

Master Plan Name Tipp City EVSD (Miami County) - ELPP - Final Master Plan - January 2019
 Program ELPP 2018-11-15 (Active)
 Rank 395
 School District Tipp City Exempted Village School District
 School District IRN 45617
 County Miami County
 Cost Region 2 (New Construction Cost Factor: 98.97%)
 Cost Set 2018
 Bracketing Set 2018
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2028-2029	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	25				
K	194	PK-12	2638	2638	0
1	195	PK-5	1198	1198	0
2	192	6-8	659	659	0
3	191	9-12	781	781	0
4	198	PK-8	1857	1857	0
5	203	6-12	1440	1440	0
6	217	CT	0	0	0
7	240				
8	202				
9	221				
10	210				
11	166				
12	184				
CT Offsite	0				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	2638				

Project Scope:

Allowance to Abate / Demolish Tipp City Enrichment Program (2/3 Guideline).
 Allowance to Abate / Demolish Broadway Elementary (2/3 Guideline).
 Allowance to Abate / Demolish Nevin Coppock Elementary (2/3 Guideline).
 Allowance to Abate / Demolish Tippecanoe Middle (2/3 Guideline).
 Renovations / Addition to L.T. Ball Intermediate to house grades PK-6.
 Renovations / Addition to Tippecanoe High to house grades 7-12.

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 (with a preference for attaining points in the Energy and Atmosphere category).

Building	Allowance
L.T. Ball Intermediate	Deduct - Storm Shelter allowance (hardening 9,564 SF) -\$872,822.56
L.T. Ball Intermediate	Enhanced Reprogramming Allowance \$432,541.57
L.T. Ball Intermediate	LEED Allowance for building renovation \$244,406.94
L.T. Ball Intermediate	Storm Shelter allowance (hardening 9,564 SF) \$872,822.56
L.T. Ball Intermediate	Site Access Safety Improvement Allowance \$300,000.00
Tippecanoe High	Deduct - LEED Allowance for building renovation -\$662,084.38
Tippecanoe High	LEED Allowance for building renovation \$662,084.38
Tippecanoe High	Storm Shelter allowance (hardening 8,202 SF) \$754,208.92

	Broadway Elementary		L.T. Ball Intermediate		Nevin Coppock Elementary		Tipp City Enrichment Program								
	Master Planning Considerations		Master Planning Considerations		Master Planning Considerations		Master Planning Considerations								
Building	Expedited Local Partnership Program (ELPP) 2018		Expedited Local Partnership Program (ELPP) 2018		Expedited Local Partnership Program (ELPP) 2018		Expedited Local Partnership Program (ELPP) 2018								
Program	Resource International, Inc.		Resource International, Inc.		Resource International, Inc.		Resource International, Inc.								
Assessing Consultant	Elementary		Elementary		Elementary		Elementary								
Type	5.50		43.00		43.00		5.50								
Acres	2-3		4-5		K-1		PK								
Grades Housed	375		396		357		184								
Current Enrollment	<input type="checkbox"/> 1951 Original Construction 95% 47,920 ft ² <input type="checkbox"/> 1967 Addition 79% 24,119 ft ²		<input type="checkbox"/> 1974 Original Construction 62% 67,767 ft ²		<input type="checkbox"/> 1958 Original Construction 89% 40,632 ft ²		<input type="checkbox"/> 1912 Original Construction 79% 29,288 ft ²								
Additions to Demolish	Grades Housed - Proposed		PK-6												
Grades Housed - Proposed	Projected Enrollment		1415												
Projected Enrollment	CT Projected Enrollment														
CT Projected Enrollment	Scope of Work		Renovate/Add		Abate/Demolish		Abate/Demolish								
Scope of Work	Abate/Demolish		Renovate/Add		Abate/Demolish		Abate/Demolish								
CEFPI Rating	Borderline		Borderline		Borderline		Poor								
Existing ft ²	72,039		67,767		40,632		29,288								
Cost/ft ² (DM)	\$233.90		\$244.10		\$253.50		\$253.50								
Cost to Replace	\$16,849,922.10		\$16,541,924.70		\$10,300,212.00		\$7,424,508.00								
Cost to Renovate	\$16,366,809.95		\$10,301,262.35		\$9,195,384.57		\$5,853,974.19								
Reprogramming	\$0.00		\$196,841.12		\$0.00		\$0.00								
Renovate-Replace	97%		63%		89%		79%								
Right Replacement			\$35,448,898.32												
Right Ratio			89%												
Addition Required	No		Yes		No		No								
	Addition ft ²		Addition ft ²		Addition ft ²		Addition ft ²								
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required						
Elementary (PK-K)	x	=	0	219 x	106.31 =	23,282	x	=	0						
Elementary (PK-5)	x	=	0	1,198 x	106.31 =	127,359	x	=	0						
Middle (6-8)	x	=	0	217 x	129.33 =	28,065	x	=	0						
High (9-12)	x	=	0	x	=	0	x	=	0						
Career Technical Core Space	x	=	0	x	=	0	x	=	0						
Total ft ² Required	155,423.99			155,423.99			155,423.99								
ft ² Existing	72,039		67,767		40,632		29,288								
Large Group Restroom Fixture Replacement	No		No		No		No								
Comprehensive Vocational	No		No		No		No								
Oversized ft ²			57												
Less Oversized ft ²	72,039		67,710		40,632		29,288								
CT ft ² Existing															
CT ft ² Not Programmed															
Less CT ft ²	72,039		67,710		40,632		29,288								
Addition ft ²	-72,039		87,714		-40,632		-29,288								
Cost per ft ²	see below		see below		see below		see below								
Total Addition Cost															
	Cost of Additions			Cost of Additions			Cost of Additions			Cost of Additions					
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost			
Elementary (PK-5)	x	=	\$0.00	75,183.00	x	\$233.90	=	\$17,585,303.70	x	=	\$0.00	x	=	\$0.00	
Middle (6-8)	x	=	\$0.00	12,531.00	x	\$254.21	=	\$3,185,505.51	x	=	\$0.00	x	=	\$0.00	
High (9-12)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
Career Technical Program Space															
CT Existing ft ²															
CT New ft ²															
CT Total ft ²															
CT Program Total	\$0.00			\$0.00			\$0.00			\$0.00					
Total Proposed ft ²				155,481											
Total to Rebuild	\$0.00			\$20,770,809.21			\$0.00			\$0.00					
Total to Rebuild All Buildings															
Cost to Reno & Reprogram				\$10,498,103.47											
Total Addition Cost				\$0.00											
Total Career Technical	\$0.00			\$0.00			\$0.00			\$0.00					
Project Cost	\$0.00			\$31,268,912.68			\$0.00			\$0.00					
Asbestos Abatement	\$393,440.17			\$0.00			\$388,279.38			\$387,431.87					
Demolition	\$324,175.50			\$0.00			\$182,844.00			\$131,796.00					
Exclude Storm Shelter	—			—			—			—					
Specific Allowance	\$0.00			\$976,948.51			\$0.00			\$0.00					
Total Building Cost	\$717,615.67			\$32,245,861.19			\$571,123.38			\$519,227.87					
Page Subtotal	\$34,053,828.11														
General Allowance	\$0.00														
Project Agreement LFI	\$89,079.83														
Co-Funded Project	\$41,262,782.76														
Total Project Cost	\$41,351,862.59														

	Tippecanoe Middle Master Planning Considerations			Tippecanoe High Master Planning Considerations		
Building	Expedited Local Partnership Program (ELPP)			Expedited Local Partnership Program (ELPP)		
Program	2018			2018		
Cost Set	Resource International, Inc.			Resource International, Inc.		
Assessing Consultant	Middle			High		
Type	43.00			38.00		
Acres	6-8			9-12		
Grades Housed	607			732		
Current Enrollment	<input type="checkbox"/> 1964 Original Construction 82% 82,109 ft ² <input type="checkbox"/> 1972 Addition 69% 17,410 ft ² <input type="checkbox"/> 2004 Elevator and Mechanical Room 10% 620 ft ²			<input type="checkbox"/> 2003 Original Construction 6% 178,248 ft ² <input type="checkbox"/> 2003 Original Construction - Auditorium Fixed Seating 5% 7,644 ft ²		
Additions to Demolish						
Grades Housed - Proposed				7-12		
Projected Enrollment				1223		
CT Projected Enrollment						
Scope of Work	Abate/Demolish			Renovate/Add		
CEFPPI Rating	Borderline			Satisfactory		
Existing ft ²	100,139			185,892		
Cost/ft ² (DM)	\$232.52			\$241.06		
Cost to Replace	\$23,284,320.28			\$44,811,125.52		
Cost to Renovate	\$19,304,656.68			\$2,454,272.23		
Reprogramming	\$0.00			\$171,227.96		
Renovate-Replace	83%			6%		
Right Replacement				\$43,705,561.98		
Right Ratio				13%		
Addition Required	No			Yes		
	Addition ft ²			Addition ft ²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	x	=	0	x	=	0
Elementary (PK-5)	x	=	0	x	=	0
Middle (6-8)	x	=	0	442 x	143.27 =	63,325
High (9-12)	x	=	0	781 x	157.55 =	123,047
Career Technical Core Space	x	=	0	x	=	0
Total ft ² Required				186,371.89		
ft ² Existing	100,139			185,892		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized ft ²				11,262		
Less Oversized ft ²	100,139			174,630		
CT ft ² Existing						
CT ft ² Not Programmed						
Less CT ft ²	100,139			174,630		
Addition ft ²	-100,139			11,742		
Cost per ft ²	see below			see below		
Total Addition Cost						
	Cost of Additions			Cost of Additions		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	x	=	\$0.00
Middle (6-8)	x	=	\$0.00	11,742.00 x	\$254.21 =	\$2,984,933.82
High (9-12)	x	=	\$0.00	x	=	\$0.00
Career Technical Program Space						
CT Existing ft ²						
CT New ft ²						
CT Total ft ²						
CT Program Total	\$0.00			\$0.00		
Total Proposed ft ²				197,634		
Total to Rebuild	\$0.00			\$2,984,933.82		
Total to Rebuild All Buildings						
Cost to Reno & Reprogram				\$2,625,500.19		
Total Addition Cost				\$0.00		
Total Career Technical	\$0.00			\$0.00		
Project Cost	\$0.00			\$5,610,434.01		
Asbestos Abatement	\$482,766.05			\$0.00		
Demolition	\$450,625.50			\$0.00		
Exclude Storm Shelter	—			—		
Specific Allowance	\$0.00			\$754,208.92		
Total Building Cost	\$933,391.55			\$6,364,642.93		
Page Subtotal				\$7,298,034.48		
General Allowance				\$0.00		
Project Agreement LFI				\$89,079.83		
Co-Funded Project				\$41,262,782.76		
Total Project Cost				\$41,351,862.59		

Building Summary - Broadway Elementary (3707)

District: Tipp City Exempted Village				County: Miami		Area: West Central Ohio (2)	
Name: Broadway Elementary				Contact: Mr. Galen Gingerich			
Address: 223 West Broadway Tipp City, OH 45371				Phone: 937-667-6216			
Bldg. IRN: 3707				Date Prepared: 2015-03-31		By: Paul W. Garland	
				Date Revised: 2018-09-19		By: Paul Brown	
Current Grades		2-3	Acreage:		5.50		
Proposed Grades		N/A	Teaching Stations:		33		
Current Enrollment		375	Classrooms:		29		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Construction		1951	2	2	47,920		
Addition		1967	2	2	24,119		
Total				72,039			
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S=		Present/Scheduled Construction					
FACILITY ASSESSMENT							
Cost Set: 2018		Rating	Dollar Assessment		C		
A.	Heating System	3	\$2,457,970.68		-		
B.	Roofing	3	\$1,400,999.60		-		
C.	Ventilation / Air Conditioning	1	\$0.00		-		
D.	Electrical Systems	3	\$1,169,192.97		-		
E.	Plumbing and Fixtures	3	\$856,148.00		-		
F.	Windows	3	\$527,882.50		-		
G.	Structure: Foundation	2	\$1,181.25		-		
H.	Structure: Walls and Chimneys	3	\$686,617.00		-		
I.	Structure: Floors and Roofs	1	\$0.00		-		
J.	General Finishes	3	\$2,098,920.40		-		
K.	Interior Lighting	3	\$360,195.00		-		
L.	Security Systems	3	\$205,311.15		-		
M.	Emergency/Egress Lighting	3	\$72,039.00		-		
N.	Fire Alarm	3	\$126,068.25		-		
O.	Handicapped Access	3	\$900,087.80		-		
P.	Site Condition	3	\$709,128.50		-		
Q.	Sewage System	2	\$4,500.00		-		
R.	Water Supply	1	\$0.00		-		
S.	Exterior Doors	3	\$70,000.00		-		
T.	Hazardous Material	3	\$329,783.90		-		
U.	Life Safety	3	\$292,746.80		-		
V.	Loose Furnishings	3	\$288,156.00		-		
W.	Technology	3	\$733,357.02		-		
X.	Construction Contingency / Non-Construction Cost	1	\$3,246,856.70		-		
Total				\$16,537,142.52			
				Suitability Appraisal Summary			
				Section			
				Points Possible			
				Points Earned			
				Percentage			
				Rating Category			
Cover Sheet				— — — —			
1.0 The School Site				100 41 41% Poor			
2.0 Structural and Mechanical Features				200 70 35% Poor			
3.0 Plant Maintainability				100 54 54% Borderline			
4.0 Building Safety and Security				200 144 72% Satisfactory			
5.0 Educational Adequacy				200 110 55% Borderline			
6.0 Environment for Education				200 102 51% Borderline			
LEED Observations				— — — —			
Commentary				— — — —			
Total				1000 521 52% Borderline			
C=Under Contract							
Existing Square Feet							
Cost per Sq. Ft.				\$0.00			
Renovation Cost Factor				98.97%			
Cost to Renovate (Cost Factor applied)				\$0.00			
Reprogramming Cost				\$0.00			
Cost to Renovate w/ Reprogramming				\$0.00			
Cost to Replace				\$0.00			
Renovate/Replace				N/A			
[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]							

Building Component Information - Tipp City Exempted Village (45617) - Broadway Elementary (3707)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1951)		6875		10300			1500	800						
Addition (1967)		4000			2300									2900
Total	0	10,875	0	10,300	2,300	0	1,500	800	0	0	0	0	0	2,900

Master Planning Considerations

The Primary Gymnasium space contains a fixed seating area of approximately 500 seats (approximately 3,100 sf). The site is bounded on all sides by city streets. Therefore, future additions to the facility would have to occur within the existing footprint of the site. Based on current OSDM guidelines, the site, which houses two school buildings, is undersized by approximately 8.5 acres for Broadway Elementary School alone. Room for expansion is available to the east and west, but this will only further constrict an already undersized site. There is approximately 8,000 sf available to the east of the Gymnasium area for a single-story expansion and 16,000 sf for a two-story expansion. By expanding to the west, playground space will be sacrificed. Based on the student capacity of the facility, which is approximately 450 Students, and the current OSDM guidelines for playground design, the maximum size recommendation for the playground area is 33,750 sf. Currently, the playground contains approximately 83,500 sf. There is approximately 35,000 sf of space available to the west/northwest of the existing facility for a single-story expansion and 70,000 sf of space for a two-story expansion. These square footage estimates do not take into full account potential constraints due to local jurisdiction, easements, and/or right of way. Estimates are based on site size, existing setbacks of the facility, and general available square footage.

Building Summary - L.T. Ball Intermediate (37283)

District: Tipp City Exempted Village				County: Miami		Area: West Central Ohio (2)	
Name: L.T. Ball Intermediate				Contact: Mike Vagedes			
Address: 575 North Hyatt Street Tipp City, OH 45371				Phone: 937-667-3719			
Bldg. IRN: 37283				Date Prepared: 2015-03-31		By: Paul W. Garland	
				Date Revised: 2018-10-12		By: Paul Brown	
Current Grades		4-5	Acreage:		43.00		
Proposed Grades		N/A	Teaching Stations:		26		
Current Enrollment		396	Classrooms:		25		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Construction		1974	2	1	67,767		
Total				67,767			
*HA =		Handicapped Access					
*Rating =1		Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
Suitability Appraisal Summary							
Section				Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet				—	—	—	—
1.0 The School Site				100	57	57%	Borderline
2.0 Structural and Mechanical Features				200	99	50%	Borderline
3.0 Plant Maintainability				100	54	54%	Borderline
4.0 Building Safety and Security				200	114	57%	Borderline
5.0 Educational Adequacy				200	116	58%	Borderline
6.0 Environment for Education				200	105	53%	Borderline
LEED Observations				—	—	—	—
Commentary				—	—	—	—
Total				1000	545	55%	Borderline
C=Under Contract							
FACILITY ASSESSMENT							
Cost Set: 2018		Rating	Dollar Assessment		C		
A. Heating System		3	\$1,637,250.72		Existing Square Feet		
B. Roofing		2	\$68,824.00		Cost per Sq. Ft.		
C. Ventilation / Air Conditioning		1	\$0.00		Renovation Cost Factor		
D. Electrical Systems		3	\$1,099,858.41		Cost to Renovate (Cost Factor applied)		
E. Plumbing and Fixtures		3	\$622,944.00		Reprogramming Cost		
F. Windows		3	\$27,860.94		Cost to Renovate w/ Reprogramming		
G. Structure: Foundation		1	\$0.00		Cost to Replace		
H. Structure: Walls and Chimneys		2	\$91,300.00		Renovate/Replace		
I. Structure: Floors and Roofs		2	\$3,437.50		63.46%		
J. General Finishes		3	\$1,796,362.15		[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]		
K. Interior Lighting		3	\$338,835.00				
L. Security Systems		3	\$100,545.95				
M. Emergency/Egress Lighting		3	\$67,767.00				
N. Fire Alarm		2	\$23,718.45				
O. Handicapped Access		3	\$279,592.40				
P. Site Condition		3	\$555,057.75				
Q. Sewage System		1	\$0.00				
R. Water Supply		1	\$0.00				
S. Exterior Doors		3	\$157,580.00				
T. Hazardous Material		3	\$175,331.70				
U. Life Safety		3	\$267,567.40				
V. Loose Furnishings		3	\$271,068.00				
W. Technology		3	\$779,998.17				
X. Construction Contingency / Non-Construction Cost		1	\$2,043,570.05				
Total				\$10,408,469.59			

Building Component Information - Tipp City Exempted Village (45617) - L.T. Ball Intermediate (37283)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1974)		9872		7057	3922		4627	1161						
Total	0	9,872	0	7,057	3,922	0	4,627	1,161	0	0	0	0	0	0
Master Planning Considerations		The facility is situated centrally within the 43 acre site and is bounded on the north elevation by athletic fields and parking areas, on the east elevation by a bus drop-off/pick-up lot and parking spaces, and on the west elevation by athletic fields. Expansion could be possible to the west but would displace/compromise the current track and field throwing areas. Also, power lines are located to west, which could prove to be problematic. There is approximately 30,000 sf available to the south of the existing facility for a single-story expansion and 60,000 sf for a two-story expansion.												

Building Summary - Nevin Coppock Elementary (26591)

District: Tipp City Exempted Village				County: Miami		Area: West Central Ohio (2)	
Name: Nevin Coppock Elementary				Contact: Rick Brownlee			
Address: 525 North Hyatt Tipp City, OH 45371				Phone: 937-667-2275			
Bldg. IRN: 26591				Date Prepared: 2015-03-31		By: Paul W. Garland	
				Date Revised: 2018-09-19		By: Paul Brown	
Current Grades		K-1	Acreage:		43.00		
Proposed Grades		N/A	Teaching Stations:		24		
Current Enrollment		357	Classrooms:		24		
Projected Enrollment		N/A					
Addition				Suitability Appraisal Summary			
Date	HA	Number of Floors	Current Square Feet				
1958	2	1	40,632				
Total			40,632				
*HA = Handicapped Access							
*Rating =1 Satisfactory							
=2 Needs Repair							
=3 Needs Replacement							
*Const P/S = Present/Scheduled Construction							
				Section			
				Points Possible			
				Points Earned			
				Percentage			
				Rating Category			
Cover Sheet				—			
1.0 The School Site				100			
2.0 Structural and Mechanical Features				200			
3.0 Plant Maintainability				100			
4.0 Building Safety and Security				200			
5.0 Educational Adequacy				200			
6.0 Environment for Education				200			
LEED Observations				—			
Commentary				—			
Total				1000			
				502			
				50%			
				Borderline			
C=Under Contract							
FACILITY ASSESSMENT							
Cost Set: 2018				Rating			
				Dollar Assessment			
A. Heating System				3			
				\$1,386,363.84			
B. Roofing				3			
				\$706,157.30			
C. Ventilation / Air Conditioning				1			
				\$0.00			
D. Electrical Systems				3			
				\$659,457.36			
E. Plumbing and Fixtures				3			
				\$494,699.00			
F. Windows				3			
				\$99,684.00			
G. Structure: Foundation				2			
				\$20,000.00			
H. Structure: Walls and Chimneys				2			
				\$94,057.50			
I. Structure: Floors and Roofs				1			
				\$0.00			
J. General Finishes				3			
				\$1,531,811.00			
K. Interior Lighting				3			
				\$203,160.00			
L. Security Systems				3			
				\$115,801.20			
M. Emergency/Egress Lighting				3			
				\$40,632.00			
N. Fire Alarm				3			
				\$71,106.00			
O. Handicapped Access				3			
				\$261,726.40			
P. Site Condition				3			
				\$533,794.35			
Q. Sewage System				3			
				\$11,750.00			
R. Water Supply				1			
				\$0.00			
S. Exterior Doors				3			
				\$66,000.00			
T. Hazardous Material				3			
				\$325,293.20			
U. Life Safety				3			
				\$147,346.40			
V. Loose Furnishings				3			
				\$162,528.00			
W. Technology				3			
				\$535,529.76			
X. Construction Contingency / Non-Construction Cost				1			
				\$1,824,185.41			
Total				\$9,291,082.72			
				Existing Square Feet			
				Cost per Sq. Ft.			
				Renovation Cost Factor			
				Cost to Renovate (Cost Factor applied)			
				Reprogramming Cost			
				Cost to Renovate w/ Reprogramming			
				Cost to Replace			
				Renovate/Replace			
				N/A			
<p><i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i></p>							

Building Component Information - Tipp City Exempted Village (45617) - Nevin Coppock Elementary (26591)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1958)		6371		2400	1852			1289						
Total	0	6,371	0	2,400	1,852	0	0	1,289	0	0	0	0	0	0
Master Planning Considerations	<p>The Primary Gymnasium is used for Student Dining. Within the assessment, this space will often be referred to as the Multipurpose Space. Refer to the Assessment Drawings for information regarding the Stage area adjacent to the primary Multipurpose floor space. Nevin Coppock Elementary School sits in a southeast portion of the 43 acre shared site and is bounded on the north elevation by parking spaces and a playground area, on the east elevation by a state route, on the south elevation by parking spaces and residential properties, and on the west elevation by the District Bus Garage/Boiler Area. Expansion of this facility is possible to the north, within the existing footprint of the playground. Based on the Student Capacity of the facility, which is approximately 390 Students, and the current OSDM guidelines for playground design, the maximum size recommendation for the playground area is 29,250 sf. Currently, the playground contains approximately 49,000 sf. There is approximately 19,750 sf of space available on the north elevation of the existing facility for a single-story expansion and 39,500 sf of space for a two-story expansion. These square footage estimates do not take into full account potential constraints due to local jurisdiction, easements, and/or right of way. Estimates are based on site size, existing setbacks of the facility, and general available square footage.</p>													

Building Summary - Tipp City Enrichment Program ()

District: Tipp City Exempted Village				County: Miami		Area: West Central Ohio (2)	
Name: Tipp City Enrichment Program				Contact: Melissa Price			
Address: 223 West Broadway Tipp City, OH 45371				Phone: 937-667-8800			
Bldg. IRN:				Date Prepared: 2015-03-31		By: Paul W. Garland	
				Date Revised: 2018-09-19		By: Paul Brown	
Current Grades		PK	Acreage:	5.50	Suitability Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:	26			
Current Enrollment		184	Classrooms:	18			
Projected Enrollment		N/A					
				Section			
				Points Possible			
				Points Earned			
				Percentage			
				Rating Category			
Addition				Date	HA	Number of Floors	Current Square Feet
Original Construction				1912	2	3	29,288
Total				29,288			
*HA = Handicapped Access							
*Rating =1 Satisfactory							
=2 Needs Repair							
=3 Needs Replacement							
*Const P/S = Present/Scheduled Construction							
				Cover Sheet			
				1.0 The School Site			
				2.0 Structural and Mechanical Features			
				3.0 Plant Maintainability			
				4.0 Building Safety and Security			
				5.0 Educational Adequacy			
				6.0 Environment for Education			
				LEED Observations			
				Commentary			
				Total			
				1000			
				384			
				38%			
				Poor			
				C=Under Contract			
FACILITY ASSESSMENT							
Cost Set: 2018							
Rating				Dollar Assessment			
A. Heating System				3 \$999,306.56			
B. Roofing				3 \$139,050.80			
C. Ventilation / Air Conditioning				1 \$0.00			
D. Electrical Systems				3 \$475,344.24			
E. Plumbing and Fixtures				3 \$240,866.00			
F. Windows				3 \$292,644.40			
G. Structure: Foundation				3 \$50,000.00			
H. Structure: Walls and Chimneys				2 \$99,260.00			
I. Structure: Floors and Roofs				1 \$0.00			
J. General Finishes				3 \$768,609.20			
K. Interior Lighting				3 \$146,440.00			
L. Security Systems				3 \$83,470.80			
M. Emergency/Egress Lighting				3 \$29,288.00			
N. Fire Alarm				3 \$51,254.00			
O. Handicapped Access				3 \$301,497.60			
P. Site Condition				2 \$33,014.00			
Q. Sewage System				3 \$9,000.00			
R. Water Supply				3 \$8,000.00			
S. Exterior Doors				3 \$14,000.00			
T. Hazardous Material				3 \$324,605.00			
U. Life Safety				3 \$155,476.60			
V. Loose Furnishings				3 \$146,440.00			
W. Technology				3 \$386,015.84			
X. Construction Contingency / Non-Construction Cost				1 \$1,161,314.60			
Total				\$5,914,897.64			
				Existing Square Feet			
				Cost per Sq. Ft.			
				Renovation Cost Factor			
				Cost to Renovate (Cost Factor applied)			
				Reprogramming Cost			
				Cost to Renovate w/ Reprogramming			
				Cost to Replace			
				Renovate/Replace			
				N/A			
				[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]			

Building Component Information - Tipp City Exempted Village (45617) - Tipp City Enrichment Program ()

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1912)		4149			2880									
Total	0	4,149	0	0	2,880	0	0	0	0	0	0	0	0	0
Master Planning Considerations	<p>Only eight Classrooms are used for the existing Enrichment Program, six of which are on the second floor, and two of which are on the third floor. The site is bounded on all sides by city streets. Therefore, future additions to the facility would have to occur within the existing footprint of the site. Based on current OSDM guidelines, the site is undersized by at least 8.5 acres for Broadway Elementary School alone. Room for expansion is available to the east, but this will only further constrict an already undersized site. Due to the under-utilization of the facility, the most feasible future expansion is within the existing framework of the building. If expansion is desired beyond the footprint of the facility, the front of the building will be destroyed to continue to build to the east. There is approximately 7,000 sf available to the east of the facility for a single-story expansion and 21,000 sf for a three-story expansion. These square footage estimates do not take into full account potential constraints due to local jurisdiction, easements, and/or right of way. Estimates are based on site size, existing setbacks of Broadway Elementary School, and general available square footage.</p>													

Building Summary - Tippecanoe Middle (66464)

District: Tipp City Exempted Village				County: Miami		Area: West Central Ohio (2)		
Name: Tippecanoe Middle				Contact: Greg Southers				
Address: 555 North Hyatt Street Tipp City, OH 45371				Phone: 937-667-8454				
Bldg. IRN: 66464				Date Prepared: 2015-03-31		By: Paul W. Garland		
				Date Revised: 2018-09-19		By: Paul Brown		
Current Grades	6-8	Acreage:	43.00	Suitability Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	39					
Current Enrollment	607	Classrooms:	37					
Projected Enrollment	N/A							
				Section	Points Possible	Points Earned	Percentage	Rating Category
Addition				Cover Sheet	—	—	—	—
Date	HA	Number of Floors	Current Square Feet	1.0 The School Site	100	74	74%	Satisfactory
Original Construction	1964	2	82,109	2.0 Structural and Mechanical Features	200	84	42%	Poor
Addition	1972	2	17,410	3.0 Plant Maintainability	100	64	64%	Borderline
Elevator and Mechanical Room	2004	1	620	4.0 Building Safety and Security	200	125	63%	Borderline
Total				5.0 Educational Adequacy	200	108	54%	Borderline
				6.0 Environment for Education	200	137	69%	Borderline
				LEED Observations	—	—	—	—
				Commentary	—	—	—	—
				Total	1000	592	59%	Borderline
				C=Under Contract				
				Existing Square Feet				
				Cost per Sq. Ft.				
				Renovation Cost Factor				
				Cost to Renovate (Cost Factor applied)				
				Reprogramming Cost				
				Cost to Renovate w/ Reprogramming				
				Cost to Replace				
				Renovate/Replace				
				[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]				
FACILITY ASSESSMENT								
Cost Set: 2018		Rating	Dollar Assessment					
A.	Heating System	3	\$3,395,588.28					
B.	Roofing	3	\$1,336,092.80					
C.	Ventilation / Air Conditioning	3	\$50,000.00					
D.	Electrical Systems	3	\$1,615,193.37					
E.	Plumbing and Fixtures	3	\$1,125,808.00					
F.	Windows	3	\$539,211.72					
G.	Structure: Foundation	2	\$1,587.50					
H.	Structure: Walls and Chimneys	2	\$160,353.75					
I.	Structure: Floors and Roofs	2	\$4,125.00					
J.	General Finishes	3	\$3,065,450.90					
K.	Interior Lighting	3	\$500,695.00					
L.	Security Systems	3	\$283,629.15					
M.	Emergency/Egress Lighting	3	\$99,519.00					
N.	Fire Alarm	3	\$175,243.25					
O.	Handicapped Access	3	\$630,275.00					
P.	Site Condition	3	\$633,736.30					
Q.	Sewage System	1	\$0.00					
R.	Water Supply	1	\$0.00					
S.	Exterior Doors	3	\$63,000.00					
T.	Hazardous Material	3	\$404,268.90					
U.	Life Safety	3	\$351,115.80					
V.	Loose Furnishings	3	\$398,076.00					
W.	Technology	3	\$842,925.93					
X.	Construction Contingency / Non-Construction Cost	1	\$3,829,668.33					
Total			\$19,505,563.98					

Building Component Information - Tipp City Exempted Village (45617) - Tippecanoe Middle (66464)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1964)		8430		10075			2634	1237						
Addition (1972)		4819			4716									
Elevator and Mechanical Room (2004)		100												
Total	0	13,349	0	10,075	4,716	0	2,634	1,237	0	0	0	0	0	0
Master Planning Considerations		The facility is bounded to the east by a state route and to the south and west by asphalt parking areas. Therefore, potential expansion is only possible to the north. There is an area of approximately 11,250 sf available to the north of the existing facility for a single-story expansion and 22,500 sf for a two-story expansion.												

Building Summary - Tippecanoe High (45617)

District: Tipp City Exempted Village				County: Miami		Area: West Central Ohio (2)	
Name: Tippecanoe High				Contact: Belinda Banks			
Address: 615 East Kessler-Cowlesville Road Tipp City, OH 45371				Phone: 937-667-8448			
Bldg. IRN: 45617				Date Prepared: 2015-05-12		By: Paul W. Garland	
				Date Revised: 2018-09-19		By: Paul Brown	
Current Grades	9-12	Acreage:	38.00	Suitability Appraisal Summary			
Proposed Grades	N/A	Teaching Stations:	55				
Current Enrollment	732	Classrooms:	48				
Projected Enrollment	N/A						
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Construction	2003	1		2	178,248		
Original Construction - Auditorium Fixed Seating	2003	1		2	7,644		
Total				185,892			
*HA	=	Handicapped Access					
*Rating	=1	Satisfactory					
	=2	Needs Repair					
	=3	Needs Replacement					
*Const P/S	=	Present/Scheduled Construction					
FACILITY ASSESSMENT							
Cost Set: 2018							
		Rating	Dollar Assessment				
A.	Heating System	1	\$0.00				
B.	Roofing	3	\$450,747.90				
C.	Ventilation / Air Conditioning	1	\$0.00				
D.	Electrical Systems	1	\$0.00				
E.	Plumbing and Fixtures	1	\$0.00				
F.	Windows	1	\$0.00				
G.	Structure: Foundation	1	\$0.00				
H.	Structure: Walls and Chimneys	1	\$0.00				
I.	Structure: Floors and Roofs	1	\$0.00				
J.	General Finishes	2	\$411,660.00				
K.	Interior Lighting	1	\$0.00				
L.	Security Systems	1	\$0.00				
M.	Emergency/Egress Lighting	1	\$0.00				
N.	Fire Alarm	1	\$0.00				
O.	Handicapped Access	2	\$25,245.00				
P.	Site Condition	3	\$1,005,281.55				
Q.	Sewage System	1	\$0.00				
R.	Water Supply	1	\$0.00				
S.	Exterior Doors	1	\$0.00				
T.	Hazardous Material	1	\$0.00				
U.	Life Safety	1	\$0.00				
V.	Loose Furnishings	1	\$0.00				
W.	Technology	2	\$100,000.00				
X.	Construction Contingency / Non-Construction Cost	1	\$486,879.86				
Total			\$2,479,814.31				
				Section			
				Points Possible			
				Points Earned			
				Percentage			
				Rating Category			
				Cover Sheet			
				1.0 The School Site			
				2.0 Structural and Mechanical Features			
				3.0 Plant Maintainability			
				4.0 Building Safety and Security			
				5.0 Educational Adequacy			
				6.0 Environment for Education			
				LEED Observations			
				Commentary			
				Total			
				1000			
				800			
				80%			
				Satisfactory			
				C=Under Contract			
				Existing Square Feet			
				185,892			
				Cost per Sq. Ft.			
				\$241.06			
				Renovation Cost Factor			
				98.97%			
				Cost to Renovate (Cost Factor applied)			
				\$2,454,272.23			
				Reprogramming Cost			
				\$171,227.96			
				Cost to Renovate w/ Reprogramming			
				\$2,625,500.19			
				Cost to Replace			
				\$44,811,125.52			
				Renovate/Replace			
				5.86%			
				[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]			

Building Component Information - Tipp City Exempted Village (45617) - Tippecanoe High (45617)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (2003)		30440		16102	5735		4556	4153						
Original Construction - Auditorium Fixed Seating (2003)	7644													
Total	7,644	30,440	0	16,102	5,735	0	4,556	4,153	0	0	0	0	0	0
Master Planning Considerations	<p>Future expansion to the east of the facility will not be possible due to the existing detention pond system. The existing detention pond system appears to be oversized for the facility, and the drainage system should be reassessed to determine whether or not detention pond square footage can be repurposed for other programmatic functions, such as additional practice fields, athletic fields, or general space for outdoor learning. Due to the site border on the north and south, expansion is not possible in these directions. Expansion to the west is possible, but expansion would compromise site acreage for existing athletic practice fields. Based on current enrollment, which is approximately 400 students below the designed capacity of the facility, the facility will accommodate further growth in its current physical state. If this capacity is reached in the future, additional parking (approximately 80 spaces) will be necessary to comply with the Ohio School Design Manual recommendations for staff, student, disabled occupant, and visitor parking. If additions were added to the west of the facility, approximately 40,000 SF would be possible in a one-story addition and 80,000 SF for a two-story addition, without interfering with the existing on-site athletic fields.</p>													

Master Plan Worksheets for L.T. Ball Intermediate

Reprogramming

Building Name:	L.T. Ball Intermediate
Current Grades Housed:	4-5 ()
Existing Building Size (SF):	67,767
OSDM Required Building Size:	155,423.99
Additional SF:	87,714
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	yes
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment	
Level	Enrollment
Elementary School	1,415

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	9,872	10,233	0	20,466	0	
Gymnasium	7,057	7,000	57	10,500	0	
Media Center	3,922	4,245	0	8,490	0	
Student Dining	4,627	7,075	0	14,150	0	
Kitchen	1,161	4,953	0	9,906	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Total Oversized			57		0	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$159,840.23
CONSTRUCTION CONTINGENCY	\$11,188.82
SOFT COSTS (16.29%)	\$27,860.63
COST REGION ADJUSTMENT (98.97%)	-\$2,048.56
TOTAL REPROGRAMMING BUDGET	\$196,841.12

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-361	3.53%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	0	0.00%	0	\$19.49	\$0.00
Media Center	-323	7.61%	0	\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-2,448	34.60%	4,627	\$19.49	\$90,180.23
Kitchen	-3,792	76.56%	1,161	\$60.00	\$69,660.00
Natorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym		0.00%		\$0.00	\$0.00
Total			5788		\$159,840.23

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	11	0
1-5 Rooms	60	0
Restrooms	1,627	0
Total		\$0.00

LEED

Building Name:	L.T. Ball Intermediate
Current Grades Housed:	4-5 ()
Existing Building Size (SF):	67,767
Demolished Additions	0
Cost Per SF	\$244.10
Cost To Replace	\$16,541,924.70
Leed Allowance	\$244,406.94
OSDM Required Bldg Size:	155,423.99
Additional SF:	87,714

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Elementary School	127,359.38
Middle School	28,064.61
CT Program SF Required	0
Total	155,423.99
Level	SF Addition
Elementary School	75,183.00
Middle School	12,531.00
CT Program New	0
Total SF Addition:	87,714
Total SF Required:	155,423.99
Total SF Addition:	87,714
SF Required minus SF Addition:	67,709.99

Oversized Spaces

Co-Funded SF:	57
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	57

Excess Space

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

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition:	67,709.99
Oversized Co-funded SF:	57
Total Co-fundable SF:	67,767
Total SF x Cost / SF:	$67,767 \times \$244.10 = \$16,541,924.70$
1.5% LEED Allowance:	$\$16,541,924.70 \times 98.5\% \times 1.5\% = \$244,406.94$

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF:	Excess Space	0
Total SF x Cost / SF:	$0 \times \$244.10 =$	\$0.00
1.5% LEED Allowance:	$0 \times 98.5\% \times 1.5\% =$	\$0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF x Cost / SF:	$0 \times 244.10 =$	\$0.00
1.5% LEED Allowance:	$\$0.00 \times 98.5\% \times 1.5\% =$	\$0.00

LEED Allowance Co-fundable:	\$244,406.94
LEED Allowance Non-Cofundable:	\$0.00
Total LEED Allowance:	\$244,406.94

Co-Funded Oversized Spaces: Oversized Amount

Corridors	0
Gymnasium	57
Media Center	0
Student Dining	0
Kitchen	0
Total	57

Non-Cofunded Oversized Spaces: Oversized Amount

Corridors	0
Gymnasium	0
Media Center	0
Student Dining	0
Kitchen	0
Total	0

Cost Data

Complete Building Cost Data

Total Cost To Renovate	\$10,301,262.35
M	\$67,767.00
N	\$23,718.45
U fire suppression ONLY	\$216,854.40
Subtotal	\$308,339.85
Contingency	\$21,583.79
Non-Construction Costs	\$53,744.56
Regional Cost Factor	-\$3,951.78
Total Life Safety Cost	\$379,716.42
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$379,716.42

PALFI

Total Enrollment	1,415
Elementary School SF Required	127,359.38
Middle School SF Required	28,064.61
CT Program SF Required	0
Existing Building SF	67,767
Total Oversized	57
Total Usable Building SF:	67,710
Addition or (Excess Space) SF:*	87,714

* No addition or excess space if between 1,000 SF and -1,000 SF

LFI Calculation - Excess SF

Building SF:**	67,767
Renovation Costs	\$10,301,262.35
Reprogramming Costs	\$196,841.12
Cost per SF to Renovate	\$154.91
Life Safety Costs	\$379,716.42
Co-Funded Life Safety Cost per SF	\$5.60
LFI Cost per SF	\$149.31
LEED Cost per SF	\$3.61

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary

Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00
TOTAL PALFI for:L.T. Ball Intermediate	\$0.00

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ \$149.31/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.61/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$149.31/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.61/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$149.31/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.61/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$149.31/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.61/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$149.31/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.61/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$149.31/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.61/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$149.31/SF	\$0.00
LEED Costs for Space: 0 SF @ \$3.61/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
Gymnasium	\$0.00
Media Center	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$0.00

Project Agreement Locally Funded Initiatives — LEED Costs

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

Right Ratio Calculations

Cost of Renovation	\$10,301,262.35
Reprogramming	\$196,841.12
LEED Allowance	\$244,406.94
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$20,770,809.21
Other (specific allowance)	\$432,541.57
Total Building Cost	\$31,945,861.19
Total LFI's/Building	\$0.00
Revised Project Cost	\$31,945,861.19
Right Replacement	\$35,448,898.32
100% Cap Differential	-\$3,503,037.13

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

Storm Shelter

Storm shelter to be built as part of renovation

ES enrollment	1,198
MS enrollment	217
HS enrollment	—
CTS enrollment	—
Staff	138
Total occupants	1,553
SF required for occupants (@ 5 SF / occupant)	7,765
Wheelchair occupants (@ 1 / 200 occupants)	8
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	80
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	5
SF required for water closets (@ 15 SF / WC)	75
Lavatories required (@ 1 lavatory / 1,000 occupants)	2
SF required for lavatories (@ 9 SF / lavatory)	18
Required shelter SF	7,938
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	9,564
Required SF with mechanical area (+ 0.0%)	9,564
Total Required SF (+ 0.0% construction factor)	9,564
SF cost (@ \$88.03 / SF hardened)	\$841,906.19
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$881,906.19
Total storm shelter cost (x 98.97% regional cost factor for West Central Ohio)	\$872,822.56

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Specific Allowances

Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
L.T. Ball Intermediate	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
L.T. Ball Intermediate	Storm Shelter	Deduct - Storm Shelter allowance (hardening 9,564 SF)	-\$872,822.56	Deduct - District opts not to integrate Storm Shelter provisions into this building, which is being renovated and added onto in ELPP Discrete Portion.	Base CM & A/E Services	no
L.T. Ball Intermediate	Renovation Adjustment	Enhanced Reprogramming Allowance	\$432,541.57	To fund Enhanced Reprogramming of a variety of Academic, Administrative, and Building Services spaces. 22,193 SF x \$19.49 / SF = \$432,541.57.	Base CM & A/E Services	yes
L.T. Ball Intermediate	LEED	LEED Allowance for building renovation	\$244,406.94		Base CM & A/E Services	no
L.T. Ball Intermediate	Storm Shelter	Storm Shelter allowance (hardening 9,564 SF)	\$872,822.56		Base CM & A/E Services	no
Tippecanoe High	LEED	Deduct - LEED Allowance for building renovation	-\$662,084.38	Deduct - LEED Waiver secured for this building.	Base CM & A/E Services	no
Tippecanoe High	LEED	LEED Allowance for building renovation	\$662,084.38		Base CM & A/E Services	no
Tippecanoe High	Storm Shelter	Storm Shelter allowance (hardening 8,202 SF)	\$754,208.92		Base CM & A/E Services	no
Total			\$1,731,157.43			

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Project Agreement LFIs

Building	Name	Amount	Comments
Tippecanoe High	LEED LFI Reversal	-\$27,225.34	Due to recent construction date and minimal renovations, there will be no requirement to achieve LEED certification, and automated LEED LFI calculation is being negated.
Tippecanoe High	Cost to renovate space Original Construction - Auditorium Fixed Seating	\$89,079.83	
Tippecanoe High	LEED Costs for space Original Construction - Auditorium Fixed Seating	\$27,225.34	
Total		\$89,079.83	

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Master Plan Worksheets for Tippecanoe High

Reprogramming

Building Name:	Tippecanoe High
Current Grades Housed:	9-12 ()
Existing Building Size (SF):	185,892
OSDM Required Building Size:	186,371.89
Additional SF:	11,742
District Has Central Food Prep:	no
Casework Replacement (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment	
Level	Enrollment
Middle School	442
High School	781

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design	Manual	Oversized Amount	Co-Funded	LFI
Corridors	30,440		28,276	2,164	56,552	0
Ag Ed			3,100	0	6,200	0
Gymnasium	16,102		19,000	0	28,500	0
Media Center	5,735		4,281	1,454	8,562	0
Vocational			3,100	0	6,200	0
Student Dining	4,556		7,134	0	14,268	0
Kitchen	4,153		4,280.5	0	8,561	0
Auxiliary Gym			7,000	0	10,500	0
Non-OSDM Space	Actual Size	Size Per Design	Manual	Oversized Amount	Co-Funded	LFI
Original Construction - Auditorium Fixed Seating	7,644		0	7,644	07,644	
Total Oversized				11,262	7,644	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$139,041.66
CONSTRUCTION CONTINGENCY	\$9,732.92
SOFT COSTS (16.29%)	\$24,235.38
COST REGION ADJUSTMENT (98.97%)	-\$1,782.00
TOTAL REPROGRAMMING BUDGET	\$171,227.96

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	0	0.00%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	-2,898	15.25%	0	\$19.49	\$0.00
Media Center	0	0.00%	0	\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-2,578	36.14%	7,134	\$19.49	\$139,041.66
Kitchen	-127.5	2.98%	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		0.00%		\$0.00	\$0.00
Total			7134		\$139,041.66

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	\$26,850.00
Conversion to 1-5 Classroom per Room	\$13,100.00
Large Group Restroom conversion per SF	\$13.00

Total Students
Est. Classrooms

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

LEED

Building Name: Tippecanoe High
 Current Grades Housed: 9-12 ()
 Existing Building Size (SF): 185,892
 Demolished Additions: 0
 Cost Per SF: \$241.06
 Cost To Replace: \$44,811,125.52
 Leed Allowance: \$662,084.38
 OSDM Required Bldg Size: 186,371.89
 Additional SF: 11,742

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Middle School	63,325.34
High School	123,046.55
CT Program SF Required	0
Total	186,371.89
Level	SF Addition
Middle School	11,742.00
High School	
CT Program New	0
Total SF Addition:	11,742
Total SF Required:	186,371.89
Total SF Addition:	11,742
SF Required minus SF Addition:	174,629.89

Oversized Spaces

Co-Funded SF: 3,618
 Non-Co-Funded SF: 7,644
 Total SF Oversized Spaces: 11,262

Excess Space

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

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition: 174,629.89
 Oversized Co-funded SF: 3,618
 Total Co-fundable SF: 178,248
 Total SF x Cost / SF: $178,248 \times \$241.06 = \$42,968,462.88$
 1.5% LEED Allowance: $\$42,968,462.88 \times 98.5\% \times 1.5\% = \$634,859.04$

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - :	Original Construction - Auditorium Fixed Seating	7644
Total SF x Cost / SF:		$7644 \times 241.06 = \$1,842,662.64$
1.5% LEED Allowance:		$\$1,842,662.64 \times 98.5\% \times 1.5\% = \$27,225.34$
Non-Cofunded SF:	Excess Space	0
Total SF x Cost / SF:		$0 \times \$241.06 = \0.00
1.5% LEED Allowance:		$0 \times 98.5\% \times 1.5\% = \0.00
Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF x Cost / SF:		$0 \times 241.06 = \$0.00$
1.5% LEED Allowance:		$\$0.00 \times 98.5\% \times 1.5\% = \0.00

LEED Allowance Co-fundable: \$634,859.04
 LEED Allowance Non-Cofundable: \$27,225.34
 Total LEED Allowance: \$662,084.38

Co-Funded Oversized Spaces: Oversized Amount

Corridors	2,164
Ag Ed	0
Gymnasium	0
Media Center	1,454
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Total	3,618

Non-Cofunded Oversized Spaces: Oversized Amount

Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Original Construction - Auditorium Fixed Seating	7,644
Total	7,644

Cost Data

Complete Building Cost Data

Total Cost To Renovate	\$2,454,272.22
M	\$0.00
N	\$0.00
U fire suppression ONLY	\$0.00
Subtotal	\$0.00
Contingency	\$0.00
Non-Construction Costs	\$0.00
Regional Cost Factor	\$0.00
Total Life Safety Cost	\$0.00
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$0.00

Original Construction - Auditorium Fixed Seating

Cost to Renovate (Cost Factor applied):	\$89,079.83
M	\$0.00
N	\$0.00
U fire suppression ONLY	\$0.00
Sub Total	\$0.00
Contingency	\$0.00
Non-Construction Costs	\$0.00
Regional Cost Factor	\$0.00
non-cofunded PALFI life safety	\$0.00
Non-OSDM LEED Costs:	\$27,225.34

PALFI

Total Enrollment	1,223
Middle School SF Required	63,325.34
High School SF Required	123,046.55
CT Program SF Required	0
Existing Building SF	185,892
Total Oversized	11,262
Total Usable Building SF:	174,630
Addition or (Excess Space) SF:*	11,742

* No addition or excess space if between 1,000 SF and -1,000 SF

LFI Calculation - Excess SF

Building SF:**	178,248
Renovation Costs	\$2,365,192.39
Reprogramming Costs	\$171,227.96
Cost per SF to Renovate	\$14.23
Life Safety Costs	\$0.00
Co-Funded Life Safety Cost per SF	\$0.00
LFI Cost per SF	\$14.23
LEED Cost per SF	\$3.56

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary

Original Construction - Auditorium Fixed Seating	
Cost to renovate space: Original Construction - Auditorium Fixed Seating	\$89,079.83
LEED Costs for Space: Original Construction - Auditorium Fixed Seating	\$27,225.34

Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00
TOTAL PALFI for:Tippecanoe High	\$116,305.17

Project Agreement LFI Excess Square Foot Spaces

Excess Building		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Corridors		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Ag Ed		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Gymnasium		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Media Center		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Vocational		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Student Dining		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Kitchen		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Auxiliary Gym		
Cost To Renovate Space 0 SF @ \$14.23/SF	\$0.00	
LEED Cost For Space 0 SF @ \$3.56/SF	\$0.00	
Non OSDM Spaces In OSDM Additions		
Cost to renovate space: 0 SF @ \$14.23/SF	\$0.00	
LEED Costs for Space: 0 SF @ \$3.56/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
Original Construction - Auditorium Fixed Seating	\$89,079.83
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$89,079.83

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
Original Construction - Auditorium Fixed Seating	\$27,225.34
Excess SF from Webtool	\$0.00
Total LEED PALFI	\$27,225.34

Right Ratio Calculations

Cost of Renovation	\$2,454,272.22
Reprogramming	\$171,227.96
LEED Allowance	\$662,084.38
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$2,984,933.82
Other (specific allowance)	-\$27,225.34
Total Building Cost	\$6,245,293.04
Total LFI's/Building	\$116,305.17
Revised Project Cost	\$6,128,987.87
Right Replacement	\$43,705,561.98
100% Cap Differential	-\$37,576,574.11

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

Storm Shelter

Storm shelter to be built as part of renovation

ES enrollment	—
MS enrollment	442
HS enrollment	781
CTS enrollment	—
Staff	109
Total occupants	1,332
SF required for occupants (@ 5 SF / occupant)	6,660
Wheelchair occupants (@ 1 / 200 occupants)	7
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	70
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest) ⁴	
SF required for water closets (@ 15 SF / WC)	60
Lavatories required (@ 1 lavatory / 1,000 occupants)	2
SF required for lavatories (@ 9 SF / lavatory)	18
Required shelter SF	6,808
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	8,202
Required SF with mechanical area (+ 0.0%)	8,202
Total Required SF (+ 0.0% construction factor)	8,202
SF cost (@ \$88.03 / SF hardened)	\$722,058.12
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$762,058.12
Total storm shelter cost (x 98.97% regional cost factor for West Central Ohio)	\$754,208.92

Tippecanoe Exempted Village Schools SCHOOL DISTRICT
Miami COUNTY
11/21/2018 DATE

Tippecanoe EVSD (Miami County) - ELPP -Final Master Plan - January 2019 MASTER PLAN

Description of Master Plan:	Abate / Demolish Broadway ES, Tippecanoe Enrichment Program, Nevin Coppock ES, & • Tippecanoe MS • Renovations / Addition to LT Ball Intermediate to house grades PK-6 • Renovations to Tippecanoe High to house grades 7-12 • •
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CFAP Participant

Step 1. Assessed Valuation	\$ 403,661,910
Step 2. Net Bonded Indebtedness	\$ 9,222,795
Step 3. Project Cost	\$ 41,262,783
Step 4. Required level of indebtedness	6.28%
.05 + [.0002 x (65 percentile** - 1)] of assessed valuation*	\$ 25,349,968

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:

	<u>Worth of Local Share</u>
Step 4:	\$ 25,349,968
minus Step 2:	\$ 9,222,795
Total:	\$ 16,127,173

Step 6. Required percentage of the project costs equals	65.00% **
(.01 x basic project costs) x 65 percentile**	\$ 26,820,809

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

a. a required percentage of the project costs	\$ 26,820,809
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ 16,127,173
c. Therefore, the district's share would be for	\$ 26,820,809

STATE \$	14,441,974	35%
LOCAL \$	26,820,809	65% -not including required LFI
TOTAL \$	<u>41,262,783</u>	

Total Project Cost:

STATE \$	14,441,974		
LOCAL \$	26,909,889	Includes LFI of: \$	89,080
TOTAL \$	<u>41,351,863</u>		

*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%).