

Master Plan Name Twinsburg City - Summit - ELPP - Final Preferred Plan - OFCC 8/22/2024 CB 9/30/2024
Program ELPP 2023-05-22 (Active)
Rank 501
School District Twinsburg City School District
School District IRN 50070
County Summit County
Cost Region 8 (New Construction Cost Factor: 107.00%)
Cost Set 2024 (for everything)
Bracketing Set 2024
Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2032-2033	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	76				
K	289	PK-12	3764	3764	0
1	294	PK-5	1862	1862	0
2	297	6-8	910	910	0
3	300	9-12	992	992	0
4	301	PK-8	2772	2772	0
5	305	6-12	1902	1902	0
6	284	CT	91	91	0
7	302				
8	324				
9	273				
10	254				
11	248				
12	217				
CT Offsite	91				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	3855				

Project Scope:

- Build one (1) new Elementary School to house grades PK-6.
- Renovate Twinsburg High School to house grades 7-12 and Career Tech (off-site).
- Allowance to Abate/Demolish George G. Dodge Intermediate School, Samuel Bissell Elementary School, and Wilcox Primary School.
- Abandon with an Allowance to Abate/Demolish R.B. Chamberlin Middle School.

Master Planner Commentary:

- Master plan utilizes 2024 OSDM Cost Set and Bracketing.
- Master Plan based on FINAL district accepted enrollment projections dated September 25, 2023 (2032-2033 planning year).
- Enhanced Environmental Assessments (EEAs) completed May 2024.
- The project budget for new and renovated 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).
- The Storm Shelter Allowances have been excluded from the plan. The district has executed a storm shelter intent form.
- There are Project Agreement Locally Funded Initiatives (PALFIs) included for the cost difference between the base plan and the preferred plan applied to the new elementary school and for renovation costs at Twinsburg High School. Please see PALFI Summary for details.

Building	Allowance	
New PK-6	Emergency Responder Radio Coverage Systems for 227,926 SF	\$296,304.00
New PK-6	Enhanced ADA Playground Surface	\$618,184.00
New PK-6	Site Safety Access Allowance	\$300,000.00
Twinsburg High School	LEED Allowance for building renovation	\$2,043,410.06
Twinsburg High School	Emergency Responder Radio Coverage Systems for 354,502 SF	\$460,853.00

	George G. Dodge Intermediate School			Samuel Bissell Elementary			Wilcox Primary School			R. B. Chamberlin Middle School		
Building	Master Planning Considerations			Master Planning Considerations			Master Planning Considerations			Master Planning Considerations		
Program	Expedited Local Partnership Program (ELPP) [2024]			Expedited Local Partnership Program (ELPP) [2024]			Expedited Local Partnership Program (ELPP) [2024]			Expedited Local Partnership Program (ELPP) [2024]		
Cost Set	Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus		
Assessing Consultant	Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus		
Type	Elementary			Elementary			Elementary			Middle		
Acres	28.51			20.00			10.25			39.21		
Grades Housed	4-6			2-3			PK-1			7-8		
Current Enrollment	827			576			778			597		
Additions to Demolish	<input type="checkbox"/> 1970 Original Building 85% <input type="checkbox"/> 1970 Original Building - Auditorium 50% <input type="checkbox"/> 1979 Addition 1 89% <input type="checkbox"/> 1994 Addition 2 75%	87,851 ft² 3,794 ft² 24,244 ft² 9,569 ft²		<input type="checkbox"/> 1964 Original Building 79% <input type="checkbox"/> 1992 Addition 1 70% <input type="checkbox"/> 1997 Addition 2 57% <input type="checkbox"/> 1999 Addition 3 78%	45,372 ft² 24,680 ft² 1,828 ft² 837 ft²		<input type="checkbox"/> 1960 Original Building 98% <input type="checkbox"/> 1991 Addition 1 80% <input type="checkbox"/> 1999 Addition 2 81%	28,864 ft² 38,804 ft² 16,727 ft²		<input type="checkbox"/> 1957 01 Original Building 88% <input type="checkbox"/> 1957 02 Original Building - Auditorium 63% <input type="checkbox"/> 1959 03 Addition 1 80% <input type="checkbox"/> 1960 04 Addition 2 76% <input type="checkbox"/> 1962 05 Addition 3 77% <input type="checkbox"/> 1986 06 Addition 4 73% <input type="checkbox"/> 1989 07 Addition 5 76% <input type="checkbox"/> 1992 08 Addition 6 75% <input type="checkbox"/> 1999 09 Addition 7 72%	33,913 ft² 6,387 ft² 14,372 ft² 42,235 ft² 3,715 ft² 11,614 ft² 1,609 ft² 8,981 ft² 640 ft²	
Grades Housed - Proposed	—			—			—			—		
Projected Enrollment	—			—			—			—		
CT Projected Enrollment	—			—			—			—		
Scope of Work	Abate/Demolish			Abate/Demolish			Abate/Demolish			Abandon with Allowance		
Suitability Rating	Borderline			Satisfactory			Satisfactory			Borderline		
Existing ft²	125,458			72,717			84,395			123,466		
Cost/ft² (DM)	\$376.12			\$399.62			\$399.62			\$385.09		
Cost to Replace	\$47,187,262.96			\$29,059,167.54			\$33,725,929.90			\$47,545,521.94		
Cost to Renovate	\$43,208,990.69			\$23,778,097.89			\$31,525,194.78			\$42,205,123.82		
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate+Replace	92%			82%			93%			89%		
Right Replacement	—			—			—			—		
Right Ratio	—			—			—			—		
Addition Required	No			No			No			No		
	Addition ft²			Addition ft²			Addition ft²			Addition ft²		
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)	— x	— =	0	— x	— =	0	— x	— =	0	— x	— =	0
Elementary (PK-5)	— x	— =	0	— x	— =	0	— x	— =	0	— x	— =	0
Middle (6-8)	— x	— =	0	— x	— =	0	— x	— =	0	— x	— =	0
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	—			—			—			—		
ft² Existing	125,458			72,717			84,395			123,466		
Large Group Restroom Fixture Replacement	No			No			No			No		
Comprehensive Vocational	No			No			No			No		
Oversized ft²	—			—			—			—		
Less Oversized ft²	125,458			72,717			84,395			123,466		
CT ft² Existing	—			—			—			—		
CT ft² Not Programmed	—			—			—			—		
Less CT ft²	125,458			72,717			84,395			123,466		
Addition ft²	-125,458			-72,717			-84,395			-123,466		
Cost per ft²	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	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
Middle (6-8)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
High (9-12)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	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	—			—			—			—		
Total to Rebuild	\$0.00			\$0.00			\$0.00			\$0.00		
Total to Rebuild All Buildings												
Cost to 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	\$556,333.13			\$295,940.03			\$285,034.28			\$283,744.95		
Demolition	\$944,698.74			\$547,559.01			\$635,494.35			\$929,698.98		
Exclude Storm Shelter	—			—			—			—		
LEED Waiver	—			—			—			—		
Specific Allowance	\$0.00			\$0.00			\$0.00			\$0.00		
Total Building Cost	\$1,501,031.87			\$843,499.04			\$920,528.63			\$1,213,443.93		
Project Agreement LFI	\$0.00			\$0.00			\$0.00			\$0.00		
Co-Funded Portion	\$1,501,031.87			\$843,499.04			\$920,528.63			\$1,213,443.93		
Page Subtotal							\$4,478,503					
General Allowance							\$0					
Total Project Agreement LFI							\$16,397,049					
Total Co-Funded Project							\$128,945,713					
Total Project Cost							\$145,342,762					

Building	Twinsburg High School Master Planning Considerations			New PK-6 New Elementary		
Program	Expedited Local Partnership Program (ELPP)			—		
Cost Set	[2024]			—		
Assessing Consultant	Architectural Vision Group			—		
Type	High			Elementary		
Acres	56.80			—		
Grades Housed	9-12			—		
Current Enrollment	1291			—		
Additions to Demolish	<input type="checkbox"/> 1999 01 Original Building 40% 240,645 ft ² <input type="checkbox"/> 1999 02 Auditorium 29% 15,575 ft ² <input type="checkbox"/> 1999 03 City Fitness Center 18% 72,337 ft ² <input type="checkbox"/> 1999 04 The Shell 30% 25,945 ft ²			—		
Grades Housed - Proposed	7-12, CT Offsite			PK-6		
Projected Enrollment	1618			2146		
CT Projected Enrollment	91			—		
Scope of Work	Renovate			Build New		
Suitability Rating	Satisfactory			—		
Existing ft ²	354,502			—		
Cost/ft ² (DM)	\$390.13			—		
Cost to Replace	\$138,301,865.26			\$0.00		
Cost to Renovate	\$48,433,863.99			—		
Reprogramming	\$1,009,908.77			\$0.00		
Renovate+Replace	36%			—		
Right Replacement	\$99,211,389.51			—		
Right Ratio	52%			—		
Addition Required	No			No		
—	Addition ft ²			New ft ²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	— x	=	0	365 x	104.19 =	38,029
Elementary (PK-5)	— x	=	0	1,862 x	104.19 =	194,002
Middle (6-8)	626 x	134.08 =	83,934	284 x	119.45 =	33,924
High (9-12)	992 x	155.46 =	154,216	— x	=	0
Career Technical Core Space	91 x	89.39 =	8,134	— x	=	0
Total ft ² Required	246,284.89			227,925.58		
ft ² Existing	354,502			—		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized ft ²	90,109			0		
Less Oversized ft ²	264,393			—		
CT ft ² Existing	—			—		
CT ft ² Not Programmed	—			—		
Less CT ft ²	264,393			—		
Addition ft ²	-18,108			227,926		
Cost per ft ²	see below			see below		
Total Addition Cost	—			—		
—	Cost of Additions			Cost to Rebuild		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	194,001.78 x	\$376.12 =	\$72,967,949.49
Middle (6-8)	x	=	\$0.00	33,923.8 x	\$434.32 =	\$14,733,784.82
High (9-12)	x	=	\$0.00	0 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	354,502			227,926		
Total to Rebuild	\$0.00			\$87,701,734.31		
Total to Rebuild All Buildings	—			—		
Cost to Reno & Reprogram	\$49,443,772.76			\$0.00		
Total Addition Cost	—			—		
Total Career Technical	\$0.00			\$0.00		
Project Cost	\$49,443,772.76			\$87,701,734.31		
Asbestos Abatement	\$0.00			\$0.00		
Demolition	\$0.00			\$0.00		
Exclude Storm Shelter	Exclude Storm Shelter			Exclude Storm Shelter		
LEED Waiver	—			—		
Specific Allowance	\$2,504,263.06			\$1,214,488.00		
Total Building Cost	\$51,948,035.82			\$88,916,222.31		
Project Agreement LFI	\$10,244,529.36			\$6,152,520.00		
Co-Funded Portion	\$41,703,506.46			\$82,763,702.31		
Page Subtotal	\$140,864,258			—		
General Allowance	\$0			—		
Total Project Agreement LFI	\$16,397,049			—		
Total Co-Funded Project	\$128,945,713			—		
Total Project Cost	\$145,342,762			—		

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion	Total Building Cost – Project Agreement LFI
Cost to Renovate	The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment. For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.
Cost to Replace	The cost to rebuild a new school with the same square footage.
General Allowance	Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it
LEED Waiver	Exclude the system-managed LEED Specific Allowance.
Project Cost	If the work scope requires no action, the project cost is zero. Otherwise, project cost is calculated as follows (and includes any PALFI): <div style="margin-left: 40px;"> Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical </div>
Renovate÷Replace	<div style="margin-left: 40px;"> renovation + reprogramming costToReplaceSameSquareFootage </div>
Right Ratio	<div style="margin-left: 40px;"> renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment </div> <p>The selected allowances should not include site allowances (see Specific Allowances, "Include" column).</p>
Right Replacement	The cost to rebuild a new school for the proposed number of students, including career technical programs.
Total Building Cost	Total building cost is calculated as follows: <div style="margin-left: 40px;"> Project Cost +Asbestos Abatement +Demolition +Specific Allowance </div>
Total Co-Funded Project	Sum of Co-Funded Portion for each building
Total Project Agreement LFI	General LFIs, plus Per-Building LFIs from a few lines above.
Total Project Cost	Total Project Agreement LFI + Total Co-Funded Project
Total Proposed ft²	<div style="margin-left: 40px;"> Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF </div>

Specific Allowances for Master Plan Twinsburg City - Summit - ELPP - Final Preferred Plan - OFCC 8/22/2024 CB 9/30/2024 - Twinsburg City

Return To MasterPlan							
Specific Allowances							
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio	
Twinsburg High School	LEED	LEED Allowance for building renovation	\$2,043,410.06		Base CM & A/E Services	yes	
Twinsburg High School	ERRCS	Emergency Responder Radio Coverage Systems for 354,502 SF	\$460,853.00	\$1.30/SF	Base CM & A/E Services	yes	
[New] New PK-6	Site Development	Site Safety Access Allowance	\$300,000.00	A traffic study is required to use this allowance.	Other	no	
[New] New PK-6	ERRCS	Emergency Responder Radio Coverage Systems for 227,926 SF	\$296,304.00	\$1.30/SF	Base CM & A/E Services	yes	
[New] New PK-6	Site Development	Enhanced ADA Playground Surface	\$618,184.00	25 SF/student × \$13.26/SF × 1862 elementary school students	Base CM & A/E Services	yes	
Total			\$3,718,751.06				
Return To MasterPlan							
























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Project Agreement LFI

Building	Name	Amount	Comments	Include in 100% Cap
New PK-6	Preferred Plan PALFI	\$6,152,520.00	Difference between the preferred plan co-funded cost (\$135,098,233) and the Base Plan (\$128,945,713) cost which sets the states funding limit = \$6,152,520	yes
Twinsburg High School	Cost to renovate space Excess Building SF	\$2,722,718.88		
Twinsburg High School	LEED Costs Excess Building SF	\$104,302.08		
Twinsburg High School	Cost to renovate space 02 Auditorium	\$1,837,169.07		
Twinsburg High School	LEED Costs for space 02 Auditorium	\$89,776.96		
Twinsburg High School	Cost to renovate space 03 City Fitness Center	\$5,073,599.55		
Twinsburg High School	LEED Costs for space 03 City Fitness Center	\$416,962.82		
Total		\$16,397,049.36		

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Building Summary - George G. Dodge Intermediate School (61481)

District: Twinsburg City Name: George G. Dodge Intermediate School Address: 10225 Ravenna Rd Twinsburg,OH 44087 Bldg. IRN: 61481					County: Summit Contact: Reginald Holland Phone: 330-486-2200 Date Prepared: 2023-12-20 Date Revised: 2024-05-28		Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets			
Current Grades		4-6	Acreage:		28.51	Suitability Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:		59					
Current Enrollment		827	Classrooms:		41					
Projected Enrollment		N/A								
Addition		Date	HA	Number of Floors	Current Square Feet					
Original Building - Auditorium		1970	1	1	3,794					
Addition 1		1979	1	2	24,244					
Addition 2		1994	1	2	9,569					
Original Building		1970	1	2	87,851					
Total					125,458					
	*HA	=	Handicapped Access							
	*Rating	=1	Satisfactory							
		=2	Needs Repair							
		=3	Needs Replacement							
	*Const P/S	=	Present/Scheduled Construction							
FACILITY ASSESSMENT Cost Set: 2024			Rating	Dollar Assessment						
	A.	Heating System		3	\$8,128,423.82					
	B.	Roofing		3	\$2,285,053.94					
	C.	Ventilation / Air Conditioning		3	\$50,000.00					
	D.	Electrical Systems		3	\$4,674,565.08					
	E.	Plumbing and Fixtures		2	\$219,249.49					
	F.	Windows		3	\$2,173,062.00					
	G.	Structure: Foundation		2	\$25,000.00					
	H.	Structure: Walls and Chimneys		2	\$324,904.80					
	I.	Structure: Floors and Roofs		1	\$0.00					
	J.	General Finishes		3	\$5,310,753.21					
	K.	Interior Lighting		3	\$1,056,356.36					
	L.	Security Systems		3	\$626,035.42					
	M.	Emergency/Egress Lighting		2	\$9,069.60					
	N.	Fire Alarm		3	\$488,031.62					
	O.	Handicapped Access		2	\$951,546.69					
	P.	Site Condition		3	\$1,668,569.12					
	Q.	Sewage System		1	\$0.00					
	R.	Water Supply		1	\$0.00					
	S.	Exterior Doors		3	\$84,217.12					
	T.	Hazardous Material		1	\$430,854.42					
	U.	Life Safety		3	\$808,144.67					
	V.	Loose Furnishings		3	\$1,268,668.73					
	W.	Technology		3	\$1,871,192.32					
-	X.	Construction Contingency / Non-Construction Cost		-	\$7,928,535.88					
Total					\$40,382,234.29					
Cover Sheet						—	—	—	—	
1.0 The School Site						100	77	77%	Satisfactory	
2.0 Structural and Mechanical Features						200	135	68%	Borderline	
3.0 Plant Maintainability						100	84	84%	Satisfactory	
4.0 Building Safety and Security						200	137	69%	Borderline	
5.0 Educational Adequacy						200	114	57%	Borderline	
6.0 Environment for Education						200	125	63%	Borderline	
LEED Observations						—	—	—	—	
Commentary						—	—	—	—	
Total						1000	672	67%	Borderline	
C=Under Contract										
Existing Square Feet										
Cost per Sq. Ft.									\$0.00	
Renovation Cost Factor									107.00%	
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.]										
Supporting Documents										
1 OF 5- AERIAL SITE PLAN.pdf (view)						2024-02-21 13:49:18 (125.3 kB) //				
2 OF 5- FIRST FLOOR CODED PLAN.pdf (view)						2024-02-21 13:49:22 (115 kB) //				
3 OF 5- SECOND FLOOR CODED PLAN.pdf (view)						2024-02-21 13:49:27 (85.4 kB) //				
4 OF 5 - FIRST FLOOR PLAN.pdf (view)						2024-02-21 13:49:32 (103.1 kB) //				
5 OF 5 - SECOND FLOOR PLAN.pdf (view)						2024-02-21 13:49:38 (79 kB) //				
Dodge EEHA.pdf (view)						2024-05-28 09:35:34 (1.7 MB) //				

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	77	77%	Satisfactory
2.0 Structural and Mechanical Features	200	135	68%	Borderline
3.0 Plant Maintainability	100	84	84%	Satisfactory
4.0 Building Safety and Security	200	137	69%	Borderline
5.0 Educational Adequacy	200	114	57%	Borderline
6.0 Environment for Education	200	125	63%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	672	67%	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.]			

Supporting Documents			
1 OF 5- AERIAL SITE PLAN.pdf	(view)	2024-02-21 13:49:18	(125.3 kB) //
2 OF 5- FIRST FLOOR CODED PLAN.pdf	(view)	2024-02-21 13:49:22	(115 kB) //
3 OF 5- SECOND FLOOR CODED PLAN.pdf	(view)	2024-02-21 13:49:27	(85.4 kB) //
4 OF 5- FIRST FLOOR PLAN.pdf	(view)	2024-02-21 13:49:32	(103.1 kB) //
5 OF 5- SECOND FLOOR PLAN.pdf	(view)	2024-02-21 13:49:38	(79 kB) //
Dodge EEHA.pdf	(view)	2024-05-28 09:35:34	(1.7 MB) //

Building Component Information - Twinsburg City (50070) - George G. Dodge Intermediate School (61481)

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 Building (1970)		21349			2343		4646	2049						
Original Building - Auditorium (1970)	3794													
Addition 1 (1979)		1382		3476										
Addition 2 (1994)		118												
Total	3,794	22,849	0	3,476	2,343	0	4,646	2,049	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - Samuel Bissell Elementary (2766)

District: Twinsburg City Name: Samuel Bissell Elementary Address: 1811 Glenwood Dr. Twinsburg,OH 44087 Bldg. IRN: 2766					County: Summit Area: Northeastern Ohio (8) Contact: Misty Johnson Phone: 330-486-2100 Date Prepared: 2023-12-18 By: Jesuida Arkaxhiu Date Revised: 2024-05-28 By: Heather Shiets							
Current Grades		2-3		Acreage:		20.00		Suitability Appraisal Summary				
Proposed Grades		N/A		Teaching Stations:		38						
Current Enrollment		576		Classrooms:		32						
Projected Enrollment		N/A										
Addition		Date	HA	Number of Floors		Current Square Feet		Cover Sheet				
Original Building		1964	1	1		45,372		1.0 The School Site				
Addition 1		1992	1	1		24,680		2.0 Structural and Mechanical Features				
Addition 2		1997	1	1		1,828		3.0 Plant Maintainability				
Addition 3		1999	1	1		837		4.0 Building Safety and Security				
Total						72,717		5.0 Educational Adequacy				
								6.0 Environment for Education				
								LEED Observations				
								Commentary				
								Total				

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	146	73%	Satisfactory
3.0 Plant Maintainability	100	74	74%	Satisfactory
4.0 Building Safety and Security	200	145	73%	Satisfactory
5.0 Educational Adequacy	200	141	71%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	724	72%	Satisfactory
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.]				

Supporting Documents			
1 OF 3- AERIAL SITE PLAN.pdf	(view)	2024-02-21 13:48:55	(143.1 kB) //
2 OF 3- CODED PLAN.pdf	(view)	2024-02-21 13:49:01	(119.5 kB) //
3 OF 3- ADDITION PLAN.pdf	(view)	2024-02-21 13:49:06	(152.4 kB) //
Bissell EEHA.pdf	(view)	2024-05-28 09:38:38	(1.4 MB) //

Building Component Information - Twinsburg City (50070) - Samuel Bissell Elementary (2766)

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 Building (1964)		7962		3476										
Addition 1 (1992)		4393			2541		3352	1727						
Addition 2 (1997)														
Addition 3 (1999)		252												
Total	0	12,607	0	3,476	2,541	0	3,352	1,727	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - Wilcox Primary School (41251)

District: Twinsburg City Name: Wilcox Primary School Address: 9198 Darrow Rd Twinsburg,OH 44087 Bldg. IRN: 41251					County: Summit Contact: Lynn Villa Turner Phone: 330-486-2030 Date Prepared: 2023-12-20 Date Revised: 2024-05-28					Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets				
Current Grades		PK-1	Acreage:		10.25	Suitability Appraisal Summary								
Proposed Grades		N/A	Teaching Stations:		44									
Current Enrollment		778	Classrooms:		40									
Projected Enrollment		N/A												
Addition		Date	HA	Number of Floors	Current Square Feet									
Original Building		1960	1	1	28,864	Cover Sheet								
Addition 1		1991	1	1	38,804	1.0 The School Site								
Addition 2		1999	1	1	16,727	2.0 Structural and Mechanical Features								
Total					84,395	3.0 Plant Maintainability								
						4.0 Building Safety and Security								
						5.0 Educational Adequacy								
						6.0 Environment for Education								
						LEED Observations								
						Commentary								
						Total								
						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.]								
						Supporting Documents								
						1 OF 3- AERIAL SITE PLAN.pdf (view) 2024-02-21 13:48:25 (174 kB) //								
						2 OF 3- CODED PLAN.pdf (view) 2024-02-21 13:48:31 (131.4 kB) //								
						3 OF 3 -ADDITION PLAN.pdf (view) 2024-02-21 13:48:40 (124.6 kB) //								
						Wilcox EEHA.pdf (view) 2024-05-28 09:39:56 (1.3 MB) //								
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Building Component Information - Twinsburg City (50070) - Wilcox Primary School (41251)

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 Building (1960)		4839		2452										
Addition 1 (1991)		6018			2360		3320	1766						
Addition 2 (1999)		3575												
Total	0	14,432	0	2,452	2,360	0	3,320	1,766	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - R. B. Chamberlin Middle School (5785)

District: Twinsburg City					County: Summit		Area: Northeastern Ohio (8)								
Name: R. B. Chamberlin Middle School					Contact: James Ries										
Address: 10270 Ravenna Rd Twinsburg,OH 44087					Phone: 330-963-8313										
Bldg. IRN: 5785					Date Prepared: 2023-12-18		By: Jesuida Arkaxhiu								
					Date Revised: 2024-05-28		By: Heather Shiets								
Current Grades		7-8		Acreage:		39.21			Suitability Appraisal Summary						
Proposed Grades		N/A		Teaching Stations:		45									
Current Enrollment		597		Classrooms:		32									
Projected Enrollment		N/A													
Addition		Date	HA	Number of Floors	Current Square Feet	Cover Sheet									
01 Original Building		1957	1	2	33,913	1.0 The School Site					1008585%Satisfactory				
02 Original Building - Auditorium		1957	1	1	6,387	2.0 Structural and Mechanical Features					20011357%Borderline				
03 Addition 1		1959	1	1	14,372	3.0 Plant Maintainability					1006060%Borderline				
04 Addition 2		1960	1	2	42,235	4.0 Building Safety and Security					20012161%Borderline				
05 Addition 3		1962	1	1	3,715	5.0 Educational Adequacy					20013869%Borderline				
06 Addition 4		1986	1	1	11,614	6.0 Environment for Education					20011658%Borderline				
08 Addition 6		1992	1	2	8,981	LEED Observations					— — — —				
09 Addition 7		1999	1	2	640	Commentary					— — — —				
07 Addition 5		1989	1	1	1,609	Total					100063363%Borderline				
Total					123,466	C=Under Contract									
						Existing Square Feet									
						Cost per Sq. Ft.					\$0.00				
						Renovation Cost Factor					107.00%				
						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 - Twinsburg City (50070) - R. B. Chamberlin Middle School (5785)

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
01 Original Building (1957)		8687					4018	1311						
02 Original Building - Auditorium (1957)	6387													
03 Addition 1 (1959)				8779										
04 Addition 2 (1960)		7199			3751									
05 Addition 3 (1962)		175												
06 Addition 4 (1986)		691												
07 Addition 5 (1989)														
08 Addition 6 (1992)		1356												
09 Addition 7 (1999)														
Total	6,387	18,108	0	8,779	3,751	0	4,018	1,311	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - Twinsburg High School (136101)

District: Twinsburg City Name: Twinsburg High School Address: 10084 Ravenna Road Twinsburg, 44087 Bldg. IRN: 136101					County: Summit Contact: Emily Hunt Phone: 330-486-2407 Date Prepared: 2024-01-09 Date Revised: 2024-03-14		Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Jesuida Arkaxhiu				
Current Grades		9-12	Acreage:		56.80	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:		74						
Current Enrollment		1291	Classrooms:		60						
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet	Section		Points Possible	Points Earned	Percentage	Rating Category
01 Original Building		1999	1	2	240,645	1.0 The School Site		100	74	74%	Satisfactory
02 Auditorium		1999	1	2	15,575	2.0 Structural and Mechanical Features		200	162	81%	Satisfactory
04 The Shell		1999	1	2	25,945	3.0 Plant Maintainability		100	80	80%	Satisfactory
03 City Fitness Center		1999	1	2	72,337	4.0 Building Safety and Security		200	135	68%	Borderline
						5.0 Educational Adequacy		200	160	80%	Satisfactory
						6.0 Environment for Education		200	147	74%	Satisfactory
						LEED Observations		—	—	—	—
						Commentary		—	—	—	—
						Total		1000	758	76%	Satisfactory
						C=Under Contract					
						Existing Square Feet		354,502			
						Cost per Sq. Ft.		\$390.13			
						Renovation Cost Factor		107.00%			
						Cost to Renovate (Cost Factor applied)		\$48,433,863.98			
						Reprogramming Cost		\$1,009,908.77			
						Cost to Renovate w/ Reprogramming		\$49,443,772.75			
						Cost to Replace		\$138,301,865.26			
						Renovate/Replace		35.75%			
						[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.]					
						Supporting Documents					
						1 OF 7- AERIAL SITE PLAN.pdf (view)		2024-03-14 09:52:03 (118.7 kB) //			
						2 OF 7- CODED FIRST FLOOR PLAN.pdf (view)		2024-03-14 09:52:19 (172.8 kB) //			
						3 OF 7- CODED SECOND FLOOR PLAN.pdf (view)		2024-03-14 09:52:24 (115.8 kB) //			
						4 OF 7- CODED MECH. MEZZANINE FLOOR PLAN.pdf (view)		2024-03-14 09:52:29 (73.1 kB) //			
						5 OF 7- FIRST FLOOR ADDITION PLAN.pdf (view)		2024-03-14 09:52:33 (152.4 kB) //			
						6 OF 7- SECOND FLOOR ADDITION PLAN.pdf (view)		2024-03-14 09:52:39 (100.6 kB) //			
						7 OF 7- MECH. MEZZANINE ADDITION PLAN.pdf (view)		2024-03-14 09:52:44 (68.1 kB) //			

Building Component Information - Twinsburg City (50070) - Twinsburg High School (136101)

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
01 Original Building (1999)		41114		16447	8179		7351	4325						
02 Auditorium (1999)	15575													
03 City Fitness Center (1999)														
04 The Shell (1999)		3691												
Total	15,575	44,805	0	16,447	8,179	0	7,351	4,325	0	0	0	0	0	0
Master Planning Considerations														

Master Plan Worksheets for Twinsburg High School

Reprogramming

Building Name:	Twinsburg High School
Current Grades Housed:	9-12 ()
Existing Building Size (SF):	354,502
OSDM Required Building Size:	246,284.89
Additional SF:	0
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment	
Level	Enrollment
Middle School	626
High School	992
Career Technical School	91

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	44,805	53,923	0	107,846	0	
Ag Ed		3,100	0	6,200	0	
Gymnasium	16,447	22,500	0	33,750	0	
Media Center	8,179	5,982	2,197	11,964	0	
Vocational		3,100	0	6,200	0	
Student Dining	7,351	9,969	0	19,938	0	
Kitchen	4,325	5,981.5	0	11,963	0	
Auxiliary Gym		7,000	0	10,500	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
02 Auditorium	15,575	0	15,575		015,575	
03 City Fitness Center	72,337	0	72,337		072,337	
Total Oversized			90,109		87,912	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$758,529.04
CONSTRUCTION CONTINGENCY	\$53,097.03
SOFT COSTS (16.29%)	\$132,213.89
COST REGION ADJUSTMENT (107.00%)	\$66,068.80
TOTAL REPROGRAMMING BUDGET	\$1,009,908.77

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-9,118	16.91%		\$0.00	\$0.00
Ag Ed		0.00%		\$29.45	\$0.00
Gymnasium	-6,053	26.90%	0	\$29.45	\$0.00
Media Center	0	0.00%	0	\$29.45	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-2,618	26.26%	9,969	\$29.45	\$293,587.05
Kitchen	-1,656.5	27.69%	5,981.5	\$77.73	\$464,942.00
Natatorium		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			15950.5		\$758,529.04

If existing area is being converted to ES space, use conversion budget as follows:	
Conversion to PK-K Classroom per Room	\$34,788.21
Conversion to 1-5 Classroom per Room	\$16,972.61
Large Group Restroom conversion per SF	\$16.85

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: Twinsburg High School
 Current Grades Housed: 9-12 ()
 Existing Building Size (SF): 354,502
 Demolished Additions: 0
 Cost Per SF: \$390.13
 Cost To Replace: \$138,301,865.26
 Leed Allowance: \$2,043,410.06
 OSDM Required Bldg Size: 246,284.89
 Additional SF: 0

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Middle School	83,934.08
High School	154,216.32
Career Technical School	8,134.49
CT Program SF Required	0
Total	246,284.89
Level	SF Addition
Middle School	0
High School	0
Career Technical School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	246,284.89
Total SF Addition:	0
SF Required minus SF Addition:	246,284.89

Oversized Spaces

Co-Funded SF: 2,197
 Non-Co-Funded SF: 87,912
 Total SF Oversized Spaces: 90,109

Excess Space

Excess Space SF: 18,108
 Excess SF Space CT: 0
 Total SF Excess Space: 18,108

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition: 246,284.89
 Oversized Co-funded SF: 2,197
 Total Co-fundable SF: 248,482
 Total SF x Cost / SF: $248,482 \times \$390.13 = \$96,940,282.66$
 1.5% LEED Allowance: $\$96,940,282.66 \times 98.5\% \times 1.5\% = \$1,432,292.68$

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - : 02 Auditorium 15575
 Total SF x Cost / SF: $15575 \times 390.13 = \$6,076,274.75$
 1.5% LEED Allowance: $\$6,076,274.75 \times 98.5\% \times 1.5\% = \$89,776.96$

Non-Cofunded SF - : 03 City Fitness Center 72337
 Total SF x Cost / SF: $72337 \times 390.13 = \$28,220,833.81$
 1.5% LEED Allowance: $\$28,220,833.81 \times 98.5\% \times 1.5\% = \$416,962.82$

Non-Cofunded SF: Excess Space 18,108
 Total SF x Cost / SF: $18,108 \times \$390.13 = \$7,064,474.04$
 1.5% LEED Allowance: $7,064,474.04 \times 98.5\% \times 1.5\% = \$104,377.60$

Non-Cofunded SF: Excess Building Component OSDM Space 0
 Total SF x Cost / SF: $0 \times 390.13 = \$0.00$
 1.5% LEED Allowance: $\$0.00 \times 98.5\% \times 1.5\% = \0.00

LEED Allowance Co-fundable: \$1,432,292.68
 LEED Allowance Non-Cofundable: \$611,117.38
 Total LEED Allowance: \$2,043,410.06

Co-Funded Oversized Spaces: Oversized Amount

Corridors 0
 Ag Ed 0
 Gymnasium 0
 Media Center 2,197
 Vocational 0
 Student Dining 0
 Kitchen 0
 Auxiliary Gym 0
 Total 2,197

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
 02 Auditorium 15,575
 03 City Fitness Center 72,337
 Total 87,912

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	\$48,433,863.98
M	\$460,852.60
N	\$1,379,012.78
U fire suppression ONLY	\$0.00
Subtotal	\$1,839,865.38
Contingency	\$128,790.58
Non-Construction Costs	\$320,694.06
Regional Cost Factor	\$160,254.50
Total Life Safety Cost	\$2,449,604.52
less total non-cofunded PALFI life safety	\$607,470.85
Total Co-Funded Life Safety Cost	\$1,842,133.66

02 Auditorium	
Cost to Renovate (Cost Factor applied):	\$1,944,792.13
M	\$20,247.50
N	\$60,586.75
U fire suppression ONLY	\$0.00
Sub Total	\$80,834.25
Contingency	\$5,658.40
Non-Construction Costs	\$14,089.65
Regional Cost Factor	\$7,040.76
non-cofunded PALFI life safety	\$107,623.06
Non-OSDM LEED Costs:	\$89,776.96

03 City Fitness Center	
Cost to Renovate (Cost Factor applied):	\$5,573,447.33
M	\$94,038.10
N	\$281,390.93
U fire suppression ONLY	\$0.00
Sub Total	\$375,429.03
Contingency	\$26,280.03
Non-Construction Costs	\$65,438.41
Regional Cost Factor	\$32,700.32
non-cofunded PALFI life safety	\$499,847.79
Non-OSDM LEED Costs:	\$416,962.82

PALFI

Total Enrollment	1,709
Middle School SF Required	83,934.08
High School SF Required	154,216.32
Career Technical School SF Required	8,134.49
CT Program SF Required	0
Existing Building SF	354,502
Total Oversized	90,109
Total Usable Building SF:	264,393
Addition or (Excess Space) SF:*	-18,108
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF	
Building SF:**	266,590
Renovation Costs	\$40,915,624.52
Reprogramming Costs	\$1,009,908.77
Cost per SF to Renovate	\$157.27
Life Safety Costs	\$1,842,133.66
Co-Funded Life Safety Cost per SF	\$6.91
LFI Cost per SF	\$150.36
LEED Cost per SF	\$5.76
** Building SF does not include non-OSDM spaces	

Project Agreement LFI For Non-OSDM Spaces Summary	
02 Auditorium	
Cost to renovate space: 02 Auditorium	\$1,837,169.07
LEED Costs for Space: 02 Auditorium	\$89,776.96
03 City Fitness Center	
Cost to renovate space: 03 City Fitness Center	\$5,073,599.55
LEED Costs for Space: 03 City Fitness Center	\$416,962.82
Project Agreement LFI Excess Square Foot Summary	
Total Excess Square Footage Renovation PALFI:	\$2,722,718.88
Total Excess Square Footage LEED PALFI:	\$104,302.08
TOTAL PALFI for:Twinsburg High School	\$10,244,529.36

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 18,108 SF @ \$150.36/SF	\$2,722,718.88
LEED Cost For Space 18,108 SF @ \$5.76/SF	\$104,302.08
Corridors	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$150.36/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$150.36/SF	\$0.00
LEED Costs for Space: 0 SF @ \$5.76/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$2,722,718.88
Total Excess Square Footage LEED PALFI:	\$104,302.08

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
02 Auditorium	\$1,837,169.07
03 City Fitness Center	\$5,073,599.55
Excess SF from Webtool	\$2,722,718.88
Total Renovation PALFI	\$9,633,487.50

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
02 Auditorium	\$89,776.96
03 City Fitness Center	\$416,962.82
Excess SF from Webtool	\$104,302.08
Total LEED PALFI	\$611,041.86

Right Ratio Calculations

Cost of Renovation	\$48,433,863.98
Reprogramming	\$1,009,908.77
LEED Allowance	\$2,043,410.06
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowances & manual LFIs as indicated)	\$967,592.78
Total Building Cost	\$52,454,775.59
Total LFIs/Building	\$10,244,529.36
Revised Project Cost	\$42,210,246.23
Right Replacement	\$99,211,389.51
100% Cap Differential	-\$57,001,143.29
Negative numbers indicate the dollars remaining until project reaches 100% cap. Positive numbers indicate a need for 100% Cap LFI.	

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	7-12, CT Offsite
ES enrollment	—
MS enrollment	626
HS enrollment	992
CT enrollment	91
Total enrollment	1,709

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	134.08	83,934
SF per HS student	155.46	154,216
SF per CT student	89.39	8,134
Total Gross Square Feet Required from MASTER PLAN		246,284

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	116,447MINIMUM
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MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.

Administrative Spaces 7,135

Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.

Physical Education Spaces 27,320MAXIMUM

MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	8,000	8,000
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	0	0
M-PE-4	Staff Shower	1	0	0
M-PE-5	Student Locker Room	1	0	0
M-PE-6	Student Restroom/Shower	1	0	0
M-PE-7	Physical Education Storage	1	0	0
H-PE-1	Gymnasium	1	12,400	12,400
H-PE-2	Auxiliary Gymnasium	1	0	0
H-PE-3	Student Locker Room	1	1,400	1,400
H-PE-4	Student Restroom/Shower	1	600	600
H-PE-5	Physical Education Storage	1	800	800
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	120	120
H-PE-9	Lobby Services	1	200	200
H-PE-10	Training Room	1	400	400
H-PE-11	Physical Health Classroom	1	1,500	1,500
H-PE-12	Multi-use P.E. Room	1	1,600	1,600

Food Service Spaces / Custodial Spaces / Building Services 70,976

Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.

Facility Total (NET SF)	221,877
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	246,284
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	246,284

Teaching Stations
 ES Teaching Stations —
 MS Teaching Stations 29
 HS Teaching Stations 47
 CT Teaching Stations 4

Parking		ESMS HS CT		
Enrollment		—	626	992 91
Teachers		—	29	47 4
Ancillary Staff		—	13	20 2
Administration		—	8	13 1
Custodial / Maintenance		—	4	7 1
Food Service		—	6	10 1
Total Staff Parking		—	60	97 9
Total Visitor		—	13	20 2
High School Student Parking		—	—	198 18
Other		—	43	71 5
TOTAL CO-FUNDED PARKING		—	1163	86 34

Master Plan Worksheets for New PK-6

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration		PK-6
ES enrollment		1,862
MS enrollment		284
HS enrollment		—
CT enrollment		—
Total enrollment		2,146
	SF / Student	AREA
SF per ES student	104.19	194,002
SF per MS student	119.45	33,924
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		227,926

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	107,767MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces		6,603
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		11,400MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400
M-PE-1	Gymnasium	1	4,000	4,000
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	150	150
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,200	1,200
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	300	300

Food Service Spaces / Custodial Spaces / Building Services	79,569
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.	
Facility Total (NET SF)	205,339
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	227,926
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	227,926

Teaching Stations

ES Teaching Stations 74
MS Teaching Stations 13
HS Teaching Stations —
CT Teaching Stations —

Parking		ES	MSHSCT
Enrollment	1,862,284	—	—
Teachers	74	13	—
Ancillary Staff	37	6	—
Administration	25	4	—
Custodial / Maintenance	12	2	—
Food Service	19	3	—
Total Staff Parking	167	28	—
Total Visitor	37	6	—
High School Student Parking	—	—	—
Other	92	18	—
TOTAL CO-FUNDED PARKING	296	52	—

Environmental Hazards Assessment Cost Estimates

Owner:	Twinsburg City
Facility:	Wilcox Primary School
Date of Initial Assessment:	Dec 20, 2023
Date of Assessment Update:	May 28, 2024
Cost Set:	2024

District IRN:	50070
Building IRN:	41251
Firm:	Lawhon & Associates, Inc. - Columbus

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1960 Original Building	28,864	\$227,085.46	\$214,085.46
1991 Addition 1	38,804	\$0.00	\$0.00
1999 Addition 2	16,727	\$0.00	\$0.00
Total	84,395	\$227,085.46	\$214,085.46
Total with Regional Cost Factor (107.00%)	—	\$242,981.44	\$229,071.44
Regional Total with Soft Costs & Contingency	—	\$302,342.54	\$285,034.28

Environmental Hazards Assessment Cost Estimates

Owner:	Twinsburg City
Facility:	Samuel Bissell Elementary
Date of Initial Assessment:	Dec 18, 2023
Date of Assessment Update:	May 28, 2024
Cost Set:	2024

District IRN:	50070
Building IRN:	2766
Firm:	Lawhon & Associates, Inc. - Columbus

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1964 Original Building	45,372	\$235,276.62	\$222,276.62
1992 Addition 1	24,680	\$0.00	\$0.00
1997 Addition 2	1,828	\$0.00	\$0.00
1999 Addition 3	837	\$0.00	\$0.00
Total	72,717	\$235,276.62	\$222,276.62
Total with Regional Cost Factor (107.00%)	—	\$251,745.98	\$237,835.98
Regional Total with Soft Costs & Contingency	—	\$313,248.28	\$295,940.03

Environmental Hazards Assessment Cost Estimates

Owner:	Twinsburg City
Facility:	George G. Dodge Intermediate School
Date of Initial Assessment:	Dec 20, 2023
Date of Assessment Update:	May 28, 2024
Cost Set:	2024

District IRN:	50070
Building IRN:	61481
Firm:	Lawhon & Associates, Inc. - Columbus

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1970 Original Building	87,851	\$385,511.41	\$385,511.41
1970 Original Building - Auditorium	3,794	\$17,013.16	\$4,013.16
1979 Addition 1	24,244	\$28,329.85	\$28,329.85
1994 Addition 2	9,569	\$0.00	\$0.00
Total	125,458	\$430,854.42	\$417,854.42
Total with Regional Cost Factor (107.00%)	—	\$461,014.23	\$447,104.23
Regional Total with Soft Costs & Contingency	—	\$573,641.39	\$556,333.13

Environmental Hazards Assessment Cost Estimates

Owner:	Twinsburg City
Facility:	R. B. Chamberlin Middle School
Date of Initial Assessment:	Dec 18, 2023
Date of Assessment Update:	May 28, 2024
Cost Set:	2024

District IRN:	50070
Building IRN:	5785
Firm:	Lawhon & Associates, Inc. - Columbus

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1957 01 Original Building	33,913	\$100,151.70	\$87,151.70
1957 02 Original Building - Auditorium	6,387	\$7,128.46	\$7,128.46
1959 03 Addition 1	14,372	\$14,144.74	\$14,144.74
1960 04 Addition 2	42,235	\$90,990.71	\$90,990.71
1962 05 Addition 3	3,715	\$3,452.39	\$3,452.39
1986 06 Addition 4	11,614	\$9,983.42	\$9,983.42
1989 07 Addition 5	1,609	\$265.64	\$265.64
1992 08 Addition 6	8,981	\$0.00	\$0.00
1999 09 Addition 7	640	\$0.00	\$0.00
Total	123,466	\$226,117.06	\$213,117.06
Total with Regional Cost Factor (107.00%)	—	\$241,945.25	\$228,035.25
Regional Total with Soft Costs & Contingency	—	\$301,053.21	\$283,744.95

Environmental Hazards Assessment Cost Estimates

Owner:	Twinsburg City	District IRN:	50070
Facility:	Twinsburg High School	Building IRN:	136101
Date of Initial Assessment:	Jan 9, 2024	Firm:	Architectural Vision Group
Date of Assessment Update:	Mar 14, 2024		
Cost Set:	2024		

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1999 01 Original Building	240,645	\$0.00	\$0.00
1999 02 Auditorium	15,575	\$0.00	\$0.00
1999 03 City Fitness Center	72,337	\$0.00	\$0.00
1999 04 The Shell	25,945	\$0.00	\$0.00
Total	354,502	\$0.00	\$0.00
Total with Regional Cost Factor (107.00%)	—	\$0.00	\$0.00
Regional Total with Soft Costs & Contingency	—	\$0.00	\$0.00

Master Plan Name Twinsburg City - Summit - ELPP - Final Base Plan - OFCC 8/22/2024 CB 9/30/2024
 Program ELPP 2023-05-22 (Active)
 Rank 501
 School District Twinsburg City School District
 School District IRN 50070
 County Summit County
 Cost Region 8 (New Construction Cost Factor: 107.00%)
 Cost Set 2024 (for everything)
 Bracketing Set 2024
 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2032-2033	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	76				
K	289	PK-12	3764	3764	0
1	294	PK-5	1862	1862	0
2	297	6-8	910	910	0
3	300	9-12	992	992	0
4	301	PK-8	2772	2772	0
5	305	6-12	1902	1902	0
6	284	CT	91	91	0
7	302				
8	324				
9	273				
10	254				
11	248				
12	217				
CT Offsite	91				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	3855				

Project Scope:

- Build one (1) new Elementary School to house grades PK-6.
- Renovate Twinsburg High School to house grades 6-12 and Career Tech (off-site).
- Allowance to Abate/Demolish George G. Dodge Intermediate School, Samuel Bissell Elementary School, and Wilcox Primary School.
- Abandon with an Allowance to Abate/Demolish R.B. Chamberlin Middle School.

Master Planner Commentary:

- Master plan utilizes 2024 OSDM Cost Set and Bracketing.
- Master Plan based on FINAL district accepted enrollment projections dated September 25, 2023 (2032-2033 planning year).
- Enhanced Environmental Assessments (EEAs) completed May 2024.
- The project budget for new and renovated 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).
- The Storm Shelter Allowances have been excluded from the plan. The district has executed a storm shelter intent form.
- The OFCC Space Utilization Policy requires filling all existing square footage before OFCC will acknowledge potential credit to build new square footage. Therefore, 802 Middle School students are placed in Twinsburg High School to eliminate the excess square footage.
- There are Project Agreement Locally Funded Initiatives (PALFIs) included for renovation costs at Twinsburg High School. Please see PALFI Summary for details.

Building	Allowance	
New PK-6	Emergency Responder Radio Coverage Systems for 207,093 SF	\$269,221.00
New PK-6	Enhanced ADA Playground Surface	\$618,184.00
New PK-6	Site Safety Access Allowance	\$300,000.00
Twinsburg High School	LEED Allowance for building renovation	\$2,043,410.06
Twinsburg High School	Emergency Responder Radio Coverage Systems for 354,502 SF	\$460,853.00

	George G. Dodge Intermediate School			Samuel Bissell Elementary			Wilcox Primary School			R. B. Chamberlin Middle School		
Building	Master Planning Considerations			Master Planning Considerations			Master Planning Considerations			Master Planning Considerations		
Program	Expedited Local Partnership Program (ELPP) [2024]			Expedited Local Partnership Program (ELPP) [2024]			Expedited Local Partnership Program (ELPP) [2024]			Expedited Local Partnership Program (ELPP) [2024]		
Cost Set	Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus		
Assessing Consultant	Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus			Lawhon & Associates, Inc. - Columbus		
Type	Elementary			Elementary			Elementary			Middle		
Acres	28.51			20.00			10.25			39.21		
Grades Housed	4-6			2-3			PK-1			7-8		
Current Enrollment	827			576			778			597		
Additions to Demolish	<input type="checkbox"/> 1970 Original Building 85% <input type="checkbox"/> 1970 Original Building - Auditorium 50% <input type="checkbox"/> 1979 Addition 1 89% <input type="checkbox"/> 1994 Addition 2 75%	87,851 ft² 3,794 ft² 24,244 ft² 9,569 ft²		<input type="checkbox"/> 1964 Original Building 79% <input type="checkbox"/> 1992 Addition 1 70% <input type="checkbox"/> 1997 Addition 2 57% <input type="checkbox"/> 1999 Addition 3 78%	45,372 ft² 24,680 ft² 1,828 ft² 837 ft²		<input type="checkbox"/> 1960 Original Building 98% <input type="checkbox"/> 1991 Addition 1 80% <input type="checkbox"/> 1999 Addition 2 81%	28,864 ft² 38,804 ft² 16,727 ft²		<input type="checkbox"/> 1957 01 Original Building 88% <input type="checkbox"/> 1957 02 Original Building - Auditorium 63% <input type="checkbox"/> 1959 03 Addition 1 80% <input type="checkbox"/> 1960 04 Addition 2 76% <input type="checkbox"/> 1962 05 Addition 3 77% <input type="checkbox"/> 1986 06 Addition 4 73% <input type="checkbox"/> 1989 07 Addition 5 76% <input type="checkbox"/> 1992 08 Addition 6 75% <input type="checkbox"/> 1999 09 Addition 7 72%	33,913 ft² 6,387 ft² 14,372 ft² 42,235 ft² 3,715 ft² 11,614 ft² 1,609 ft² 8,981 ft² 640 ft²	
Grades Housed - Proposed	—			—			—			—		
Projected Enrollment	—			—			—			—		
CT Projected Enrollment	—			—			—			—		
Scope of Work	Abate/Demolish			Abate/Demolish			Abate/Demolish			Abandon with Allowance		
Suitability Rating	Borderline			Satisfactory			Satisfactory			Borderline		
Existing ft²	125,458			72,717			84,395			123,466		
Cost/ft² (DM)	\$376.12			\$399.62			\$399.62			\$385.09		
Cost to Replace	\$47,187,262.96			\$29,059,167.54			\$33,725,929.90			\$47,545,521.94		
Cost to Renovate	\$43,208,990.69			\$23,778,097.89			\$31,525,194.78			\$42,205,123.82		
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate+Replace	92%			82%			93%			89%		
Right Replacement	—			—			—			—		
Right Ratio	—			—			—			—		
Addition Required	No			No			No			No		
	Addition ft²			Addition ft²			Addition ft²			Addition ft²		
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)	— x	— =	0	— x	— =	0	— x	— =	0	— x	— =	0
Elementary (PK-5)	— x	— =	0	— x	— =	0	— x	— =	0	— x	— =	0
Middle (6-8)	— x	— =	0	— x	— =	0	— x	— =	0	— x	— =	0
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	—			—			—			—		
ft² Existing	125,458			72,717			84,395			123,466		
Large Group Restroom Fixture Replacement	No			No			No			No		
Comprehensive Vocational	No			No			No			No		
Oversized ft²	—			—			No			No		
Less Oversized ft²	125,458			72,717			84,395			123,466		
CT ft² Existing	—			—			—			—		
CT ft² Not Programmed	—			—			—			—		
Less CT ft²	125,458			72,717			84,395			123,466		
Addition ft²	-125,458			-72,717			-84,395			-123,466		
Cost per ft²	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	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
Middle (6-8)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
High (9-12)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	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	—			—			—			—		
Total to Rebuild	\$0.00			\$0.00			\$0.00			\$0.00		
Total to Rebuild All Buildings												
Cost to 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	\$556,333.13			\$295,940.03			\$285,034.28			\$283,744.95		
Demolition	\$944,698.74			\$547,559.01			\$635,494.35			\$929,698.98		
Exclude Storm Shelter	—			—			—			—		
LEED Waiver	—			—			—			—		
Specific Allowance	\$0.00			\$0.00			\$0.00			\$0.00		
Total Building Cost	\$1,501,031.87			\$843,499.04			\$920,528.63			\$1,213,443.93		
Project Agreement LFI	\$0.00			\$0.00			\$0.00			\$0.00		
Co-Funded Portion	\$1,501,031.87			\$843,499.04			\$920,528.63			\$1,213,443.93		
Page Subtotal	\$4,478,503											
General Allowance	\$0											
Total Project Agreement LFI	\$7,417,508											
Total Co-Funded Project	\$128,945,713											
Total Project Cost	\$136,363,221											

Building	Twinsburg High School Master Planning Considerations			New PK-6 New Elementary		
Program	Expedited Local Partnership Program (ELPP)			—		
Cost Set	[2024]			—		
Assessing Consultant	Architectural Vision Group			—		
Type	High			Elementary		
Acres	56.80			—		
Grades Housed	9-12			—		
Current Enrollment	1291			—		
Additions to Demolish	<input type="checkbox"/> 1999 01 Original Building 40% 240,645 ft ² <input type="checkbox"/> 1999 02 Auditorium 29% 15,575 ft ² <input type="checkbox"/> 1999 03 City Fitness Center 18% 72,337 ft ² <input type="checkbox"/> 1999 04 The Shell 30% 25,945 ft ²			—		
Grades Housed - Proposed	6-12, CT Offsite			PK-6		
Projected Enrollment	1794			1970		
CT Projected Enrollment	91			—		
Scope of Work	Renovate			Build New		
Suitability Rating	Satisfactory			—		
Existing ft ²	354,502			—		
Cost/ft ² (DM)	\$390.13			—		
Cost to Replace	\$138,301,865.26			\$0.00		
Cost to Renovate	\$48,433,863.99			—		
Reprogramming	\$1,113,927.16			\$0.00		
Renovate+Replace	36%			—		
Right Replacement	\$103,928,746.00			—		
Right Ratio	50%			—		
Addition Required	No			No		
—	Addition ft ²			New ft ²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	— x	=	0	365 x	104.27 =	38,059
Elementary (PK-5)	— x	=	0	1,862 x	104.27 =	194,151
Middle (6-8)	802 x	130.24 =	104,452	108 x	119.84 =	12,943
High (9-12)	992 x	152.79 =	151,568	— x	=	0
Career Technical Core Space	91 x	87.85 =	7,994	— x	=	0
Total ft ² Required	264,014.51			207,093.46		
ft ² Existing	354,502			—		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized ft ²	89,493			0		
Less Oversized ft ²	265,009			—		
CT ft ² Existing	—			—		
CT ft ² Not Programmed	—			—		
Less CT ft ²	265,009			—		
Addition ft ²	—			207,093		
Cost per ft ²	see below			see below		
Total Addition Cost	—			—		
—	Cost of Additions			Cost to Rebuild		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	194,150.74 x	\$376.12 =	\$73,023,976.33
Middle (6-8)	x	=	\$0.00	12,942.72 x	\$434.32 =	\$5,621,282.15
High (9-12)	x	=	\$0.00	0 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	354,502			207,093		
Total to Rebuild	\$0.00			\$78,645,258.48		
Total to Rebuild All Buildings	—			—		
Cost to Reno & Reprogram	\$49,547,791.15			\$0.00		
Total Addition Cost	—			—		
Total Career Technical	\$0.00			\$0.00		
Project Cost	\$49,547,791.15			\$78,645,258.48		
Asbestos Abatement	\$0.00			\$0.00		
Demolition	\$0.00			\$0.00		
Exclude Storm Shelter	Exclude Storm Shelter			Exclude Storm Shelter		
LEED Waiver	—			—		
Specific Allowance	\$2,504,263.06			\$1,187,405.00		
Total Building Cost	\$52,052,054.21			\$79,832,663.48		
Project Agreement LFI	\$7,417,508.40			\$0.00		
Co-Funded Portion	\$44,634,545.81			\$79,832,663.48		
Page Subtotal	\$131,884,718			—		
General Allowance	\$0			—		
Total Project Agreement LFI	\$7,417,508			—		
Total Co-Funded Project	\$128,945,713			—		
Total Project Cost	\$136,363,221			—		

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion	Total Building Cost – Project Agreement LFI
Cost to Renovate	The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment. For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.
Cost to Replace	The cost to rebuild a new school with the same square footage.
General Allowance	Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it
LEED Waiver	Exclude the system-managed LEED Specific Allowance.
Project Cost	If the work scope requires no action, the project cost is zero. Otherwise, project cost is calculated as follows (and includes any PALFI): <div style="margin-left: 40px;"> Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical </div>
Renovate÷Replace	<div style="margin-left: 40px;"> renovation + reprogramming costToReplaceSameSquareFootage </div>
Right Ratio	<div style="margin-left: 40px;"> renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment </div> <p>The selected allowances should not include site allowances (see Specific Allowances, "Include" column).</p>
Right Replacement	The cost to rebuild a new school for the proposed number of students, including career technical programs.
Total Building Cost	Total building cost is calculated as follows: <div style="margin-left: 40px;"> Project Cost +Asbestos Abatement +Demolition +Specific Allowance </div>
Total Co-Funded Project	Sum of Co-Funded Portion for each building
Total Project Agreement LFI	General LFIs, plus Per-Building LFIs from a few lines above.
Total Project Cost	Total Project Agreement LFI + Total Co-Funded Project
Total Proposed ft²	<div style="margin-left: 40px;"> Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF </div>

Specific Allowances for Master Plan Twinsburg City - Summit - ELPP - Final Base Plan - OFCC 8/22/2024 CB 9/30/2024 - Twinsburg City

Return To MasterPlan							
Specific Allowances							
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio	
Twinsburg High School	LEED	LEED Allowance for building renovation	\$2,043,410.06		Base CM & A/E Services	yes	
Twinsburg High School	ERRCS	Emergency Responder Radio Coverage Systems for 354,502 SF	\$460,853.00	\$1.30/SF	Base CM & A/E Services	yes	
[New] New PK-6	Site Development	Site Safety Access Allowance	\$300,000.00	A traffic study is required to use this allowance.	Other	no	
[New] New PK-6	ERRCS	Emergency Responder Radio Coverage Systems for 207,093 SF	\$269,221.00	\$1.30/SF	Base CM & A/E Services	yes	
[New] New PK-6	Site Development	Enhanced ADA Playground Surface	\$618,184.00	25 SF/student × \$13.26/SF × 1862 elementary school students	Base CM & A/E Services	yes	
Total			\$3,691,668.06				
Return To MasterPlan							

Return To MasterPlan			
Project Agreement LFIs			
Building	Name	Amount	Comments Include in 100% Cap
	Twinsburg High School Cost to renovate space 02 Auditorium	\$1,837,169.07	
	Twinsburg High School LEED Costs for space 02 Auditorium	\$89,776.96	
	Twinsburg High School Cost to renovate space 03 City Fitness Center	\$5,073,599.55	
	Twinsburg High School LEED Costs for space 03 City Fitness Center	\$416,962.82	
Total		\$7,417,508.40	
Return To MasterPlan			

Building Summary - George G. Dodge Intermediate School (61481)

District: Twinsburg City Name: George G. Dodge Intermediate School Address: 10225 Ravenna Rd Twinsburg,OH 44087 Bldg. IRN: 61481					County: Summit Contact: Reginald Holland Phone: 330-486-2200 Date Prepared: 2023-12-20 Date Revised: 2024-05-28		Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets			
Current Grades		4-6	Acreage:		28.51	Suitability Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:		59					
Current Enrollment		827	Classrooms:		41					
Projected Enrollment		N/A								
Addition		Date	HA	Number of Floors	Current Square Feet					
Original Building - Auditorium		1970	1	1	3,794	Cover Sheet				
Addition 1		1979	1	2	24,244	1.0 The School Site				
Addition 2		1994	1	2	9,569	2.0 Structural and Mechanical Features				
Original Building		1970	1	2	87,851	3.0 Plant Maintainability				
Total					125,458	4.0 Building Safety and Security				
	*HA	=	Handicapped Access			5.0 Educational Adequacy				
	*Rating	=1	Satisfactory			6.0 Environment for Education				
		=2	Needs Repair			LEED Observations				
		=3	Needs Replacement			Commentary				
	*Const P/S	=	Present/Scheduled Construction			Total				
FACILITY ASSESSMENT			Cost Set: 2024		Rating	Dollar Assessment		C=Under Contract		
A. Heating System		3		\$8,128,423.82	Existing Square Feet					
B. Roofing		3		\$2,285,053.94	Cost per Sq. Ft.					
C. Ventilation / Air Conditioning		3		\$50,000.00	Renovation Cost Factor					
D. Electrical Systems		3		\$4,674,565.08	Cost to Renovate (Cost Factor applied)					
E. Plumbing and Fixtures		2		\$219,249.49	Reprogramming Cost					
F. Windows		3		\$2,173,062.00	Cost to Renovate w/ Reprogramming					
G. Structure: Foundation		2		\$25,000.00	Cost to Replace					
H. Structure: Walls and Chimneys		2		\$324,904.80	Renovate/Replace					
I. Structure: Floors and Roofs		1		\$0.00	[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.]					
J. General Finishes		3		\$5,310,753.21	Supporting Documents					
K. Interior Lighting		3		\$1,056,356.36	1 OF 5- AERIAL SITE PLAN.pdf (view) 2024-02-21 13:49:18 (125.3 kB) //					
L. Security Systems		3		\$626,035.42	2 OF 5- FIRST FLOOR CODED PLAN.pdf (view) 2024-02-21 13:49:22 (115 kB) //					
M. Emergency/Egress Lighting		2		\$9,069.60	3 OF 5- SECOND FLOOR CODED PLAN.pdf (view) 2024-02-21 13:49:27 (85.4 kB) //					
N. Fire Alarm		3		\$488,031.62	4 OF 5 - FIRST FLOOR PLAN.pdf (view) 2024-02-21 13:49:32 (103.1 kB) //					
O. Handicapped Access		2		\$951,546.69	5 OF 5 - SECOND FLOOR PLAN.pdf (view) 2024-02-21 13:49:38 (79 kB) //					
P. Site Condition		3		\$1,668,569.12	Dodge EEHA.pdf (view) 2024-05-28 09:35:34 (1.7 MB) //					
Q. Sewage System		1		\$0.00						
R. Water Supply		1		\$0.00						
S. Exterior Doors		3		\$84,217.12						
T. Hazardous Material		1		\$430,854.42						
U. Life Safety		3		\$808,144.67						
V. Loose Furnishings		3		\$1,268,668.73						
W. Technology		3		\$1,871,192.32						
X. Construction Contingency / Non-Construction Cost		-		\$7,928,535.88						
Total					\$40,382,234.29					

Building Component Information - Twinsburg City (50070) - George G. Dodge Intermediate School (61481)

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 Building (1970)		21349			2343		4646	2049						
Original Building - Auditorium (1970)	3794													
Addition 1 (1979)		1382		3476										
Addition 2 (1994)		118												
Total	3,794	22,849	0	3,476	2,343	0	4,646	2,049	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - Samuel Bissell Elementary (2766)

District: Twinsburg City Name: Samuel Bissell Elementary Address: 1811 Glenwood Dr. Twinsburg,OH 44087 Bldg. IRN: 2766					County: Summit Contact: Misty Johnson Phone: 330-486-2100 Date Prepared: 2023-12-18 Date Revised: 2024-05-28					Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets				
Current Grades		2-3		Acreage:		20.00		Suitability Appraisal Summary						
Proposed Grades		N/A		Teaching Stations:		38								
Current Enrollment		576		Classrooms:		32								
Projected Enrollment		N/A												
Addition		Date	HA	Number of Floors		Current Square Feet								
Original Building		1964	1	1		45,372		Cover Sheet						
Addition 1		1992	1	1		24,680		1.0 The School Site						
Addition 2		1997	1	1		1,828		2.0 Structural and Mechanical Features						
Addition 3		1999	1	1		837		3.0 Plant Maintainability						
Total						72,717		4.0 Building Safety and Security						
								5.0 Educational Adequacy						
								6.0 Environment for Education						
								LEED Observations						
								Commentary						
								Total						
								1000						
								724						
								72%						
								Satisfactory						
								C=Under Contract						
								Existing Square Feet						
								Cost per Sq. Ft.						
								\$0.00						
								Renovation Cost Factor						
								107.00%						
								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.]						
								Supporting Documents						
								1 OF 3- AERIAL SITE PLAN.pdf (view) 2024-02-21 13:48:55 (143.1 kB) //						
								2 OF 3- CODED PLAN.pdf (view) 2024-02-21 13:49:01 (119.5 kB) //						
								3 OF 3- ADDITION PLAN.pdf (view) 2024-02-21 13:49:06 (152.4 kB) //						
								Bissell EEHA.pdf (view) 2024-05-28 09:38:38 (1.4 MB) //						

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	78	78%	Satisfactory
2.0 Structural and Mechanical Features	200	146	73%	Satisfactory
3.0 Plant Maintainability	100	74	74%	Satisfactory
4.0 Building Safety and Security	200	145	73%	Satisfactory
5.0 Educational Adequacy	200	141	71%	Satisfactory
6.0 Environment for Education	200	140	70%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	724	72%	Satisfactory

C=Under Contract	
Existing Square Feet	
Cost per Sq. Ft.	\$0.00
Renovation Cost Factor	107.00%
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.]	

Supporting Documents	
1 OF 3- AERIAL SITE PLAN.pdf	(view) 2024-02-21 13:48:55 (143.1 kB) //
2 OF 3- CODED PLAN.pdf	(view) 2024-02-21 13:49:01 (119.5 kB) //
3 OF 3- ADDITION PLAN.pdf	(view) 2024-02-21 13:49:06 (152.4 kB) //
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Building Component Information - Twinsburg City (50070) - Samuel Bissell Elementary (2766)

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 Building (1964)		7962		3476										
Addition 1 (1992)		4393			2541		3352	1727						
Addition 2 (1997)														
Addition 3 (1999)		252												
Total	0	12,607	0	3,476	2,541	0	3,352	1,727	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - Wilcox Primary School (41251)

District: Twinsburg City Name: Wilcox Primary School Address: 9198 Darrow Rd Twinsburg,OH 44087 Bldg. IRN: 41251					County: Summit Contact: Lynn Villa Turner Phone: 330-486-2030 Date Prepared: 2023-12-20 Date Revised: 2024-05-28					Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets				
Current Grades		PK-1	Acreage:		10.25	Suitability Appraisal Summary								
Proposed Grades		N/A	Teaching Stations:		44									
Current Enrollment		778	Classrooms:		40									
Projected Enrollment		N/A												
Addition		Date	HA	Number of Floors	Current Square Feet	Cover Sheet								
Original Building		1960	1	1	28,864	1.0 The School Site								
Addition 1		1991	1	1	38,804	2.0 Structural and Mechanical Features								
Addition 2		1999	1	1	16,727	3.0 Plant Maintainability								
Total					84,395	4.0 Building Safety and Security								
		*HA =		Handicapped Access		5.0 Educational Adequacy								
		*Rating =1		Satisfactory		6.0 Environment for Education								
				=2 Needs Repair		LEED Observations								
				=3 Needs Replacement		Commentary								
		*Const P/S=		Present/Scheduled Construction		Total								
						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.]								
						Supporting Documents								
						1 OF 3- AERIAL SITE PLAN.pdf (view) 2024-02-21 13:48:25 (174 kB) //								
						2 OF 3- CODED PLAN.pdf (view) 2024-02-21 13:48:31 (131.4 kB) //								
						3 OF 3 -ADDITION PLAN.pdf (view) 2024-02-21 13:48:40 (124.6 kB) //								
						Wilcox EEHA.pdf (view) 2024-05-28 09:39:56 (1.3 MB) //								

Building Component Information - Twinsburg City (50070) - Wilcox Primary School (41251)

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 Building (1960)		4839		2452										
Addition 1 (1991)		6018			2360		3320	1766						
Addition 2 (1999)		3575												
Total	0	14,432	0	2,452	2,360	0	3,320	1,766	0	0	0	0	0	0
Master Planning Considerations														
























Building Summary - R. B. Chamberlin Middle School (5785)

District: Twinsburg City Name: R. B. Chamberlin Middle School Address: 10270 Ravenna Rd Twinsburg, OH 44087 Bldg. IRN: 5785					County: Summit Contact: James Ries Phone: 330-963-8313 Date Prepared: 2023-12-18 Date Revised: 2024-05-28	Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets
Current Grades	7-8	Acreage:	39.21	Suitability Appraisal Summary		
Proposed Grades	N/A	Teaching Stations:	45			
Current Enrollment	597	Classrooms:	32			
Projected Enrollment	N/A					
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible Points Earned Percentage Rating Category
01 Original Building	1957	1	2	33,913	1.0 The School Site	100 85 85% Satisfactory
02 Original Building - Auditorium	1957	1	1	6,387	2.0 Structural and Mechanical Features	200 113 57% Borderline
03 Addition 1	1959	1	1	14,372	3.0 Plant Maintainability	100 60 60% Borderline
04 Addition 2	1960	1	2	42,235	4.0 Building Safety and Security	200 121 61% Borderline
05 Addition 3	1962	1	1	3,715	5.0 Educational Adequacy	200 138 69% Borderline
06 Addition 4	1986	1	1	11,614	6.0 Environment for Education	200 116 58% Borderline
08 Addition 6	1992	1	2	8,981	LEED Observations	— — — —
09 Addition 7	1999	1	2	640	Commentary	— — — —
07 Addition 5	1989	1	1	1,609	Total	1000 633 63% Borderline
Total				123,466	C=Under Contract	
					Existing Square Feet	
					Cost per Sq. Ft.	\$0.00
					Renovation Cost Factor	107.00%
					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.]	
FACILITY ASSESSMENT Cost Set: 2024						
		Rating		Dollar Assessment		
A.	Heating System	3		\$7,547,199.03		
B.	Roofing	3		\$1,811,207.18		
C.	Ventilation / Air Conditioning	3		\$84,000.00		
D.	Electrical Systems	3		\$4,600,343.16		
E.	Plumbing and Fixtures	3		\$1,216,871.66		
F.	Windows	3		\$2,370,495.50		
G.	Structure: Foundation	2		\$75,000.00		
H.	Structure: Walls and Chimneys	2		\$456,083.87		
I.	Structure: Floors and Roofs	1		\$0.00		
J.	General Finishes	3		\$4,829,589.15		
K.	Interior Lighting	3		\$1,039,583.72		
L.	Security Systems	3		\$616,095.34		
M.	Emergency/Egress Lighting	3		\$8,616.12		
N.	Fire Alarm	3		\$480,282.74		
O.	Handicapped Access	3		\$850,562.21		
P.	Site Condition	3		\$1,215,862.06		
Q.	Sewage System	3		\$17,493.00		
R.	Water Supply	1		\$0.00		
S.	Exterior Doors	3		\$145,760.40		
T.	Hazardous Material	1		\$226,117.06		
U.	Life Safety	3		\$677,354.76		
V.	Loose Furnishings	3		\$1,245,842.18		
W.	Technology	3		\$2,185,348.20		
X.	Construction Contingency / Non-Construction Cost	-		\$7,744,333.60		
Total				\$39,444,040.94		

Building Component Information - Twinsburg City (50070) - R. B. Chamberlin Middle School (5785)

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
01 Original Building (1957)		8687					4018	1311						
02 Original Building - Auditorium (1957)	6387													
03 Addition 1 (1959)				8779										
04 Addition 2 (1960)		7199			3751									
05 Addition 3 (1962)		175												
06 Addition 4 (1986)		691												
07 Addition 5 (1989)														
08 Addition 6 (1992)		1356												
09 Addition 7 (1999)														
Total	6,387	18,108	0	8,779	3,751	0	4,018	1,311	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - Twinsburg High School (136101)

District: Twinsburg City Name: Twinsburg High School Address: 10084 Ravenna Road Twinsburg, 44087 Bldg. IRN: 136101					County: Summit Area: Northeastern Ohio (8) Contact: Emily Hunt Phone: 330-486-2407 Date Prepared: 2024-01-09 By: Jesuida Arkaxhiu Date Revised: 2024-03-14 By: Jesuida Arkaxhiu						
Current Grades		9-12	Acreage:		56.80	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:		74						
Current Enrollment		1291	Classrooms:		60						
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet	Section		Points Possible	Points Earned	Percentage	Rating Category
01 Original Building		1999	1	2	240,645	1.0 The School Site		100	74	74%	Satisfactory
02 Auditorium		1999	1	2	15,575	2.0 Structural and Mechanical Features		200	162	81%	Satisfactory
04 The Shell		1999	1	2	25,945	3.0 Plant Maintainability		100	80	80%	Satisfactory
03 City Fitness Center		1999	1	2	72,337	4.0 Building Safety and Security		200	135	68%	Borderline
						5.0 Educational Adequacy		200	160	80%	Satisfactory
						6.0 Environment for Education		200	147	74%	Satisfactory
						LEED Observations		—	—	—	—
						Commentary		—	—	—	—
Total					354,502	Total		1000	758	76%	Satisfactory
	*HA	=	Handicapped Access				C=Under Contract				
	*Rating	=1	Satisfactory								
		=2	Needs Repair								
		=3	Needs Replacement								
	*Const P/S	=	Present/Scheduled Construction								
FACILITY ASSESSMENT Cost Set: 2024					Dollar Assessment						
	A. Heating System		3	\$3,906,612.04	C	Existing Square Feet 354,502					
	B. Roofing		3	\$2,129,469.00		Cost per Sq. Ft. \$390.13					
	C. Ventilation / Air Conditioning		2	\$7,793,983.04		Renovation Cost Factor 107.00%					
	D. Electrical Systems		3	\$272,966.54		Cost to Renovate (Cost Factor applied) \$48,433,863.98					
	E. Plumbing and Fixtures		2	\$459,793.22		Reprogramming Cost \$1,113,927.16					
	F. Windows		2	\$305,227.00		Cost to Renovate w/ Reprogramming \$49,547,791.14					
	G. Structure: Foundation		1	\$0.00		Cost to Replace \$138,301,865.26					
	H. Structure: Walls and Chimneys		2	\$265,242.80		Renovate/Replace 35.83%					
	I. Structure: Floors and Roofs		1	\$0.00		[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.]					
	J. General Finishes		3	\$8,833,633.46	-	Supporting Documents					
	K. Interior Lighting		3	\$2,984,906.84	-	1 OF 7- AERIAL SITE PLAN.pdf (view) 2024-03-14 09:52:03 (118.7 kB) //					
	L. Security Systems		3	\$1,308,112.38	-	2 OF 7- CODED FIRST FLOOR PLAN.pdf (view) 2024-03-14 09:52:19 (172.8 kB) //					
	M. Emergency/Egress Lighting		3	\$460,852.60	-	3 OF 7- CODED SECOND FLOOR PLAN.pdf (view) 2024-03-14 09:52:24 (115.8 kB) //					
	N. Fire Alarm		3	\$1,379,012.78	-	4 OF 7- CODED MECH. MEZZANINE FLOOR PLAN.pdf (view) 2024-03-14 09:52:29 (73.1 kB) //					
	O. Handicapped Access		2	\$183,492.96	-	5 OF 7- FIRST FLOOR ADDITION PLAN.pdf (view) 2024-03-14 09:52:33 (152.4 kB) //					
	P. Site Condition		3	\$1,168,086.50	-	6 OF 7- SECOND FLOOR ADDITION PLAN.pdf (view) 2024-03-14 09:52:39 (100.6 kB) //					
	Q. Sewage System		1	\$0.00	-	7 OF 7- MECH. MEZZANINE ADDITION PLAN.pdf (view) 2024-03-14 09:52:44 (68.1 kB) //					
	R. Water Supply		1	\$0.00	-						
	S. Exterior Doors		3	\$125,677.86	-						
	T. Hazardous Material		1	\$0.00	-						
	U. Life Safety		1	\$10,000.00	-						
	V. Loose Furnishings		1	\$1,864,911.20	-						
	W. Technology		3	\$2,926,051.05	-						
-	X. Construction Contingency / Non-Construction Cost		-	\$8,887,262.17	-						
Total					\$45,265,293.44						

Building Component Information - Twinsburg City (50070) - Twinsburg High School (136101)

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
01 Original Building (1999)		41114		16447	8179		7351	4325						
02 Auditorium (1999)	15575													
03 City Fitness Center (1999)														
04 The Shell (1999)		3691												
Total	15,575	44,805	0	16,447	8,179	0	7,351	4,325	0	0	0	0	0	0
Master Planning Considerations														

Master Plan Worksheets for Twinsburg High School

Reprogramming

Building Name:	Twinsburg High School
Current Grades Housed:	9-12 ()
Existing Building Size (SF):	354,502
OSDM Required Building Size:	264,014.51
Additional SF:	0
District Has Central Food Prep:	no
Casework Replacment (Assessment Item J)	no
Large Restroom Fixture Replacement	no
Comprehensive Vocational	no

Projected Enrollment	
Level	Enrollment
Middle School	802
High School	992
Career Technical School	91

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	44,805	53,906	0	107,812	0	
Ag Ed		3,100	0	6,200	0	
Gymnasium	16,447	22,500	0	33,750	0	
Media Center	8,179	6,598	1,581	13,196	0	
Vocational		3,100	0	6,200	0	
Student Dining	7,351	10,996	0	21,992	0	
Kitchen	4,325	6,597.5	0	13,195	0	
Auxiliary Gym		7,000	0	10,500	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
02 Auditorium	15,575	0	15,575		015,575	
03 City Fitness Center	72,337	0	72,337		072,337	
Total Oversized			89,493		87,912	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$836,655.88
CONSTRUCTION CONTINGENCY	\$58,565.91
SOFT COSTS (16.29%)	\$145,831.63
COST REGION ADJUSTMENT (107.00%)	\$72,873.74
TOTAL REPROGRAMMING BUDGET	\$1,113,927.15

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-9,101	16.88%		\$0.00	\$0.00
Ag Ed		0.00%		\$29.45	\$0.00
Gymnasium	-6,053	26.90%	0	\$29.45	\$0.00
Media Center	0	0.00%	0	\$29.45	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	-3,645	33.15%	10,996	\$29.45	\$323,832.20
Kitchen	-2,272.5	34.44%	6,597.5	\$77.73	\$512,823.68
Natatorium		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			17593.5		\$836,655.88

If existing area is being converted to ES space, use conversion budget as follows:	
Conversion to PK-K Classroom per Room	\$34,788.21
Conversion to 1-5 Classroom per Room	\$16,972.61
Large Group Restroom conversion per SF	\$16.85

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: Twinsburg High School
 Current Grades Housed: 9-12 ()
 Existing Building Size (SF): 354,502
 Demolished Additions 0
 Cost Per SF \$390.13
 Cost To Replace \$138,301,865.26
 Leed Allowance \$2,043,410.06
 OSDM Required Bldg Size: 264,014.51
 Additional SF: 0

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Middle School	104,452.48
High School	151,567.68
Career Technical School	7,994.35
CT Program SF Required	0
Total	264,014.51
Level	SF Addition
Middle School	0
High School	0
Career Technical School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	264,014.51
Total SF Addition:	0
SF Required minus SF Addition:	264,014.51

Oversized Spaces

Co-Funded SF: 1,581
 Non-Co-Funded SF: 87,912
 Total SF Oversized Spaces: 89,493

Excess Space

Excess Space SF: 994
 Excess SF Space CT: 0
 Total SF Excess Space: 994

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition: 264,014.51
 Oversized Co-funded SF: 1,581
 Total Co-fundable SF: 265,596
 Total SF x Cost / SF: $265,596 \times \$390.13 = \$103,616,967.48$
 1.5% LEED Allowance: $\$103,616,967.48 \times 98.5\% \times 1.5\% = \$1,530,940.69$

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - : 02 Auditorium 15575
 Total SF x Cost / SF: $15575 \times 390.13 = \$6,076,274.75$
 1.5% LEED Allowance: $\$6,076,274.75 \times 98.5\% \times 1.5\% = \$89,776.96$

Non-Cofunded SF - : 03 City Fitness Center 72337
 Total SF x Cost / SF: $72337 \times 390.13 = \$28,220,833.81$
 1.5% LEED Allowance: $\$28,220,833.81 \times 98.5\% \times 1.5\% = \$416,962.82$

Non-Cofunded SF: Excess Space 994
 Total SF x Cost / SF: $994 \times \$390.13 = \$387,789.22$
 1.5% LEED Allowance: $\$387,789.22 \times 98.5\% \times 1.5\% = \$5,729.59$

Non-Cofunded SF: Excess Building Component OSDM Space 0
 Total SF x Cost / SF: $0 \times 390.13 = \$0.00$
 1.5% LEED Allowance: $\$0.00 \times 98.5\% \times 1.5\% = \0.00

LEED Allowance Co-fundable: \$1,530,940.69
 LEED Allowance Non-Cofundable: \$512,469.37
 Total LEED Allowance: \$2,043,410.06

Co-Funded Oversized Spaces: Oversized Amount

Corridors 0
 Ag Ed 0
 Gymnasium 0
 Media Center 1,581
 Vocational 0
 Student Dining 0
 Kitchen 0
 Auxiliary Gym 0
 Total 1,581

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
 02 Auditorium 15,575
 03 City Fitness Center 72,337
 Total 87,912

Cost Data

Complete Building Cost Data	
Total Cost To Renovate	\$48,433,863.98
M	\$460,852.60
N	\$1,379,012.78
U fire suppression ONLY	\$0.00
Subtotal	\$1,839,865.38
Contingency	\$128,790.58
Non-Construction Costs	\$320,694.06
Regional Cost Factor	\$160,254.50
Total Life Safety Cost	\$2,449,604.52
less total non-cofunded PALFI life safety	\$607,470.85
Total Co-Funded Life Safety Cost	\$1,842,133.66

02 Auditorium	
Cost to Renovate (Cost Factor applied):	\$1,944,792.13
M	\$20,247.50
N	\$60,586.75
U fire suppression ONLY	\$0.00
Sub Total	\$80,834.25
Contingency	\$5,658.40
Non-Construction Costs	\$14,089.65
Regional Cost Factor	\$7,040.76
non-cofunded PALFI life safety	\$107,623.06
Non-OSDM LEED Costs:	\$89,776.96

03 City Fitness Center	
Cost to Renovate (Cost Factor applied):	\$5,573,447.33
M	\$94,038.10
N	\$281,390.93
U fire suppression ONLY	\$0.00
Sub Total	\$375,429.03
Contingency	\$26,280.03
Non-Construction Costs	\$65,438.41
Regional Cost Factor	\$32,700.32
non-cofunded PALFI life safety	\$499,847.79
Non-OSDM LEED Costs:	\$416,962.82

PALFI

Total Enrollment	1,885
Middle School SF Required	104,452.48
High School SF Required	151,567.68
Career Technical School SF Required	7,994.35
CT Program SF Required	0
Existing Building SF	354,502
Total Oversized	89,493
Total Usable Building SF:	265,009
Addition or (Excess Space) SF:*	-994
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF	
Building SF:**	266,590
Renovation Costs	\$40,915,624.52
Reprogramming Costs	\$1,113,927.15
Cost per SF to Renovate	\$157.66
Life Safety Costs	\$1,842,133.66
Co-Funded Life Safety Cost per SF	\$6.91
LFI Cost per SF	\$150.75
LEED Cost per SF	\$5.76
** Building SF does not include non-OSDM spaces	

Project Agreement LFI For Non-OSDM Spaces Summary	
02 Auditorium	
Cost to renovate space: 02 Auditorium	\$1,837,169.07
LEED Costs for Space: 02 Auditorium	\$89,776.96
03 City Fitness Center	
Cost to renovate space: 03 City Fitness Center	\$5,073,599.55
LEED Costs for Space: 03 City Fitness Center	\$416,962.82
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:Twinsburg High School	\$7,417,508.40

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$150.75/SF	\$0.00
LEED Cost For Space 0 SF @ \$5.76/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$150.75/SF	\$0.00
LEED Costs for Space: 0 SF @ \$5.76/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
02 Auditorium	\$1,837,169.07
03 City Fitness Center	\$5,073,599.55
Excess SF from Webtool	\$0.00
Total Renovation PALFI	\$6,910,768.62

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
02 Auditorium	\$89,776.96
03 City Fitness Center	\$416,962.82
Excess SF from Webtool	\$0.00
Total LEED PALFI	\$506,739.78

Right Ratio Calculations

Cost of Renovation	\$48,433,863.98
Reprogramming	\$1,113,927.15
LEED Allowance	\$2,043,410.06
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowances & manual LFIs as indicated)	\$967,592.78
Total Building Cost	\$52,558,793.98
Total LFIs/Building	\$7,417,508.40
Revised Project Cost	\$45,141,285.58
Right Replacement	\$103,928,746.00
100% Cap Differential	-\$58,787,460.43
Negative numbers indicate the dollars remaining until project reaches 100% cap. Positive numbers indicate a need for 100% Cap LFI.	

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	6-12, CT Offsite
ES enrollment	—
MS enrollment	802
HS enrollment	992
CT enrollment	91
Total enrollment	1,885

	SF / Student	AREA
SF per ES student	—	—
SF per MS student	130.24	104,452
SF per HS student	152.79	151,568
SF per CT student	87.85	7,994
Total Gross Square Feet Required from MASTER PLAN		264,014

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	124,830MINIMUM
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MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.

Administrative Spaces 7,648

Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.

Physical Education Spaces 27,820MAXIMUM

MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	8,500	8,500
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	0	0
M-PE-4	Staff Shower	1	0	0
M-PE-5	Student Locker Room	1	0	0
M-PE-6	Student Restroom/Shower	1	0	0
M-PE-7	Physical Education Storage	1	0	0
H-PE-1	Gymnasium	1	12,400	12,400
H-PE-2	Auxiliary Gymnasium	1	0	0
H-PE-3	Student Locker Room	1	1,400	1,400
H-PE-4	Student Restroom/Shower	1	600	600
H-PE-5	Physical Education Storage	1	800	800
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	120	120
H-PE-9	Lobby Services	1	200	200
H-PE-10	Training Room	1	400	400
H-PE-11	Physical Health Classroom	1	1,500	1,500
H-PE-12	Multi-use P.E. Room	1	1,600	1,600

Food Service Spaces / Custodial Spaces / Building Services 77,552

Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.

Facility Total (NET SF)	237,850
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	264,014
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	264,014

Teaching Stations
 ES Teaching Stations —
 MS Teaching Stations 38
 HS Teaching Stations 47
 CT Teaching Stations 4

Parking		ESMS HS CT		
Enrollment		—	802	992 91
Teachers		—	38	47 4
Ancillary Staff		—	16	20 2
Administration		—	11	13 1
Custodial / Maintenance		—	5	7 1
Food Service		—	8	10 1
Total Staff Parking		—	78	97 9
Total Visitor		—	16	20 2
High School Student Parking		—	—	198 18
Other		—	58	71 5
TOTAL CO-FUNDED PARKING		—	152	386 34

Master Plan Worksheets for New PK-6

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration			PK-6
ES enrollment			1,862
MS enrollment			108
HS enrollment			—
CT enrollment			—
Total enrollment			1,970
		SF / Student	AREA
SF per ES student		104.27	194,151
SF per MS student		119.84	12,943
SF per HS student		—	—
SF per CT student		—	—
Total Gross Square Feet Required from MASTER PLAN			207,094

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	97,917	MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.			
Administrative Spaces		5,999	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.			
Physical Education Spaces		11,400	MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.			

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400
M-PE-1	Gymnasium	1	4,000	4,000
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	150	150
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,200	1,200
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	300	300

Food Service Spaces / Custodial Spaces / Building Services	71,255
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.	
Facility Total (NET SF)	186,571
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	207,094
Career Technical Program Space	0 REQUIRED
Total Proposed Gross Square Footage	207,094

Teaching Stations
ES Teaching Stations 74
MS Teaching Stations 5
HS Teaching Stations —
CT Teaching Stations —

Parking		ES	MSHSCT
Enrollment		1,862,108	— —
Teachers	74	5	— —
Ancillary Staff	37	2	— —
Administration	25	1	— —
Custodial / Maintenance	12	1	— —
Food Service	19	1	— —
Total Staff Parking	167	10	— —
Total Visitor	37	2	— —
High School Student Parking	—	—	— —
Other	92	8	— —
TOTAL CO-FUNDED PARKING	296	20	— —



Twinsburg City School District
 Summit County
 05/24/24 Date

Twinsburg City - Summit - ELPP - Final Preferred Plan - OFCC 8/22/2024 CB 9/30/2024 (Master Facility Plan Name)

Description of Master Plan:	* Build one (1) new Elementary School to house grades PK-6. * Renovate Twinsburg High School to house grades 7-12 and Career Tech (off-site). * Allowance to Abate/Demolish George G. Dodge Intermediate School, Samuel Bissell Elementary School, and Wilcox Primary School. * Abandon with an Allowance to Abate/Demolish R.B. Chamberlin Middle School.
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ELPP Participant

Step 1. Assessed Valuation	\$ 1,052,811,990
Step 2. Net Bonded Indebtedness	\$ 1,921,569
Step 3. Project Cost	\$ 128,945,713
Step 4. Required level of indebtedness (.05 + [.0002 x (83) percentile** - 1]) of assessed valuation*	6.64% \$ 69,906,716

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

Worth of Local Share	
Step 4: \$	69,906,716
minus Step 2: \$	1,921,569
Total: \$	67,985,147

Step 6. Required percentage of the project costs equals (.01 x basic project costs x (83) percentile **)	83.00% \$ 107,024,942
Step 7. Amount of Bond issue or Alternative Funding must be the greater of:	
a. a required percentage of the project costs	\$ 107,024,942
b. the amount necessary to raise the net bonded indebtedness of the District to within \$5,000 of the required level of indebtedness	\$ 67,985,147
c. The District's share would be for	\$ 107,024,942

Total Project Cost:

State \$	21,920,771	17%
Local \$	107,024,942	83%
Total \$	128,945,713	

Total Project Cost w LFI:

LFI \$	16,397,049
State \$	21,920,771
Local \$	123,421,991
Total \$	145,342,762

Note 1: District's valuation for the year preceding the year in which the Controlling Board approved the project under ORC 3318.04.

Note 2: 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%)



**Facilities
Construction
Commission**

CERTIFICATION OF NET BONDED INDEBTEDNESS

	\$ <u>2,463,745</u>	Par Value of Net Bonded Indebtedness <i>(ORC 3318.01(F))</i>
-	\$ <u>542,176</u>	Less Balance of Bond Retirement Account
=	\$ <u>1,921,569</u>	Certified Net Bonded Indebtedness

The School District Treasurer and Bond Counsel do hereby certify that the amount shown above is a true statement of the estimated Net Bonded Indebtedness as of **June 30, 2024**.

Twinsburg City School District

Squire Patton Boggs (US) LLP (Bond Counsel)

Summit (County)

Julia Rozsnyai

Treasurer (Print Name)

Julia Rozsnyai
Signature

05/16/2024

Date

Michael L. Sharb, Partner

Bond Counsel (Print Name)

Michael L. Sharb
Signature

05/16/2024

Date

Twinsburg City School District (Summit County)

Scope of the Local Project Phase:

The discrete part of the master facilities plan identified by the School District Board to be undertaken using local resources (Local Project Phase) shall consist of the following: **Build one (1) new Elementary School to house grades PK-6 and an allowance to Abate/Demolish George G. Dodge Intermediate School, Samuel Bissell Elementary School, and Wilcox Primary School.**

Calculation of Project Cost:

New Elementary School (PK-6 / 227,926 sf)

New Construction Costs

Sitework Costs	\$ 7,197,148
Building Construction Cost	\$ 53,912,121
Loose Furnishings	\$ 3,473,000
Technology	\$ 3,763,147
Construction Contingency	\$ 3,597,127
Bid Contingency	\$ 3,597,127
	\$ 75,539,670

Non-construction Costs

Land Survey	\$ 60,432
Soil Borings/Phase I Envir. Report	\$ 52,878
Agency Approval Fees (Bldg. Code)	\$ 226,619
Construction Testing	\$ 657,195
Printing - Bid Documents	\$ 143,525
Advertising for Bids	\$ 15,108
Builders Risk Insurance	\$ 211,511
Design Professional Compensation	\$ 4,910,079
CM Compensation (Allocation)	\$ 4,532,380
Commissioning (includes maintenance plan advisor)	\$ 302,159
Non-Construction Contingency	\$ 1,050,179
	\$ 12,162,065

Renovation Budget (If applicable: A-W + RCF+ Reprogramming)

Swing Space	\$ -
ADA Playground Surface	\$ 618,184
Site Access Safety Improvements	\$ 300,000
Storm Shelter	\$ -
Hardening (sf)	0
ERRCS	\$ 296,304
LEED	\$ -
	\$ 1,214,488

Total Construction Cost	\$ 75,539,670
Total Non Construction Cost (if applicable, include Reno Item "X")	\$ 12,162,065
Total Renovation Budget	\$ -
Total Allowances	\$ 1,214,488
Total Career Tech Cost	\$ -
Total Project Cost	\$ 88,916,222

New Construction Budget

New Elementary School (PK-6 / 227,926 sf)	\$ 88,916,222
Total New Budget Breakdown	\$ 88,916,222

Project Agreement LFI's (included in total budget dollars)

New Elementary School (PK-6 / 227,926 sf)	\$ 6,152,520
Total LFI's	\$ 6,152,520

Abate & Demolish

George G. Dodge Intermediate School	\$ 1,501,032
Samuel Bissell Elementary School	\$ 843,499
Wilcox Primary School	\$ 920,529
Total Abate/Demo Breakdown	\$ 3,265,060

Total Budget for **NEW** \$ 88,916,222

Total Budget for **Abate/Demo** \$ 3,265,060

Less PA LFI \$ 6,152,520

TOTAL QUALIFYING EXPENDITURES \$ 86,028,762

NOTE: Up to **\$86,028,762** in qualifying expenditures may be applied toward meeting the School District's portion of the basic project cost of the total of the School District's classroom facilities needs as calculated when the School District becomes eligible for state assistance under ORC Section 3318.01 to 3318.20. This amount may be changed only by an amendment to this Exhibit executed by both the Commission and the School District Board.

Expedited Local Partnership Program
DISCRETE PORTION WORKSHEET
SUMMARY SHEET

School District: **Twinsburg City**
Architect: **Cordogan Clark Lesko**
RPC: **TBD**

Identified In The Approved Master Plan

<i>Item</i>	<i>Budgeted Cost</i>
New Buildings	\$82,763,702
Demolition and Abatement Accompanying New Building Work	\$3,265,060
Building Additions	\$0
Demolition and Abatement Accompanying Building Additions	\$0
Renovation Work	\$0
Total from Approved Master Plan	\$86,028,762

Funded By The School District

<i>Local Initiatives</i>	<i>School District Budget</i>
As Part of a New Building (PALFI)	\$6,152,520
As Part of a New Building (Optional LFI)	\$22,300,000
As Part of a Building Addition (PALFI)	\$0
As Part of a Building Addition (Optional LFI)	\$0
As Part of a Renovation (PALFI)	\$0
Total Local Initiative	\$28,452,520

Total From Approved Master Plan + Total Local Initiative	\$114,481,282
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School District Project Funding

Dollar Amount	Unknown	
Levy Type or Other Funding	Bond	(PI, Renewal, Bond, etc.)
Mils	Unknown	
Levy Date	Nov. 2024	

Reviewed By: Joseph DiOrto

Expedited Local Partnership Program
DISCRETE PORTION WORKSHEET
NEW BUILDING & LOCAL INITIATIVE PROJECTS

School District: **Twinsburg City**

2024 Cost Set

Architect: **Cordogan Clark Lesko**

RPC: **TBD**

From the approved master plan: **Twinsburg City - Summit - ELPP - Final Discrete Portion Master Plan - OFCC 8/22/2024 CB 9/30/2024**
 Spaces included are pursuant to the Ohio School Facilities Design Manual and the Expedited Local Partnership Program

New Buildings		From Master Plan	
	Description	Size (SF)	Cost
1	Build one new Elementary School to house 2146 students in grades PK-6 (includes allowances)	227,926	\$82,763,702.31
2			
3			
4			
5			
6			
Totals		227,926	\$82,763,702.31

Optional Cost - Complete Building Demolition and Abatement		From Master Plan			
	Building Name	Size (SF)	Demolition	Abatement	Total
1	George G. Dodge Intermediate School	125,485	\$944,699	\$556,333	\$1,501,032
2	Samuel Bissell Elementary School	72,717	\$547,559	\$295,940	\$843,499
3	Wilcox Primary School	84,395	\$635,494	\$285,034	\$920,529
4					\$0
Totals		282,597	\$2,127,752	\$1,137,307	\$3,265,060

Project Agreement Local Initiative		From the Master Plan	
	Description	Size (SF)	Cost
1	Preferred Plan PALFI applied to the new Elementary School housing grades PK-6.	N/A	\$6,152,520.00
2			
3			
4			
Totals		0	\$6,152,520.00

Optional Additional LFI		From the School District	
	Description	Size (SF)	Cost
1	Tiger Stadium Replacement	N/A	\$16,000,000.00
2	Bus Maintenance Garage Replacement	N/A	\$5,000,000.00
3	Board of Education Building	TBD	\$1,300,000.00
4			
5			
6			
Totals		0	\$22,300,000.00

Reviewed By: *Joseph DiOrta*

Twinsburg City School District (Summit County)

The School District has indicated the following scope of work to be performed as Locally Funded Initiatives in accordance with the terms outlined in the Project Agreement:

Optional LFI Scope Of Work:

Tiger Stadium Replacement	\$16,000,000
Bus Maintenance Garage Replacement	\$5,000,000
Board of Education Building	\$1,300,000

Total Optional LFI Cost: \$22,300,000

Master Plan Name Twinsburg City - Summit - ELPP - Final Discrete Portion Master Plan - OFCC 8/22/2024 CB 9/30/2024
Program ELPP 2023-05-22 (Active)
Rank 501
School District Twinsburg City School District
School District IRN 50070
County Summit County
Cost Region 8 (New Construction Cost Factor: 107.00%)
Cost Set 2024 (for everything)
Bracketing Set 2024
Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2032-2033	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	76				
K	289	PK-12	3764	3764	0
1	294	PK-5	1862	1862	0
2	297	6-8	910	910	0
3	300	9-12	992	992	0
4	301	PK-8	2772	2772	0
5	305	6-12	1902	1902	0
6	284	CT	91	91	0
7	302				
8	324				
9	273				
10	254				
11	248				
12	217				
CT Offsite	91				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	3855				

- Project Scope:
- Build one (1) new Elementary School to house grades PK-6.
 - Allowance to Abate/Demolish George G. Dodge Intermediate School, Samuel Bissell Elementary School, and Wilcox Primary School.

- Master Planner Commentary:
- Master plan utilizes 2024 OSDM Cost Set and Bracketing.
 - Master Plan based on FINAL district accepted enrollment projections dated September 25, 2023 (2032-2033 planning year).
 - Enhanced Environmental Assessments (EEAs) completed May 2024.
 - 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).
 - The Storm Shelter Allowances have been excluded from the plan. The district has executed a storm shelter intent form.
 - There is a Project Agreement Locally Funded Initiative (PALFI) included for the cost difference between the base plan and the preferred plan applied to the new elementary school. Please see PALFI Summary for details.

Building	Allowance
New PK-6Emergency Responder Radio Coverage Systems for 227,926 SF	\$296,304.00
New PK-6Enhanced ADA Playground Surface	\$618,184.00
New PK-6Site Safety Access Allowance	\$300,000.00

	<u>George G. Dodge Intermediate School</u>	<u>Samuel Bissell Elementary</u>	<u>Wilcox Primary School</u>	<u>New PK-6</u>
Building Program	<u>Master Planning Considerations</u> Expedited Local Partnership Program (ELPP) (2024)	<u>Master Planning Considerations</u> Expedited Local Partnership Program (ELPP) (2024)	<u>Master Planning Considerations</u> Expedited Local Partnership Program (ELPP) (2024)	New Elementary
Cost Set				—
Assessing Consultant	Lawhon & Associates, Inc. - Columbus	Lawhon & Associates, Inc. - Columbus	Lawhon & Associates, Inc. - Columbus	—
Type	Elementary	Elementary	Elementary	Elementary
Acres	28.51	20.00	10.25	—
Grades Housed	4-6	2-3	PK-1	—
Current Enrollment	827	576	778	—
Additions to Demolish	<input type="checkbox"/> 1970 Original Building 85% 87,851 ft² <input type="checkbox"/> 1970 Original Building - Auditorium 50% 3,794 ft² <input type="checkbox"/> 1979 Addition 1 89% 24,244 ft² <input type="checkbox"/> 1994 Addition 2 75% 9,569 ft²	<input type="checkbox"/> 1964 Original Building 79% 45,372 ft² <input type="checkbox"/> 1992 Addition 1 70% 24,680 ft² <input type="checkbox"/> 1997 Addition 2 57% 1,828 ft² <input type="checkbox"/> 1999 Addition 3 78% 837 ft²	<input type="checkbox"/> 1960 Original Building 98% 28,864 ft² <input type="checkbox"/> 1991 Addition 1 80% 38,804 ft² <input type="checkbox"/> 1999 Addition 2 81% 16,727 ft²	—
Grades Housed - Proposed	—	—	—	PK-6
Projected Enrollment	—	—	—	2146
CT Projected Enrollment	—	—	—	—
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Build New
Suitability Rating	Borderline	Satisfactory	Satisfactory	—
Existing ft²	125,458	72,717	84,395	—
Cost/ft² (DM)	\$376.12	\$399.62	\$399.62	—
Cost to Replace	\$47,187,262.96	\$29,059,167.54	\$33,725,929.90	\$0.00
Cost to Renovate	\$43,208,990.69	\$23,778,097.89	\$31,525,194.78	—
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	92%	82%	93%	—
Right Replacement	—	—	—	—
Right Ratio	—	—	—	—
Addition Required	No	No	No	No
—	Addition ft²	Addition ft²	Addition ft²	New ft²
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)	— x — = 0	— x — = 0	— x — = 0	365 x 104.19 = 38,029
Elementary (PK-5)	— x — = 0	— x — = 0	— x — = 0	1,862 x 104.19 = 194,002
Middle (6-8)	— x — = 0	— x — = 0	— x — = 0	284 x 119.45 = 33,924
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	—	—	—	227,925.58
ft² Existing	125,458	72,717	84,395	—
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	—	—	—	0
Less Oversized ft²	125,458	72,717	84,395	—
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	125,458	72,717	84,395	—
Addition ft²	-125,458	-72,717	-84,395	227,926
Cost per ft²	see below	see below	see below	see below
Total Addition Cost	—	—	—	—
—	Cost of Additions	Cost of Additions	Cost of Additions	Cost to Rebuild
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	x = \$0.00	x = \$0.00	194,001.78 x \$376.12 = \$72,967,949.49
Middle (6-8)	x = \$0.00	x = \$0.00	x = \$0.00	33,923.8 x \$434.32 = \$14,733,784.82
High (9-12)	x = \$0.00	x = \$0.00	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	—	—	—	227,926
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$87,701,734.31
Total to Rebuild All Buildings	—	—	—	—
Cost to Reno & Reprogram	—	—	—	\$0.00
Total Addition Cost	—	—	—	—
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$0.00	\$0.00	\$0.00	\$87,701,734.31
Asbestos Abatement	\$556,333.13	\$295,940.03	\$285,034.28	\$0.00
Demolition	\$944,698.74	\$547,559.01	\$635,494.35	\$0.00
Exclude Storm Shelter	—	—	—	Exclude Storm Shelter
LEED Waiver	—	—	—	—
Specific Allowance	\$0.00	\$0.00	\$0.00	\$1,214,488.00
Total Building Cost	\$1,501,031.87	\$843,499.04	\$920,528.63	\$88,916,222.31
Project Agreement LFI	\$0.00	\$0.00	\$0.00	\$6,152,520.00
Co-Funded Portion	\$1,501,031.87	\$843,499.04	\$920,528.63	\$82,763,702.31
Page Subtotal	—	\$92,181,282	—	—
General Allowance	—	\$0	—	—
Total Project Agreement LFI	—	\$6,152,520	—	—
Total Co-Funded Project	—	\$86,028,762	—	—
Total Project Cost	—	\$92,181,282	—	—

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion	Total Building Cost – Project Agreement LFI
Cost to Renovate	The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment. For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.
Cost to Replace	The cost to rebuild a new school with the same square footage.
General Allowance	Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it
LEED Waiver	Exclude the system-managed LEED Specific Allowance.
Project Cost	If the work scope requires no action, the project cost is zero. Otherwise, project cost is calculated as follows (and includes any PALFI): <div style="margin-left: 40px;"> Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical </div>
Renovate÷Replace	<div style="margin-left: 40px;"> renovation + reprogramming costToReplaceSameSquareFootage </div>
Right Ratio	<div style="margin-left: 40px;"> renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment </div> <p>The selected allowances should not include site allowances (see Specific Allowances, "Include" column).</p>
Right Replacement	The cost to rebuild a new school for the proposed number of students, including career technical programs.
Total Building Cost	Total building cost is calculated as follows: <div style="margin-left: 40px;"> Project Cost +Asbestos Abatement +Demolition +Specific Allowance </div>
Total Co-Funded Project	Sum of Co-Funded Portion for each building
Total Project Agreement LFI	General LFIs, plus Per-Building LFIs from a few lines above.
Total Project Cost	Total Project Agreement LFI + Total Co-Funded Project
Total Proposed ft²	<div style="margin-left: 40px;"> Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF </div>

Return To MasterPlan							
Specific Allowances							
	Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
	[New] New PK-6	Site Development	Site Safety Access Allowance	\$300,000.00	A traffic study is required to use this allowance.	Other	no
	[New] New PK-6	ERRCS	Emergency Responder Radio Coverage Systems for 227,926 SF	\$296,304.00	\$1.30/SF	Base CM & A/E Services	yes
	[New] New PK-6	Site Development	Enhanced ADA Playground Surface	\$618,184.00	25 SF/student × \$13.26/SF × 1862 elementary school students	Base CM & A/E Services	yes
Total				\$1,214,488.00			
Return To MasterPlan							

Project Agreement LFI					Return To MasterPlan
Building Name		Amount	Comments		Include in 100% Cap
New PK-6	Preferred Plan PALFI	\$6,152,520.00	Difference between the preferred plan co-funded cost (\$135,098,233) and the Base Plan (\$128,945,713) cost which sets the states funding limit = \$6,152,520		yes
Total		\$6,152,520.00			
					Return To MasterPlan

Building Summary - George G. Dodge Intermediate School (61481)

District: Twinsburg City Name: George G. Dodge Intermediate School Address: 10225 Ravenna Rd Twinsburg,OH 44087 Bldg. IRN: 61481					County: Summit Contact: Reginald Holland Phone: 330-486-2200 Date Prepared: 2023-12-20 Date Revised: 2024-05-28		Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets			
Current Grades		4-6	Acreage:		28.51	Suitability Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:		59					
Current Enrollment		827	Classrooms:		41					
Projected Enrollment		N/A								
Addition		Date	HA	Number of Floors	Current Square Feet					
Original Building - Auditorium		1970	1	1	3,794	Cover Sheet				
Addition 1		1979	1	2	24,244	1.0 The School Site				
Addition 2		1994	1	2	9,569	2.0 Structural and Mechanical Features				
Original Building		1970	1	2	87,851	3.0 Plant Maintainability				
Total					125,458	4.0 Building Safety and Security				
	*HA	=	Handicapped Access			5.0 Educational Adequacy				
	*Rating	=1	Satisfactory			6.0 Environment for Education				
		=2	Needs Repair			LEED Observations				
		=3	Needs Replacement			Commentary				
	*Const P/S	=	Present/Scheduled Construction			Total				
FACILITY ASSESSMENT Cost Set: 2024			Rating	Dollar Assessment	1000					
A. Heating System			3	\$8,128,423.82	672					
B. Roofing			3	\$2,285,053.94	67%					
C. Ventilation / Air Conditioning			3	\$50,000.00	Borderline					
D. Electrical Systems			3	\$4,674,565.08						
E. Plumbing and Fixtures			2	\$219,249.49						
F. Windows			3	\$2,173,062.00						
G. Structure: Foundation			2	\$25,000.00						
H. Structure: Walls and Chimneys			2	\$324,904.80						
I. Structure: Floors and Roofs			1	\$0.00						
J. General Finishes			3	\$5,310,753.21						
K. Interior Lighting			3	\$1,056,356.36						
L. Security Systems			3	\$626,035.42						
M. Emergency/Egress Lighting			2	\$9,069.60						
N. Fire Alarm			3	\$488,031.62						
O. Handicapped Access			2	\$951,546.69						
P. Site Condition			3	\$1,668,569.12						
Q. Sewage System			1	\$0.00						
R. Water Supply			1	\$0.00						
S. Exterior Doors			3	\$84,217.12						
T. Hazardous Material			1	\$430,854.42						
U. Life Safety			3	\$808,144.67						
V. Loose Furnishings			3	\$1,268,668.73						
W. Technology			3	\$1,871,192.32						
X. Construction Contingency / Non-Construction Cost			-	\$7,928,535.88						
Total				\$40,382,234.29						
C=Under Contract										
Existing Square Feet										
Cost per Sq. Ft.						\$0.00				
Renovation Cost Factor						107.00%				
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.]										
Supporting Documents										
1 OF 5- AERIAL SITE PLAN.pdf (view) 2024-02-21 13:49:18 (125.3 kB) //										
2 OF 5- FIRST FLOOR CODED PLAN.pdf (view) 2024-02-21 13:49:22 (115 kB) //										
3 OF 5- SECOND FLOOR CODED PLAN.pdf (view) 2024-02-21 13:49:27 (85.4 kB) //										
4 OF 5 - FIRST FLOOR PLAN.pdf (view) 2024-02-21 13:49:32 (103.1 kB) //										
5 OF 5 - SECOND FLOOR PLAN.pdf (view) 2024-02-21 13:49:38 (79 kB) //										
Dodge EEHA.pdf (view) 2024-05-28 09:35:34 (1.7 MB) //										

Building Component Information - Twinsburg City (50070) - George G. Dodge Intermediate School (61481)

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 Building (1970)		21349			2343		4646	2049						
Original Building - Auditorium (1970)	3794													
Addition 1 (1979)		1382		3476										
Addition 2 (1994)		118												
Total	3,794	22,849	0	3,476	2,343	0	4,646	2,049	0	0	0	0	0	0
Master Planning Considerations														

Main Assessment Menu - Twinsburg City (50070) - Samuel Bissell Elementary (2766)

Building Summary - Samuel Bissell Elementary (2766)

[illegible]

Building Component Information - Twinsburg City (50070) - Samuel Bissell Elementary (2766)

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 Building (1964)		7962		3476										
Addition 1 (1992)		4393			2541		3352	1727						
Addition 2 (1997)														
Addition 3 (1999)		252												
Total	0	12,607	0	3,476	2,541	0	3,352	1,727	0	0	0	0	0	0
Master Planning Considerations														

Building Summary - Wilcox Primary School (41251)

District: Twinsburg City Name: Wilcox Primary School Address: 9198 Darrow Rd Twinsburg,OH 44087 Bldg. IRN: 41251					County: Summit Contact: Lynn Villa Turner Phone: 330-486-2030 Date Prepared: 2023-12-20 Date Revised: 2024-05-28					Area: Northeastern Ohio (8) By: Jesuida Arkaxhiu By: Heather Shiets				
Current Grades		PK-1	Acreage:		10.25	Suitability Appraisal Summary								
Proposed Grades		N/A	Teaching Stations:		44									
Current Enrollment		778	Classrooms:		40									
Projected Enrollment		N/A												
Addition		Date	HA	Number of Floors	Current Square Feet									
Original Building		1960	1	1	28,864	1.0 The School Site								
Addition 1		1991	1	1	38,804	2.0 Structural and Mechanical Features								
Addition 2		1999	1	1	16,727	3.0 Plant Maintainability								
Total					84,395	4.0 Building Safety and Security								
		*HA =		Handicapped Access		5.0 Educational Adequacy								
		*Rating		=1 Satisfactory		6.0 Environment for Education								
				=2 Needs Repair		LEED Observations								
				=3 Needs Replacement		Commentary								
		*Const P/S=		Present/Scheduled Construction		Total								
						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.]								
						Supporting Documents								
						1 OF 3- AERIAL SITE PLAN.pdf (view) 2024-02-21 13:48:25 (174 kB) //								
						2 OF 3- CODED PLAN.pdf (view) 2024-02-21 13:48:31 (131.4 kB) //								
						3 OF 3 -ADDITION PLAN.pdf (view) 2024-02-21 13:48:40 (124.6 kB) //								
						Wilcox EEHA.pdf (view) 2024-05-28 09:39:56 (1.3 MB) //								

Building Component Information - Twinsburg City (50070) - Wilcox Primary School (41251)

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 Building (1960)		4839		2452										
Addition 1 (1991)		6018			2360		3320	1766						
Addition 2 (1999)		3575												
Total	0	14,432	0	2,452	2,360	0	3,320	1,766	0	0	0	0	0	0
Master Planning Considerations														

Master Plan Worksheets for New PK-6

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration		PK-6
ES enrollment		1,862
MS enrollment		284
HS enrollment		—
CT enrollment		—
Total enrollment		2,146
	SF / Student	AREA
SF per ES student	104.19	194,002
SF per MS student	119.45	33,924
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		227,926

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	107,767MINIMUM
MINIMUM SQUARE FOOTAGE REQUIRED - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces		6,603
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		11,400MAXIMUM
MAXIMUM SQUARE FOOTAGE ALLOWED - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400
M-PE-1	Gymnasium	1	4,000	4,000
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	150	150
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,200	1,200
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	300	300

Food Service Spaces / Custodial Spaces / Building Services	79,569
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.	
Facility Total (NET SF)	205,339
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	227,926
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	227,926

Teaching Stations

ES Teaching Stations 74
MS Teaching Stations 13
HS Teaching Stations —
CT Teaching Stations —

Parking		ES	MSHSCT
Enrollment	1,862,284	—	—
Teachers	74	13	—
Ancillary Staff	37	6	—
Administration	25	4	—
Custodial / Maintenance	12	2	—
Food Service	19	3	—
Total Staff Parking	167	28	—
Total Visitor	37	6	—
High School Student Parking	—	—	—
Other	92	18	—
TOTAL CO-FUNDED PARKING	296	52	—