CM & A/E Services	no
[New] New 4-6 Elementary #2	Storm Shelter	Storm Shelter allowance (hardening 3,746 SF)	\$285,454.09		Base CM & A/E Services	no
[New] New 7 Grade	Storm Shelter	Storm Shelter allowance (hardening 2,402 SF)	\$197,941.81		Base CM & A/E Services	no
<b>Total</b>			<b>\$2,986,081.10</b>			

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**Project Agreement LFI's for Master Plan Cuyahoga Falls Summit CFAP Draft Reno HS 6 12 12 14 18 - Cuyahoga Falls City**

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Project Agreement LFI's			
Building	Name	Amount	Comments
New 7 Office	350 Rule LFI - Square Footage	\$3,616,299.00	After placing 107 of the 7th grade students and all of the 8th grade students in the High School to eliminate excess space, there is only 260 of the 7th grade students remaining. 260 (students placed) - 350 (minimum students required) = 90 students LFI. 90 students x 151.00 sf/student = 13,890 sf x \$265.10/sf = \$3,616,299.00 LFI
New 7 Office	350 Rule LFI - Storm Shelter	\$35,318.87	After placing 107 of the 7th grade students and all of the 8th grade students in the High School to eliminate excess space, there is only 260 of the 7th grade students remaining. 260 (students placed) = 1,860 sf (to be hardened) 1,860 sf x \$87.43/sf = \$162,622.94. 350 (students) = 2,402 sf (to be hardened) 2,402 sf x \$82.41/sf = \$197,941.81. \$197,941.81 (350 students) - \$162,622.94 (260 students) = \$35,318.87 LFI
Cuyahoga Falls High	Cost to renovate space Auditorium Fixed Seating Area	\$2,197,692.78	
Cuyahoga Falls High	LEED Costs for space Auditorium Fixed Seating Area	\$45,152.21	
Cuyahoga Falls High	Cost to renovate space Board Offices	\$657,530.30	
Cuyahoga Falls High	LEED Costs for space Board Offices	\$16,556.42	
Cuyahoga Falls High	Cost to renovate space Auditorium Fixed Seating Area	\$539,160.68	
Cuyahoga Falls High	LEED Costs for space Auditorium Fixed Seating Area	\$9,871.92	
<b>Total</b>		<b>\$7,147,582.15</b>	

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# Master Plan Worksheets for Cuyahoga Falls High

## Reprogramming

Building Name: Cuyahoga Falls High  
 Current Grades Housed: 9-12 ( )  
 Existing Building Size (SF): 304,476  
 OSDM Required Building Size: 273,351.36  
 Additional SF: 0  
 District Has Central Food Prep: no  
 Casework Replacement (Assessment Item J): yes  
 Large Restroom Fixture Replacement: no  
 Comprehensive Vocational: yes

Projected Enrollment  
 Level Enrollment  
 High School 1,698

### Oversized Spaces Review

OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI
Corridors	45,389	46,402	0	92,804	0
Ag Ed		1,800	0	3,600	0
Gymnasium	19,116	18,000	3,116	24,000	0
Media Center	8,820	5,943	877	11,886	0
Vocational	27,964	1,300	0	2,600	0
Student Dining	10,447	8,905	542	19,810	0
Kitchen	4,975	5,343	0	11,886	0
Auxiliary Gym	3,548	7,000	0	10,500	0
<b>Non-OSDM Space</b>	<b>Actual Size</b>	<b>Size Per Design Manual</b>	<b>Oversized Amount</b>	<b>Co-Funded</b>	<b>LFI</b>
Auditorium Fixed Seating Area	12,305	0	12,305	0	012,305
Board Offices	4,545	0	4,545	0	4,545
Auditorium Fixed Seating Area	2,710	0	2,710	0	2,710
<b>Total Oversized</b>			<b>24,185</b>	<b>19,650</b>	

### Reprogramming Costs

HARD COST SUB-TOTAL \$0.00  
 CONSTRUCTION CONTINGENCY \$0.00  
 SOFT COSTS (16.29%) \$0.00  
 COST REGION ADJUSTMENT (103.60%) \$0.00  
 TOTAL REPROGRAMMING BUDGET \$0.00

### Large Spaces Reprogramming

Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-1,013	2.18%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.48	\$0.00
Gymnasium	C	0.00%	C	\$19.48	\$0.00
Media Center	C	0.00%	C	\$19.48	\$0.00
Vocational	C	0.00%		\$0.00	\$0.00
Student Dining	C	0.00%	C	\$19.48	\$0.00
Kitchen	-968	16.29%	0	\$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	-3,457	49.31%		\$0.00	\$0.00
<b>Total</b>			C		\$0.00

If existing area is being converted to ES space, use conversion budget as follows:  
 Conversion to PK-K Classroom per Room \$21,450.00  
 Conversion to 1-5 Classroom per Room \$7,700.00  
 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 C	0	\$0.00
1-5 Rooms C	0	\$0.00
Restrooms C	0	\$0.00
<b>Total</b>		<b>\$0.00</b>



**LEED**

Building Name:	Cuyahoga Falls High
Current Grades Housed:	9-12 (I)
Existing Building Size (SF):	304,476
Demolished Additions	0
Cost Per SF	\$246.55
Cost To Replace	\$75,068,557.80
Lead Allowance	\$1,109,137.94
OSDM Required Bldg Size:	273,351.36
Additional SF:	0

**LEED Allowance Funded and Project Agreement LFI**

<b>Level</b>	<b>Required SF</b>
Middle School	64,619.1
High School	190,999.38
Career Technical School	17,732.88
CT Program SF Required	6,023
<b>Total</b>	<b>279,374.36</b>
<b>Level</b>	<b>SF Addition</b>
Middle School	
High School	
Career Technical School	
CT Program New	0
<b>Total SF Addition:</b>	<b>0</b>
<b>Total SF Required:</b>	<b>279,374.36</b>
<b>Total SF Addition:</b>	<b>0</b>
<b>SF Required minus SF Addition:</b>	<b>279,374.36</b>

**Oversized Spaces**

Co-Funded SF:	4,535
Non-Co-Funded SF:	19,650
<b>Total SF Oversized Spaces:</b>	<b>24,185</b>

**Excess Space**

Excess Space SF:	-13,307
Excess SF Space CT:	14,224
<b>Total SF Excess Space:</b>	<b>917</b>

**LEED Allowance for Co-fundable Spaces:**

Total SF Required minus SF Addition:	279,374.36
Oversized Co-funded SF:	4,535
<b>Total Co-fundable SF:</b>	<b>283,909</b>
Total SF x Cost / SF:	283,909 x \$246.55 = \$69,997,763.95
1.5% LEED Allowance:	\$69,997,763.95 x 98.5% x 1.5% = \$1,034,216.96

**LEED Allowance for Non-Cofundable Spaces:**

Non-Cofunded SF - :	Auditorium Fixed Seating Area	12395
Total SF x Cost / SF:	12395 x 246.55 =	\$3,055,987.25
1.5% LEED Allowance:	\$3,055,987.25 x 98.5% x 1.5% =	\$45,152.21
Non-Cofunded SF - :	Board Offices	4545
Total SF x Cost / SF:	4545 x 246.55 =	\$1,120,569.75
1.5% LEED Allowance:	\$1,120,569.75 x 98.5% x 1.5% =	\$16,556.42
Non-Cofunded SF - :	Auditorium Fixed Seating Area	2710
Total SF x Cost / SF:	2710 x 246.55 =	\$668,150.50
1.5% LEED Allowance:	\$668,150.50 x 98.5% x 1.5% =	\$9,871.92
Non-Cofunded SF:	Excess Space	917
Total SF x Cost / SF:	917 x \$246.55 =	\$226,086.35
1.5% LEED Allowance:	226,086.35 x 98.5% x 1.5% =	\$3,340.43
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF x Cost / SF:	0 x 246.55 =	\$0.00
1.5% LEED Allowance:	\$0.00 x 98.5% x 1.5% =	\$0.00

LEED Allowance Co-fundable:	\$1,034,216.96
LEED Allowance Non-Cofundable:	\$74,920.98
<b>Total LEED Allowance:</b>	<b>\$1,109,137.94</b>

**Co-Funded Oversized Spaces: Oversized Amount**

Corridors	0
Ag Ed	0
Gymnasium	3,116
Media Center	877
Vocational	0
Student Dining	542
Kitchen	0
Auxiliary Gym	0
<b>Total</b>	<b>4,535</b>
<b>Non-Cofunded Oversized Spaces:Oversized Amount</b>	
Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Auditorium Fixed Seating Area	12,395
Board Offices	4,545
Auditorium Fixed Seating Area	2,710
<b>Total</b>	<b>19,650</b>

**Cost Data**

<b>Complete Building Cost Data</b>	
Total Cost To Renovate	\$56,851,752.33
M	\$304,476.00
N	\$532,833.00
U fire suppression ONLY	\$974,323.20
Subtotal	\$1,811,632.20
Contingency	\$126,814.25
Non-Construction Costs	\$315,772.93
Regional Cost Factor	\$81,151.90
Total Life Safety Cost	\$2,335,371.28
less total non-cofunded PALFI life safety	\$150,718.12
Total Co-Funded Life Safety Cost	\$2,184,653.18

<b>Auditorium Fixed Seating Area</b>	
Cost to Renovate (Cost Factor applied):	\$2,292,764.08
M	\$12,395.00
N	\$21,691.25
U fire suppression ONLY	\$39,654.00
Sub Total	\$73,750.25
Contingency	\$5,162.52
Non-Construction Costs	\$12,854.89
Regional Cost Factor	\$3,303.64
non-cofunded PALFI life safety	\$95,071.30
Non-OSDM LEED Costs:	\$45,152.21

<b>Board Offices</b>	
Cost to Renovate (Cost Factor applied):	\$722,391.07
M	\$4,545.00
N	\$7,953.75
U fire suppression ONLY	\$14,544.00
Sub Total	\$27,042.75
Contingency	\$1,892.99
Non-Construction Costs	\$4,713.63
Regional Cost Factor	\$1,211.38
non-cofunded PALFI life safety	\$34,860.75
Non-OSDM LEED Costs:	\$16,556.42

<b>Auditorium Fixed Seating Area</b>	
Cost to Renovate (Cost Factor applied):	\$559,946.75
M	\$2,710.00
N	\$4,742.50
U fire suppression ONLY	\$8,672.00
Sub Total	\$16,124.50
Contingency	\$1,128.72
Non-Construction Costs	\$2,810.55
Regional Cost Factor	\$722.30
non-cofunded PALFI life safety	\$20,795.07
Non-OSDM LEED Costs:	\$9,871.92

#### PALFI

Total Enrollment	1,896
Middle School SF Required	64,619.1
High School SF Required	190,999.38
Career Technical School SF Required	17,732.88
CT Program SF Required	6,023
Existing Building SF	304,476
Total Oversized	24,185
Total Usable Building SF:	280,291
Addition or (Excess Space) SF:*	-917
* No addition or excess space if between 1,000 SF and -1,000 SF	

<b>LFI Calculation - Excess SF</b>	
Building SF:**	284,826
Renovation Costs	\$53,276,650.44
Reprogramming Costs	\$0.00
Cost per SF to Renovate	\$187.05
Life Safety Costs	\$2,184,653.18
Co-Funded Life Safety Cost per SF	\$7.67
LFI Cost per SF	\$179.38
LEED Cost per SF	\$3.64
** 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	\$2,197,692.78
LEED Costs for Space: Auditorium Fixed Seating Area	\$45,152.21
Board Offices	
Cost to renovate space: Board Offices	\$687,530.30
LEED Costs for Space: Board Offices	\$18,556.42
Auditorium Fixed Seating Area	
Cost to renovate space: Auditorium Fixed Seating Area	\$539,160.69
LEED Costs for Space: Auditorium Fixed Seating Area	\$9,871.92
<b>Project Agreement LFI Excess Square Foot Summary</b>	
Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00
TOTAL PALFI for Cuyahoga Falls High	\$3,495,964.32

**Project Agreement LFI Excess Square Foot Spaces**

Excess Building	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$179.38/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.64/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$179.38/SF	\$0.00
LEED Costs for Space: 0 SF @ \$3.64/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
Auditorium Fixed Seating Area	\$2,197,692.78
Board Offices	\$687,530.30
Auditorium Fixed Seating Area	\$539,160.69
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$3,424,383.77



**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
Auditorium Fixed Seating Area	\$45,152.21
Board Offices	\$16,556.42
Auditorium Fixed Seating Area	\$9,871.92
Excess SF from Webtool	\$0.00
<b>Total LEED PALFI</b>	<b>\$71,580.55</b>

**Right Ratio Calculations**

Cost of Renovation	\$56,851,752.33
Reprogramming	\$0.00
LEED Allowance	\$1,109,137.94
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowance)	\$300,000.00
Total Building Cost	\$58,260,890.27
Total LFI's/Building	\$3,495,984.32
Revised Project Cost	\$54,764,905.95
Right Replacement	\$68,761,493.97
<b>100% Cap Differential</b>	<b>-\$13,996,588.02</b>

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

# Master Plan Worksheets for New 4-6 Elementary #1

## Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	350
MS enrollment	184
HS enrollment	—
GTS enrollment	—
Staff	69
Total occupants	603
SF required for occupants (@ 5 SF / occupant)	3,015
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	3,109
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,746
Required SF with mechanical area (+ 0.0%)	3,746
<b>Total Required SF (+ 0.0% construction factor)</b>	<b>3,746</b>
SF cost (@ \$62.88 / SF hardened)	\$235,534.84
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$275,534.84
<b>Total storm shelter cost</b> (× 103.60% regional cost factor for Northeastern Ohio)	<b>\$285,454.09</b>

## Master Plan Worksheets for New PK-3 #3

### Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	523
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	41
Total occupants	564
SF required for occupants (@ 5 SF / occupant)	2,820
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
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	2,904
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,499
Required SF with mechanical area (+ 0.0%)	3,499
<b>Total Required SF (+ 0.0% construction factor)</b>	<b>3,499</b>
SF cost (@ \$62.88 / SF hardened)	\$220,004.24
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$260,004.24
<b>Total storm shelter cost (x 103.60% regional cost factor for Northeastern Ohio)</b>	<b>\$269,364.39</b>



# Program of Requirements for Cuyahoga Falls High (Cuyahoga\_Falls\_Summit\_CFAP\_Draft\_Reno\_HS\_8\_12\_12\_14\_18)

## Errors:

The POR contains an unfunded program: Marketing Technology.

The POR contains an unfunded program: Auto Technology.

POR square footage exceeds the maximum allowable.

POR SF/student exceeds the maximum allowable.

SF per Student		Number of Low Bay Students:		175		Square Footage	
POR SF/Student	102.26	(not to exceed Maximum Allowable)	Number of High Bay Students:	23	Total POR SF	20,247	(not to exceed Maximum Allowable)
Maximum Program SF/Student	30.42	(Maximum Allowable)	Number of High School Students:	1243	Maximum Program SF	6,023	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00		Funded Programs Low Bay: 50:1	3	OSDM Bracketed SF	26,928	
			Funded Programs High Bay 30:1	0			
			Low Bay Programs Requiring Funds :	0			
			High Bay Programs Requiring Funds :	0			
Assessing Consultant data 2018				POR Planner data Cost Set: 2018			
<b>Program Type 1</b>							
<b>C0: Administrative &amp; Professional Support</b>				<b>C0: Administrative &amp; Professional Support</b>			
Related Space	Existing Square Feet	Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	1062.00	Laboratory	1200	1062	0	\$243.40	\$0.00
Related Office		Related Office	120	0	0	\$243.40	\$0.00
Related Storage	118.00	Related Storage	200	118	0	\$243.40	\$0.00
Other		Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>1,180</b>	<b>Total:</b>	<b>1,520</b>	<b>1,180</b>	<b>0</b>		<b>\$0.00</b>
Other Spaces, Comments:		Reprogrammed SF: 0.00					
		Comments:					
<b>C1: Business Management</b>				<b>C1: Business Management</b>			
Related Space	Existing Square Feet	Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	861.00	Laboratory	1200	861	0	\$274.29	\$0.00
Related Office		Related Office	120	0	0	\$247.72	\$0.00
Related Storage		Related Storage	200	0	0	\$247.72	\$0.00
Other		Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>861</b>	<b>Total:</b>	<b>1,520</b>	<b>861</b>	<b>0</b>		<b>\$0.00</b>
Other Spaces, Comments:		Reprogrammed SF: 0.00					
		Comments:					
<b>G1: Financial Services</b>				<b>G1: Financial Services</b>			
Related Space	Existing Square Feet	Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	873.00	Laboratory	1200	873	0	\$247.72	\$0.00
Related Office		Related Office	120	0	0	\$247.72	\$0.00
Related Storage		Related Storage	200	0	0	\$247.72	\$0.00
Other		Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>873</b>	<b>Total:</b>	<b>1,520</b>	<b>873</b>	<b>0</b>		<b>\$0.00</b>
Other Spaces, Comments:		Reprogrammed SF: 0.00					
		Comments:					
<b>N2: Network Systems</b>				<b>N2: Network Systems — not to receive funding</b>			
Related Space	Existing Square Feet	Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	814.00	Laboratory	1200	814	0	\$244.49	\$0.00

Related Office		Related Office	120	0	0	\$244.49	\$0.00
Related Storage		Related Storage	200	0	0	\$244.49	\$0.00
Other		Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>814</b>	<b>Total:</b>	<b>1,520</b>	<b>814</b>	<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other Spaces, Comments:</b>		Reprogrammed SF: 0.00					
		Comments:					
<b>Program Type 3</b>							
[not funded]: Marketing Technology (Not in assessment design manual)		[not funded]: Marketing Technology — not to receive funding (Not in master plan design manual)					
<b>Related Space</b>	<b>Existing Square Feet</b>	<b>Related Space</b>	<b>Funded Square Feet</b>	<b>Existing Square Feet</b>	<b>Proposed New Square Feet</b>	<b>Cost Per Square Foot</b>	<b>Total</b>
Laboratory	1050.00	Laboratory		1050	0		
CT-P3-2 Office	56.00	CT-P3-2 Office		56	0		
CT-P3-3 Storage	232.00	CT-P3-3 Storage		232	0		
Bookstore		Bookstore		0	0		
Display		Display		0	0		
Other	145.00	Other		145	0		
<b>Total:</b>	<b>1,483</b>	<b>Total:</b>	<b>0</b>	<b>1,483</b>	<b>0</b>		<b>\$0.00</b>
<b>Other Spaces, Comments:</b> "Other" is a Conference Room and Closet.		Reprogrammed SF: 0.00					
		Comments:					
<b>Program Type 4</b>							
<b>M1: Cosmetology</b>		<b>M1: Cosmetology — not to receive funding</b>					
<b>Related Space</b>	<b>Existing Square Feet</b>	<b>Related Space</b>	<b>Funded Square Feet</b>	<b>Existing Square Feet</b>	<b>Proposed New Square Feet</b>	<b>Cost Per Square Foot</b>	<b>Total</b>
Laboratory	1270.00	Laboratory	1600	1270	0	\$236.25	\$0.00
Related Classroom		Related Classroom	900	0	0	\$236.25	\$0.00
Related Office	96.00	Related Office	120	96	0	\$236.25	\$0.00
Related Storage		Related Storage	200	0	0	\$236.25	\$0.00
Related Changing Room	159.00	Related Changing Room	450	159	0	\$236.25	\$0.00
Dispensary		Dispensary	175	0	0	\$236.25	\$0.00
Laundry Room	98.00	Laundry Room	150	98	0	\$236.25	\$0.00
Facial Room		Facial Room	200	0	0	\$236.25	\$0.00
Manicure Room		Manicure Room	200	0	0	\$236.25	\$0.00
Customer Toilet		Customer Toilet	60	0	0	\$236.25	\$0.00
Other	90.00	Other	0	90	0	\$0.00	\$0.00
<b>Total:</b>	<b>1,713</b>	<b>Total:</b>	<b>4,055</b>	<b>1,713</b>	<b>0</b>		<b>\$0.00</b>
<b>Other Spaces, Comments:</b> "Other" is a small Kitchen.		Reprogrammed SF: 0.00					
		Comments:					
<b>Program Type 6</b>							
[not funded]: Auto Technology (Not in assessment design manual)		[not funded]: Auto Technology — not to receive funding (Not in master plan design manual)					
<b>Related Space</b>	<b>Existing Square Feet</b>	<b>Related Space</b>	<b>Funded Square Feet</b>	<b>Existing Square Feet</b>	<b>Proposed New Square Feet</b>	<b>Cost Per Square Foot</b>	<b>Total</b>
Laboratory	4972.00	Laboratory		7972	0		
CT-P6-2 Related Classroom		CT-P6-2 Related Classroom		0	0		
CT-P6-3 Office	90.00	CT-P6-3 Office		90	0		
CT-P6-4 Storage	342.00	CT-P6-4 Storage		342	0		
CT-P6-5 Changing Room		CT-P6-5 Changing Room		0	0		
Related Restroom		Related Restroom		0	0		
CT-P6-6 Tool Crib		CT-P6-6 Tool Crib		0	0		
CT-P6-7 Reference Room		CT-P6-7 Reference Room		0	0		
Engine Storage		Engine Storage		0	0		
Machine Room		Machine Room		0	0		
Flammable Material Storage		Flammable Material Storage		0	0		
CT-P6-8 Other		CT-P6-8 Other		0	0		
<b>Total:</b>	<b>5,404</b>	<b>Total:</b>	<b>0</b>	<b>8,404</b>	<b>0</b>		<b>\$0.00</b>
<b>Other Spaces, Comments:</b>		Reprogrammed SF: 0.00					
		Comments:					

# Master Plan Worksheets for New PK-3 #2

## Storm Shelter

<b>Storm shelter to be built as part of new construction</b>	
ES enrollment	523
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	41
Total occupants	564
SF required for occupants (@ 5 SF / occupant)	2,820
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
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 (@ 8 SF / lavatory)	8
Required shelter SF	2,904
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,499
Required SF with mechanical area (+ 0.0%)	3,499
<b>Total Required SF (+ 0.0% construction factor)</b>	<b>3,499</b>
SF cost (@ \$62.88 / SF hardened)	\$220,004.24
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$260,004.24
<b>Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)</b>	<b>\$269,364.39</b>

# Master Plan Worksheets for New PK-3 #1

## Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	523
MS enrollment	—
HS enrollment	—
GTS enrollment	—
Staff	41
Total occupants	564
SF required for occupants (@ 5 SF / occupant)	2,820
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
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	2,904
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,499
Required SF with mechanical area (+ 0.0%)	3,499
<b>Total Required SF (+ 0.0% construction factor)</b>	<b>3,499</b>
SF cost (@ \$62.88 / SF hardened)	\$220,004.24
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$260,004.24
<b>Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)</b>	<b>\$269,364.39</b>

# Master Plan Worksheets for New 4-6 Elementary #2

## Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	351
MS enrollment	183
HS enrollment	—
GTS enrollment	—
Staff	69
Total occupants	603
SF required for occupants (@ 5 SF / occupant)	3,015
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) <sup>3</sup>	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	3,109
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,746
Required SF with mechanical area (+ 0.0%)	3,746
<b>Total Required SF (+ 0.0% construction factor)</b>	<b>3,746</b>
SF cost (@ \$62.88 / SF hardened)	\$235,534.84
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$275,534.84
<b>Total storm shelter cost</b> (> 103.60% regional cost factor for Northeastern Ohio)	<b>\$285,454.09</b>

# Master Plan Worksheets for New 7 Grade

## Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	—
MS enrollment	350
HS enrollment	—
GTS enrollment	—
Staff	37
Total occupants	387
SF required for occupants (@ 5 SF / occupant)	1,935
Wheelchair occupants (@ 1 / 200 occupants)	2
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	20
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	2
SF required for water closets (@ 15 SF / WC)	30
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	1,994
Usable space	83%
Required SF to allow for useless space (1 + 83% = 120%)	2,402
Required SF with mechanical area (+ 0.0%)	2,402
<b>Total Required SF (+ 0.0% construction factor)</b>	<b>2,402</b>
SF cost (@ \$62.88 / SF hardened)	\$151,063.52
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$191,063.52
<b>Total storm shelter cost</b> (x 103.60% regional cost factor for Northeastern Ohio)	<b>\$197,941.81</b>



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# DRAFT MASTER PLAN OPTION #1 – Focus on New Construction & Change in ES Grade Configuration

## Scope:

- Build (1) new High School for grades 9-12
- Build (1) new Middle School for grades 7-8
- Build (2) new 4-6 grade schools
- Build (3) new PK-3 grade schools
- Abate and Demo all existing schools

Total Cost: \$194,322,968. Local Share = \$122,423,470. State Share = \$71,899,498

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## Segment Option Scope:

- Build (1) new High School for grades 9-12
- Build (1) new Middle School for grades 7-8
- Abate Demo existing HS, Bolich MS & Roberts MS

Total Cost: \$97,371,395. Local Share = \$61,343,979. State Share = \$36,027,416



# DRAFT MASTER PLAN OPTION #2 – Focus on Renovations & Additions

## Scope:

Renovations to the High School for grades 8-12

Renovations to Bolich for grades 6 & 7

Renovations & Additions to DeWitt, Lincoln, Preston & Richardson for grades PK-5

Select Demo/Reno/Additions to Silver Lake for grades PK-5

Abate/Demo Roberts MS, Schnee LC, E. Price ES, and Newberry ES

Total Cost: \$164,391,068. Local Share = \$105,441,964. State Share = \$58,949,104

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## Segment Option Scope:

Renovations to the High School for grades 8-12

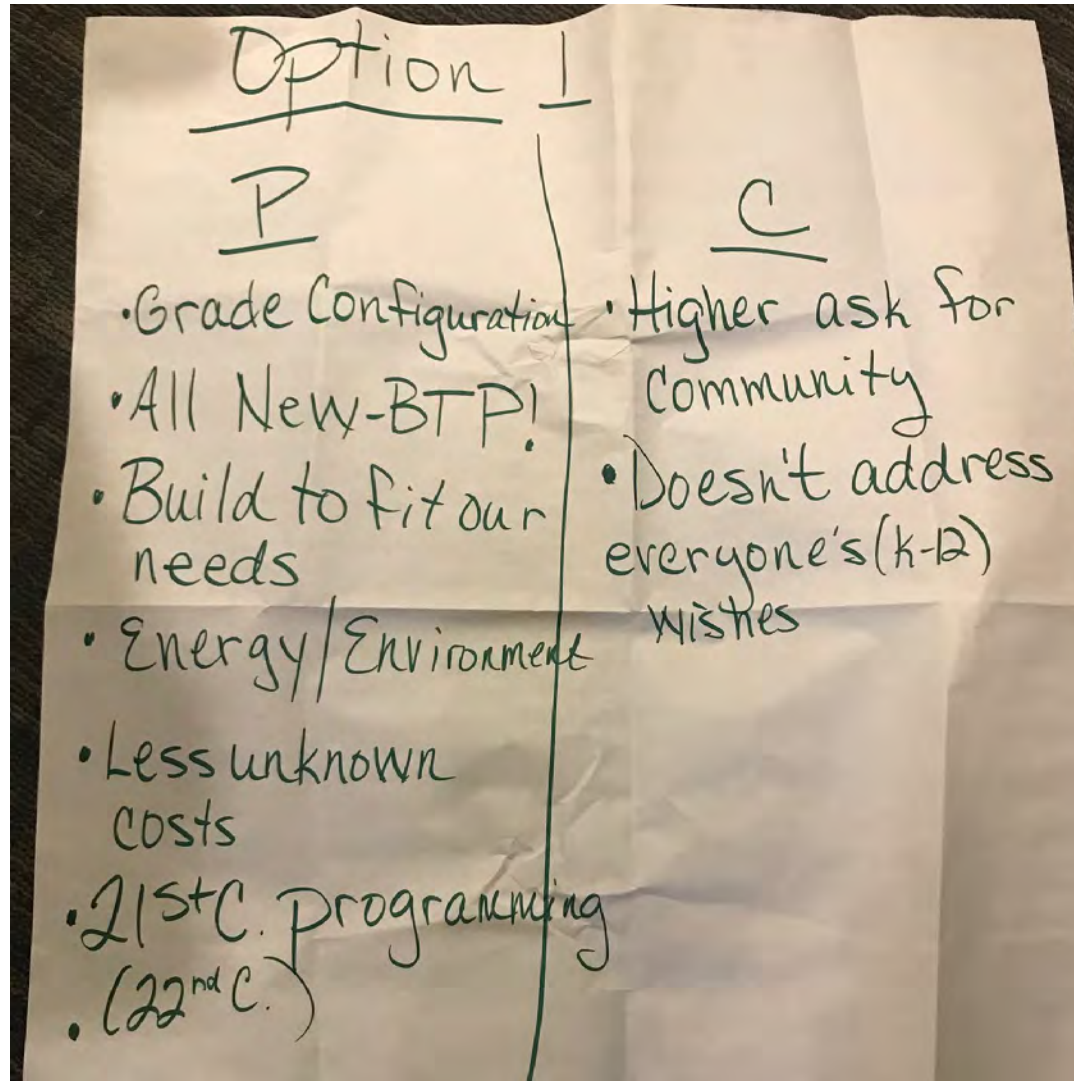
Renovations to Bolich for grades 6 & 7

Abate/Demo Roberts MS

Total Cost: \$87,207,660. Local Share = \$56,363,683. State Share = \$30,843,977



# Group Breakout Sessions – Pros/Cons of Option #1



# Group Breakout Sessions – Pros/Cons of Option #1

<u>Option 1</u>	
<u>Pro</u>	<u>Con</u>
- FRESH + SHINY	- loss of history
- Right sizing	- EXPENSE \$\$\$
- EDU.	- ROBERTS in good shape
- Value of excess prop.	- no plan for 6 <sup>th</sup> grade
- Design/a classmate tech	- grade config.
- ADA	- Auditorium? LFI?
	- ? Board rooms

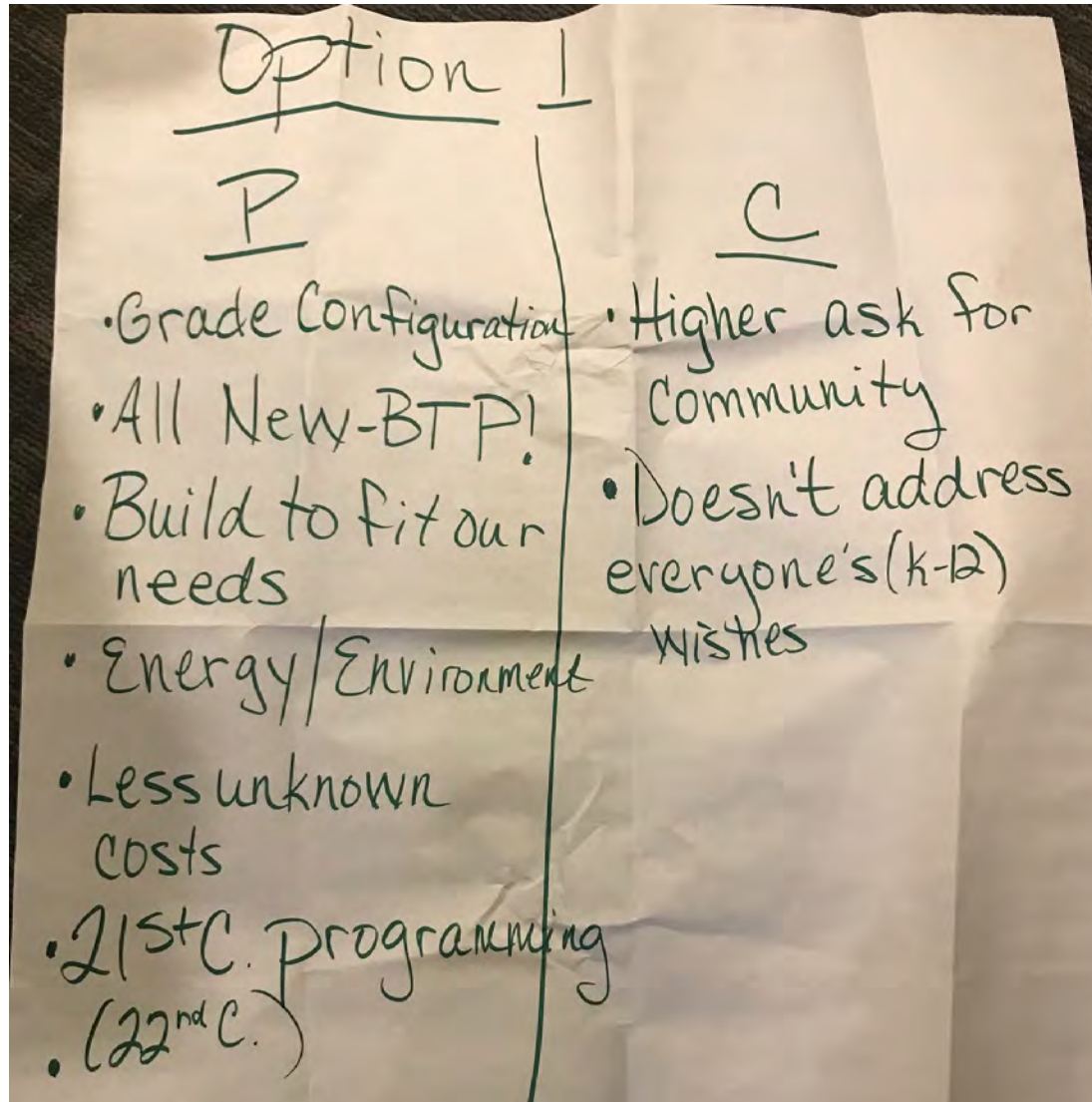


# Group Breakout Sessions – Pros/Cons of Option #1

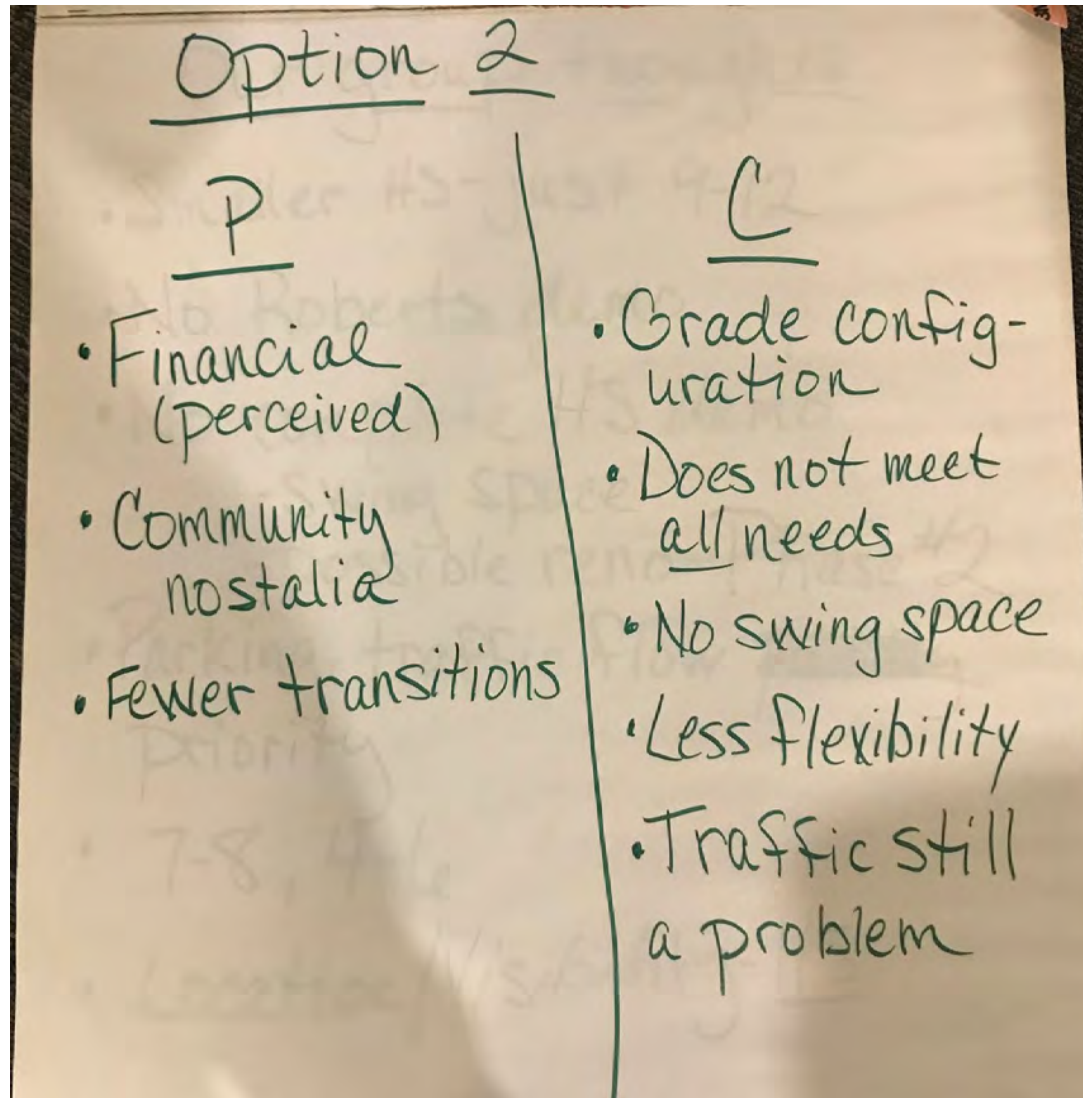
<u>Option 1</u>	
<u>Pros</u>	<u>Cons</u>
<ul style="list-style-type: none"><li>• All bldgs. are new increased longevity</li><li>• <u>Adaptable</u> learning flexible spaces</li><li>• Fewer bldgs. to maintain</li><li>• Clean/energy efficient LEED</li><li>• No constraints <sup>of existing bldg. challenges</sup></li><li>• Consistency in class sizes demographics</li><li>• Competative advantage to attract families/ educators</li><li>• Unify community</li></ul>	<ul style="list-style-type: none"><li>• Additional LEI to replicate an auditerium, gym</li><li>• Cost is higher</li><li>• Adds another transition to the children (between 3<sup>rd</sup> &amp; 4<sup>th</sup>)</li><li>• Divides parents among elem. schools w/ PTA's, Volunteering, etc.</li><li>• Preschool center/bldg. rather than in each elem. school</li><li>• Elem. bldgs. are large (over 350 students)</li></ul>



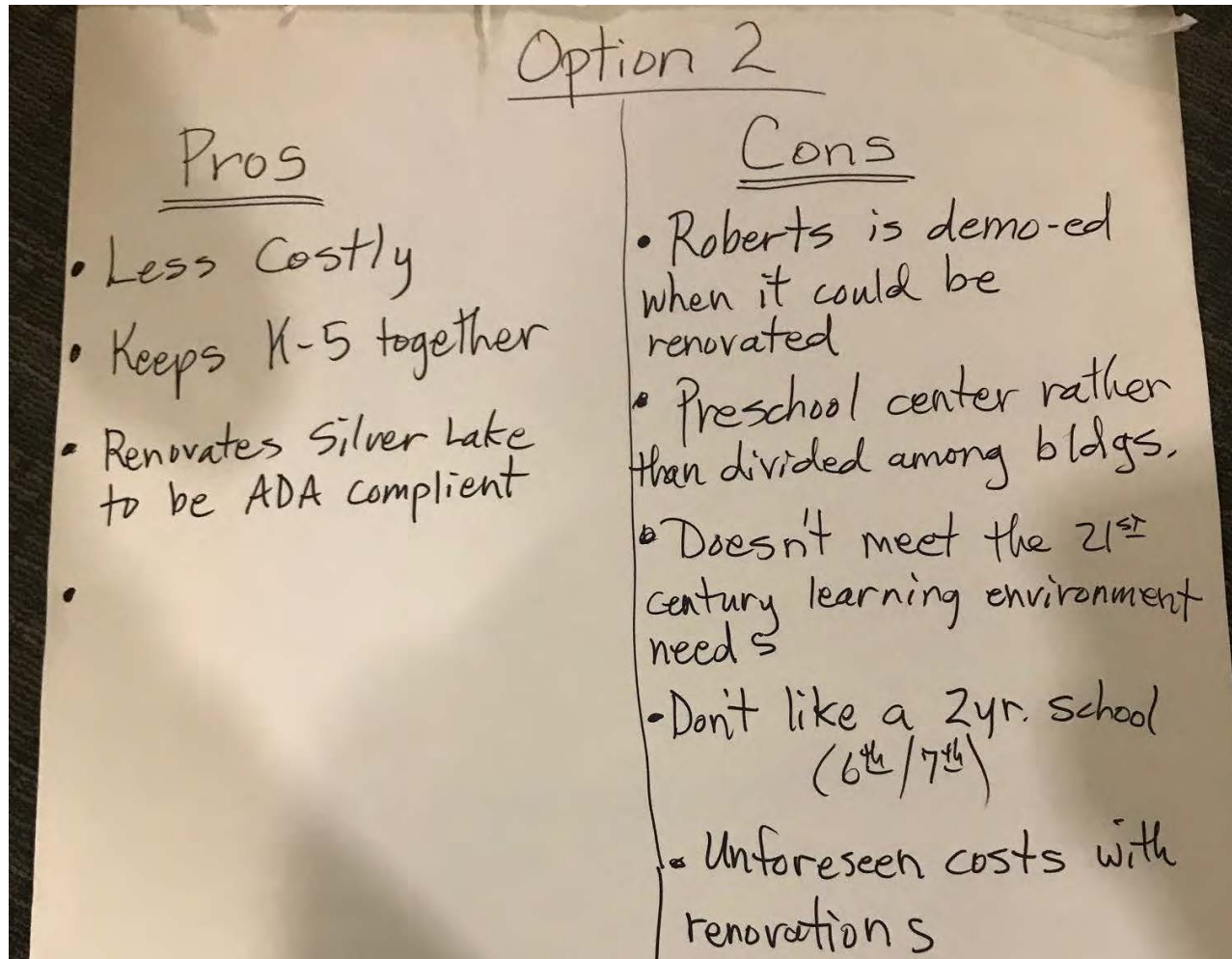
# Group Breakout Sessions – Pros/Cons of Option #1



# Group Breakout Sessions – Pros/Cons of Option #2



# Group Breakout Sessions – Pros/Cons of Option #2





# Group Breakout Sessions – Pros/Cons of Option #2

<u>OPTION 2</u>	
<u>PRO</u>	<u>CON</u>
<ul style="list-style-type: none"><li>- HS central to district</li><li>- Historical Value</li><li>- #B. Full vs. Partial?</li><li>- ? Sill, Schneer, Newburg</li></ul>	<ul style="list-style-type: none"><li>- no Demps Roberts</li><li>- ADA order</li><li>- gym/pafe combo</li></ul>
<hr/>	<hr/>
<ul style="list-style-type: none"><li>- Save money</li><li><del>RENTAL SITE</del></li><li>- COULD SELL SOME SITES w/ or w/o BLDGS</li></ul>	<ul style="list-style-type: none"><li>- tech limits</li><li>- space for 8<sup>th</sup> grade</li><li>- Save the auditorium</li></ul>
	Buyers for extra Bldgs?

# Group Breakout Sessions – Other Master Plan Ideas

## Our group thoughts:

- Smaller HS - just 9-12
- No Roberts demo
- No complete HS demo
  - Swing space
  - possible reno - Phase #2
- Parking, traffic flow ~~priority~~  
Priority
- 7-8, 4-6
- Location/Visibility - HS

## IDEAS

- Keep HS aud./gym/offices/<sup>band</sup> rooms
- Preschool center for entire district or split between 2 bldgs.
- Need a Field House

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# Survey Time!

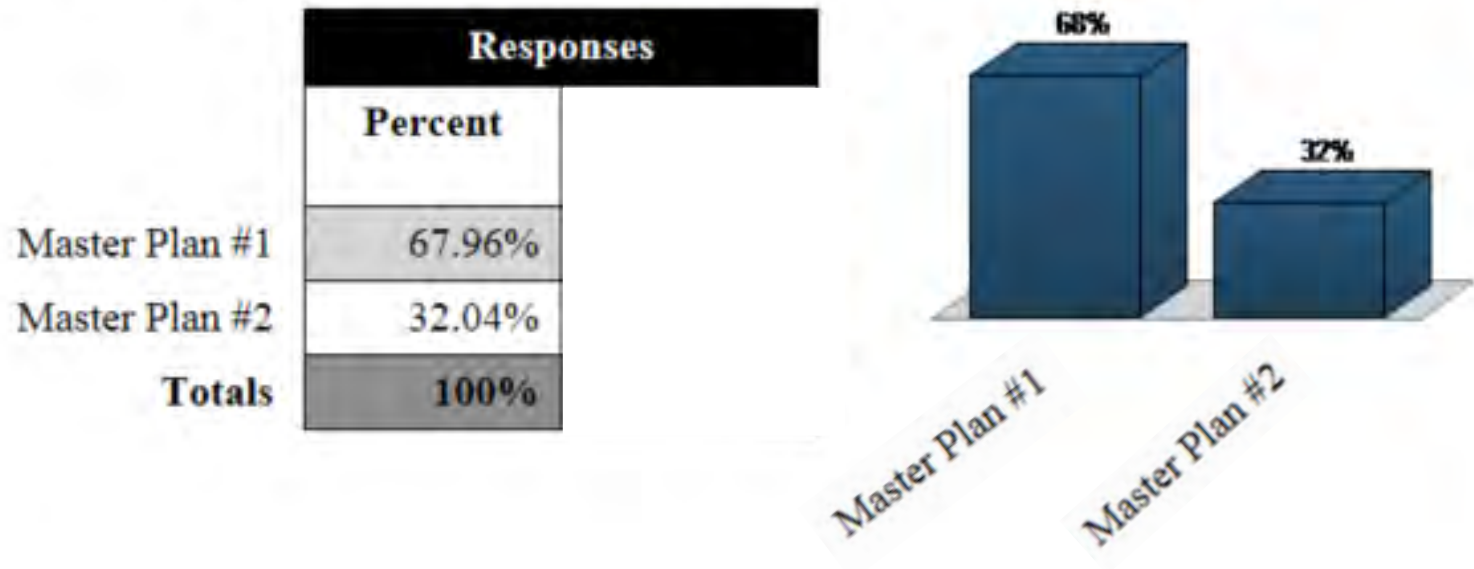
- Instant response tool to gather feedback
- On the following slide, a question will appear followed by multiple choice options.
- Press the letter of your answer on your clicker.
- Responses will display in real-time

# Please rank the following plans in order of preference:

A. Master Plan #1

B. Master Plan #2

Please rank the following plans in order of preference: (Priority Ranking)



# Agenda

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**Questions / Next Steps**

