

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 Planner FutureThink

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 Master Planning Considerations			Samuel Bissell Elementary Master Planning Considerations			Wilcox Primary School Master Planning Considerations			R. B. Chamberlin Middle School Master Planning Considerations		
Building 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]		
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% 87,851 ft ² <input type="checkbox"/> 1970 Original Building - Auditorium 50% 3,794 ft ² <input type="checkbox"/> 1979 Addition 1 89% 24,244 ft ² <input type="checkbox"/> 1994 Addition 2 75% 9,569 ft ²			<input type="checkbox"/> 1964 Original Building 79% 45,372 ft ² <input type="checkbox"/> 1992 Addition 1 70% 24,680 ft ² <input type="checkbox"/> 1997 Addition 2 57% 1,828 ft ² <input type="checkbox"/> 1999 Addition 3 78% 837 ft ²			<input type="checkbox"/> 1960 Original Building 98% 28,864 ft ² <input type="checkbox"/> 1991 Addition 1 80% 38,804 ft ² <input type="checkbox"/> 1999 Addition 2 81% 16,727 ft ²			<input type="checkbox"/> 1957 01 Original Building 88% 33,913 ft ² <input type="checkbox"/> 1957 02 Original Building - Auditorium 63% 6,387 ft ² <input type="checkbox"/> 1959 03 Addition 1 80% 14,372 ft ² <input type="checkbox"/> 1960 04 Addition 2 76% 42,235 ft ² <input type="checkbox"/> 1962 05 Addition 3 77% 3,715 ft ² <input type="checkbox"/> 1986 06 Addition 4 73% 11,614 ft ² <input type="checkbox"/> 1989 07 Addition 5 76% 1,609 ft ² <input type="checkbox"/> 1992 08 Addition 6 75% 8,981 ft ² <input type="checkbox"/> 1999 09 Addition 7 72% 640 ft ²		
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 ft ²	125,458			72,717			84,395			123,466		
Cost/ft ² (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		
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 ft ² Required	---			---			---			---		
ft ² 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 ft ²	---			---			---			---		
Less Oversized ft ²	125,458			72,717			84,395			123,466		
CT ft ² Existing	---			---			---			---		
CT ft ² Not Programmed	---			---			---			---		
Less CT ft ²	125,458			72,717			84,395			123,466		
Addition ft ²	-125,458			-72,717			-84,395			-123,466		
Cost per ft ²	see below			see below			see below			see below		
Total Addition Cost	---			---			---			---		
Cost Of New SF	SF Required \$/SF Cost			SF Required \$/SF Cost			SF Required \$/SF Cost			SF Required \$/SF Cost		
Elementary (PK-5)	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 ft ²	---			---			---			---		
CT New ft ²	---			---			---			---		
CT Total ft ²	---			---			---			---		
CT Program Total	\$0.00			\$0.00			\$0.00			\$0.00		
Total Proposed ft ²	---			---			---			---		
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			---			---		

	Twinsburg High School Master Planning Considerations			New PK-6 New Elementary		
Building	Expedited Local Partnership Program (ELPP)			—		
Program	[2024]			—		
Cost Set	Architectural Vision Group			—		
Assessing Consultant	High			Elementary		
Type	56.80			—		
Acres	9-12			—		
Grades Housed	1291			—		
Current Enrollment	<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			—		
Additions to Demolish	7-12, CT Offsite			PK-6		
Grades Housed - Proposed	1618			2146		
Projected Enrollment	91			—		
CT Projected Enrollment	Renovate			Build New		
Scope of Work	Satisfactory			—		
Suitability Rating	354,502			—		
Existing ft ²	\$390.13			—		
Cost/ft ² (DM)	\$138,301,865.26			\$0.00		
Cost to Replace	\$48,433,863.99			—		
Cost to Renovate	\$1,009,908.77			\$0.00		
Reprogramming	36%			—		
Renovate+Replace	\$99,211,389.51			—		
Right Replacement	52%			—		
Right Ratio	No			No		
Addition Required	Addition ft ²			New ft ²		
—	Students	sf/Student	sf required	Students	sf/Student	sf required
Proposed Enrollment	— x	=	0	365 x	104.19 =	38,029
Elementary (PK-K)	— x	=	0	1,862 x	104.19 =	194,002
Elementary (PK-5)	626 x	134.08 =	83,934	284 x	119.45 =	33,924
Middle (6-8)	992 x	155.46 =	154,216	— x	=	0
High (9-12)	91 x	89.39 =	8,134	— x	=	0
Career Technical Core Space	246,284.89			227,925.58		
Total ft ² Required	354,502			—		
ft ² Existing	No			No		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	90,109			0		
Oversized ft ²	264,393			—		
Less Oversized ft ²	—			—		
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		
—	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Cost Of New SF	x	=	\$0.00	194,001.78 x	\$376.12 =	\$72,967,949.49
Elementary (PK-5)	x	=	\$0.00	33,923.8 x	\$434.32 =	\$14,733,784.82
Middle (6-8)	x	=	\$0.00	0 x	=	\$0.00
High (9-12)	Career Technical Program Space			—		
Career Technical Core 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): Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical
Renovate+Replace	renovation + reprogramming costToReplaceSameSquareFootage
Right Ratio	renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment The selected allowances should not include site allowances (see Specific Allowances, "Include" column).
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: Project Cost +Asbestos Abatement +Demolition +Specific Allowance
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	Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF

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						

Project Agreement LFIs for Master Plan Twinsburg City - Summit - ELPP - Final Preferred Plan - OFCC 8/22/2024 CB 9/30/2024 - Twinsburg City

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Project Agreement LFIs

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		

[Return To MasterPlan](#)

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

District: Twinsburg City				County: Summit		Area: Northeastern Ohio (8)																																																								
Name: George G. Dodge Intermediate School				Contact: Reginald Holland																																																										
Address: 10225 Ravenna Rd Twinsburg, OH 44087				Phone: 330-486-2200		Date Prepared: 2023-12-20																																																								
Bldg. IRN: 61481				Date Revised: 2024-05-28		By: Jesuida Arkaxhiu Heather Shiets																																																								
Current Grades	4-6	Acreage:	28.51	Suitability Appraisal Summary																																																										
Proposed Grades	N/A	Teaching Stations:	59																																																											
Current Enrollment	827	Classrooms:	41	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating Category</th> </tr> </thead> <tbody> <tr> <td colspan="5">Cover Sheet</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>77</td> <td>77%</td> <td>Satisfactory</td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>135</td> <td>68%</td> <td>Borderline</td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>84</td> <td>84%</td> <td>Satisfactory</td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>114</td> <td>57%</td> <td>Borderline</td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>125</td> <td>63%</td> <td>Borderline</td> </tr> <tr> <td>LEED Observations</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Commentary</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>672</td> <td>67%</td> <td>Borderline</td> </tr> </tbody> </table>				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
Section	Points Possible	Points Earned	Percentage					Rating Category																																																						
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1.0 The School Site	100	77	77%	Satisfactory																																																										
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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																																																										
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																																																										

[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				County: Summit		Area: Northeastern Ohio (8)	
Name: Samuel Bissell Elementary				Contact: Misty Johnson			
Address: 1811 Glenwood Dr. Twinsburg, OH 44087				Phone: 330-486-2100			
Bldg. IRN: 2766				Date Prepared: 2023-12-18		By: Jesuida Arkaxhiu	
				Date Revised: 2024-05-28		By: Heather Shiets	
Current Grades		2-3	Acreage:		20.00		
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		
Addition 1		1992	1	1	24,680		
Addition 2		1997	1	1	1,828		
Addition 3		1999	1	1	837		
Total				72,717			
*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		\$4,213,190.74	
B. Roofing				3		\$2,025,584.20	
C. Ventilation / Air Conditioning				3		\$10,000.00	
D. Electrical Systems				3		\$1,746,552.81	
E. Plumbing and Fixtures				3		\$618,543.90	
F. Windows				3		\$870,305.30	
G. Structure: Foundation				2		\$75,000.00	
H. Structure: Walls and Chimneys				2		\$203,850.60	
I. Structure: Floors and Roofs				1		\$0.00	
J. General Finishes				3		\$2,992,117.26	
K. Interior Lighting				3		\$612,277.14	
L. Security Systems				3		\$268,325.73	
M. Emergency/Egress Lighting				3		\$6,802.20	
N. Fire Alarm				3		\$282,869.13	
O. Handicapped Access				2		\$374,654.03	
P. Site Condition				3		\$867,042.52	
Q. Sewage System				1		\$0.00	
R. Water Supply				1		\$0.00	
S. Exterior Doors				3		\$93,934.48	
T. Hazardous Material				1		\$235,276.62	
U. Life Safety				3		\$378,887.41	
V. Loose Furnishings				2		\$769,231.72	
W. Technology				3		\$1,214,967.39	
X. Construction Contingency / Non-Construction Cost						-\$4,363,108.22	
Total						\$22,222,521.40	
Suitability Appraisal Summary							
Section				Points Possible		Points Earned	
				Percentage		Rating Category	
Cover Sheet				—		—	
1.0 The School Site				100		78%	
2.0 Structural and Mechanical Features				200		73%	
3.0 Plant Maintainability				100		74%	
4.0 Building Safety and Security				200		73%	
5.0 Educational Adequacy				200		71%	
6.0 Environment for Education				200		70%	
LEED Observations				—		—	
Commentary				—		—	
Total				1000		724	
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) //							

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				County: Summit		Area: Northeastern Ohio (8)			
Name: Wilcox Primary School				Contact: Lynn Villa Turner					
Address: 9198 Darrow Rd Twinsburg, OH 44087				Phone: 330-486-2030					
Bldg. IRN: 41251				Date Prepared: 2023-12-20		By: Jesuida Arkaxhiu			
				Date Revised: 2024-05-28		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	Section	Points Possible	Points Earned	Percentage	Rating Category
Original Building	1960	1	1	28,864	Cover Sheet	—	—	—	—
Addition 1	1991	1	1	38,804	1.0 The School Site	100	79	79%	Satisfactory
Addition 2	1999	1	1	16,727	2.0 Structural and Mechanical Features	200	144	72%	Satisfactory
Total				84,395	3.0 Plant Maintainability	100	82	82%	Satisfactory
*HA =		Handicapped Access							
*Rating =		1 Satisfactory							
		=2 Needs Repair							
		=3 Needs Replacement							
*Const P/S =		Present/Scheduled Construction							
FACILITY ASSESSMENT				Dollar	LEED Observations				
Cost Set: 2024				Assessment	Commentary				
Rating				C	Total				
A. Heating System				3	\$5,467,952.05	1000			
B. Roofing				3	\$2,327,221.90	720			
C. Ventilation / Air Conditioning				3	\$16,478.25	72%			
D. Electrical Systems				3	\$3,144,557.70	Satisfactory			
E. Plumbing and Fixtures				3	\$664,221.32				
F. Windows				3	\$1,770,949.00				
G. Structure: Foundation				2	\$4,199.40				
H. Structure: Walls and Chimneys				2	\$394,204.72				
I. Structure: Floors and Roofs				1	\$0.00				
J. General Finishes				3	\$3,608,207.48				
K. Interior Lighting				3	\$710,605.90				
L. Security Systems				3	\$311,417.55				
M. Emergency/Egress Lighting				3	\$109,713.50				
N. Fire Alarm				3	\$328,296.55				
O. Handicapped Access				2	\$512,103.42				
P. Site Condition				3	\$1,175,709.06				
Q. Sewage System				1	\$0.00				
R. Water Supply				1	\$0.00				
S. Exterior Doors				3	\$161,956.00				
T. Hazardous Material				1	\$227,085.46				
U. Life Safety				3	\$429,164.49				
V. Loose Furnishings				3	\$903,870.45				
W. Technology				3	\$1,410,240.45				
X. Construction Contingency / Non-Construction Cost				-	\$5,784,644.22				
Total					\$29,462,798.87				

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								
				Section	Points Possible	Points Earned	Percentage	Rating Category	
Addition				Date	HA	Number of Floors	Current Square Feet		
Cover Sheet				—				—	
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	
				<p><i>[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]</i></p>					
FACILITY ASSESSMENT				Cost Set: 2024		Rating		Dollar Assessment	
A.	Heating System	3	\$7,547,199.03	-	Supporting Documents				
B.	Roofing	3	\$1,811,207.18	-	1 OF 5 - AERIAL SITE PLAN.pdf (view) 2024-03-11 13:09:52 (160.1 kB) //				
C.	Ventilation / Air Conditioning	3	\$84,000.00	-	2 OF 5 - FIRST FLOOR CODED PLANS.pdf (view) 2024-03-11 13:09:58 (150 kB) //				
D.	Electrical Systems	3	\$4,600,343.16	-	3 OF 5 - SECOND FLOOR CODED PLANS.pdf (view) 2024-03-11 13:10:02 (82.2 kB) //				
E.	Plumbing and Fixtures	3	\$1,216,871.66	-	4 OF 5 - FIRST FLOOR ADDITION PLANS.pdf (view) 2024-03-11 13:10:07 (96.8 kB) //				
F.	Windows	3	\$2,370,495.50	-	5 OF 5 -SECOND FLOOR PLAN ADDITION PLAN.pdf (view) 2024-03-11 13:10:11 (76.3 kB) //				
G.	Structure: Foundation	2	\$75,000.00	-	Chamberlin EEHA.pdf (view) 2024-05-28 09:37:15 (1.8 MB) //				
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 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

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

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

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
<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		7,135
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		27,320MAXIMUM
<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
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

	ES	MS	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	—	116	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			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	107,767	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		6,603	
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		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		0
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
Facility:	Twinsburg High School
Date of Initial Assessment:	Jan 9, 2024
Date of Assessment Update:	Mar 14, 2024
Cost Set:	2024

District IRN:	50070
Building IRN:	136101
Firm:	Architectural Vision Group

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 Planner FutureThink

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 Master Planning Considerations			Samuel Bissell Elementary Master Planning Considerations			Wilcox Primary School Master Planning Considerations			R. B. Chamberlin Middle School Master Planning Considerations										
Building 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]										
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% 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	<input type="checkbox"/> 1957 01 Original Building 88% 33,913 ft²	<input type="checkbox"/> 1957 02 Original Building - Auditorium 63% 6,387 ft²	<input type="checkbox"/> 1959 03 Addition 1 80% 14,372 ft²	<input type="checkbox"/> 1960 04 Addition 2 76% 42,235 ft²	<input type="checkbox"/> 1962 05 Addition 3 77% 3,715 ft²	<input type="checkbox"/> 1986 06 Addition 4 73% 11,614 ft²	<input type="checkbox"/> 1989 07 Addition 5 76% 1,609 ft²	<input type="checkbox"/> 1992 08 Addition 6 75% 8,981 ft²	<input type="checkbox"/> 1999 09 Addition 7 72% 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										
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)	---	---	0	---	---	0	---	---	0	---	---	0								
Elementary (PK-5)	---	---	0	---	---	0	---	---	0	---	---	0								
Middle (6-8)	---	---	0	---	---	0	---	---	0	---	---	0								
High (9-12)	---	---	0	---	---	0	---	---	0	---	---	0								
Career Technical Core Space	---	---	0	---	---	0	---	---	0	---	---	0								
Total ft² Required	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 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			---			---										

	Twinsburg High School Master Planning Considerations			New PK-6 New Elementary		
Building	Expedited Local Partnership Program (ELPP)			—		
Program	[2024]			—		
Cost Set	Architectural Vision Group			—		
Assessing Consultant	High			Elementary		
Type	56.80			—		
Acres	9-12			—		
Grades Housed	1291			—		
Current Enrollment	<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			—		
Additions to Demolish	6-12, CT Offsite			PK-6		
Grades Housed - Proposed	1794			1970		
Projected Enrollment	91			—		
CT Projected Enrollment	Renovate			Build New		
Scope of Work	Satisfactory			—		
Suitability Rating	354,502			—		
Existing ft ²	\$390.13			—		
Cost/ft ² (DM)	\$138,301,865.26			\$0.00		
Cost to Replace	\$48,433,863.99			—		
Cost to Renovate	\$1,113,927.16			\$0.00		
Reprogramming	36%			—		
Renovate+Replace	\$103,928,746.00			—		
Right Replacement	50%			—		
Right Ratio	No			No		
Addition Required	Addition ft ²			New ft ²		
—	Students	sf/Student	sf required	Students	sf/Student	sf required
Proposed Enrollment	— x	=	0	365 x	104.27 =	38,059
Elementary (PK-K)	— x	=	0	1,862 x	104.27 =	194,151
Elementary (PK-5)	802 x	130.24 =	104,452	108 x	119.84 =	12,943
Middle (6-8)	992 x	152.79 =	151,568	— x	=	0
High (9-12)	91 x	87.85 =	7,994	— x	=	0
Career Technical Core Space	264,014.51			207,093.46		
Total ft ² Required	354,502			—		
ft ² Existing	No			No		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	89,493			0		
Oversized ft ²	265,009			—		
Less Oversized ft ²	—			—		
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		
—	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Cost Of New SF	x	=	\$0.00	194,150.74 x	\$376.12 =	\$73,023,976.33
Elementary (PK-5)	x	=	\$0.00	12,942.72 x	\$434.32 =	\$5,621,282.15
Middle (6-8)	x	=	\$0.00	0 x	=	\$0.00
High (9-12)	Career Technical Program Space			—		
Career Technical Core Space	CT Existing ft ²			—		
—	CT New ft ²			—		
—	CT Total ft ²			—		
—	CT Program Total			\$0.00		
—	Total Proposed ft ²			354,502		
—	Total to Rebuild			\$0.00		
—	Total to Rebuild All Buildings			\$78,645,258.48		
—	Cost to Reno & Reprogram			\$49,547,791.15		
—	Total Addition Cost			\$0.00		
—	Total Career Technical			\$0.00		
—	Project Cost			\$49,547,791.15		
—	Asbestos Abatement			\$0.00		
—	Demolition			\$0.00		
—	Exclude Storm Shelter			Exclude Storm Shelter		
—	LEED Waiver			—		
—	Specific Allowance			\$2,504,263.06		
—	Total Building Cost			\$52,052,054.21		
—	Project Agreement LFI			\$7,417,508.40		
—	Co-Funded Portion			\$44,634,545.81		
—	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): Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical
Renovate+Replace	renovation + reprogramming costToReplaceSameSquareFootage
Right Ratio	renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment The selected allowances should not include site allowances (see Specific Allowances, "Include" column).
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: Project Cost +Asbestos Abatement +Demolition +Specific Allowance
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	Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF

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				County: Summit		Area: Northeastern Ohio (8)																																																								
Name: George G. Dodge Intermediate School				Contact: Reginald Holland																																																										
Address: 10225 Ravenna Rd Twinsburg, OH 44087				Phone: 330-486-2200		Date Prepared: 2023-12-20																																																								
Bldg. IRN: 61481				Date Revised: 2024-05-28		By: Jesuida Arkaxhiu Heather Shiets																																																								
Current Grades	4-6	Acreage:	28.51	Suitability Appraisal Summary																																																										
Proposed Grades	N/A	Teaching Stations:	59																																																											
Current Enrollment	827	Classrooms:	41	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating Category</th> </tr> </thead> <tbody> <tr> <td colspan="5">Cover Sheet</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>77</td> <td>77%</td> <td>Satisfactory</td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>135</td> <td>68%</td> <td>Borderline</td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>84</td> <td>84%</td> <td>Satisfactory</td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>114</td> <td>57%</td> <td>Borderline</td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>125</td> <td>63%</td> <td>Borderline</td> </tr> <tr> <td>LEED Observations</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Commentary</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>672</td> <td>67%</td> <td>Borderline</td> </tr> </tbody> </table>				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
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																																																										
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				Dollar																																																										
Cost Set: 2024				Assessment C																																																										
		Rating																																																												
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																																																											

[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				County: Summit		Area: Northeastern Ohio (8)	
Name: Samuel Bissell Elementary				Contact: Misty Johnson			
Address: 1811 Glenwood Dr. Twinsburg, OH 44087				Phone: 330-486-2100			
Bldg. IRN: 2766				Date Prepared: 2023-12-18		By: Jesuida Arkaxhiu	
				Date Revised: 2024-05-28		By: Heather Shiets	
Current Grades		2-3	Acreage:		20.00		
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		
Addition 1		1992	1	1	24,680		
Addition 2		1997	1	1	1,828		
Addition 3		1999	1	1	837		
Total				72,717			
*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 \$4,213,190.74			
B. Roofing				3 \$2,025,584.20			
C. Ventilation / Air Conditioning				3 \$10,000.00			
D. Electrical Systems				3 \$1,746,552.81			
E. Plumbing and Fixtures				3 \$618,543.90			
F. Windows				3 \$870,305.30			
G. Structure: Foundation				2 \$75,000.00			
H. Structure: Walls and Chimneys				2 \$203,850.60			
I. Structure: Floors and Roofs				1 \$0.00			
J. General Finishes				3 \$2,992,117.26			
K. Interior Lighting				3 \$612,277.14			
L. Security Systems				3 \$268,325.73			
M. Emergency/Egress Lighting				3 \$6,802.20			
N. Fire Alarm				3 \$282,869.13			
O. Handicapped Access				2 \$374,654.03			
P. Site Condition				3 \$867,042.52			
Q. Sewage System				1 \$0.00			
R. Water Supply				1 \$0.00			
S. Exterior Doors				3 \$93,934.48			
T. Hazardous Material				1 \$235,276.62			
U. Life Safety				3 \$378,887.41			
V. Loose Furnishings				2 \$769,231.72			
W. Technology				3 \$1,214,967.39			
X. Construction Contingency / Non-Construction Cost				-			
Total				\$22,222,521.40			
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage	
Rating Category							
Cover Sheet							
1.0 The School Site		100		78		78%	
2.0 Structural and Mechanical Features		200		146		73%	
3.0 Plant Maintainability		100		74		74%	
4.0 Building Safety and Security		200		145		73%	
5.0 Educational Adequacy		200		141		71%	
6.0 Environment for Education		200		140		70%	
LEED Observations		-		-		-	
Commentary		-		-		-	
Total		1000		724		72%	
Rating Category						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) //							

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				County: Summit		Area: Northeastern Ohio (8)	
Name: Wilcox Primary School				Contact: Lynn Villa Turner			
Address: 9198 Darrow Rd Twinsburg, OH 44087				Phone: 330-486-2030		By: Jesuida Arkaxhiu	
Bldg. IRN: 41251				Date Prepared: 2023-12-20		By: Heather Shiets	
Date Revised: 2024-05-28							
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		
Addition 1		1991	1	1	38,804		
Addition 2		1999	1	1	16,727		
Total					84,395		
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Dollar			
Cost Set: 2024				Assessment C			
A. Heating System		3		\$5,467,952.05		Renovation Cost Factor	
B. Roofing		3		\$2,327,221.90		107.00%	
C. Ventilation / Air Conditioning		3		\$16,478.25		Cost to Renovate (Cost Factor applied)	
D. Electrical Systems		3		\$3,144,557.70		\$0.00	
E. Plumbing and Fixtures		3		\$664,221.32		Reprogramming Cost	
F. Windows		3		\$1,770,949.00		Cost to Renovate w/ Reprogramming	
G. Structure: Foundation		2		\$4,199.40		\$0.00	
H. Structure: Walls and Chimneys		2		\$394,204.72		Renovate/Replace	
I. Structure: Floors and Roofs		1		\$0.00		N/A	
J. General Finishes		3		\$3,608,207.48		-	
K. Interior Lighting		3		\$710,605.90		-	
L. Security Systems		3		\$311,417.55		-	
M. Emergency/Egress Lighting		3		\$109,713.50		-	
N. Fire Alarm		3		\$328,296.55		-	
O. Handicapped Access		2		\$512,103.42		-	
P. Site Condition		3		\$1,175,709.06		-	
Q. Sewage System		1		\$0.00		-	
R. Water Supply		1		\$0.00		-	
S. Exterior Doors		3		\$161,956.00		-	
T. Hazardous Material		1		\$227,085.46		-	
U. Life Safety		3		\$429,164.49		-	
V. Loose Furnishings		3		\$903,870.45		-	
W. Technology		3		\$1,410,240.45		-	
X. Construction Contingency / Non-Construction Cost		-		\$5,784,644.22		-	
Total				\$29,462,798.87			

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	79	79%	Satisfactory
2.0 Structural and Mechanical Features	200	144	72%	Satisfactory
3.0 Plant Maintainability	100	82	82%	Satisfactory
4.0 Building Safety and Security	200	149	75%	Satisfactory
5.0 Educational Adequacy	200	124	62%	Borderline
6.0 Environment for Education	200	142	71%	Satisfactory
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	720	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 13:48:25	(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				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							
				Section	Points Possible	Points Earned	Percentage	Rating Category
				Cover Sheet	—	—	—	—
				1.0 The School Site	100	85	85%	Satisfactory
				2.0 Structural and Mechanical Features	200	113	57%	Borderline
				3.0 Plant Maintainability	100	60	60%	Borderline
				4.0 Building Safety and Security	200	121	61%	Borderline
				5.0 Educational Adequacy	200	138	69%	Borderline
				6.0 Environment for Education	200	116	58%	Borderline
				LEED Observations	—	—	—	—
				Commentary	—	—	—	—
				Total	1000	633	63%	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				
				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			Dollar					
Cost Set: 2024			Assessment					
		Rating						
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				County: Summit		Area: Northeastern Ohio (8)	
Name: Twinsburg High School				Contact: Emily Hunt			
Address: 10084 Ravenna Road Twinsburg, 44087				Phone: 330-486-2407			
Bldg. IRN: 136101				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		
01 Original Building		1999	1	2	240,645		
02 Auditorium		1999	1	2	15,575		
04 The Shell		1999	1	2	25,945		
03 City Fitness Center		1999	1	2	72,337		
Total				354,502			
*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	C	
A. Heating System		3	\$3,906,612.04	-			
B. Roofing		3	\$2,129,469.00	-			
C. Ventilation / Air Conditioning		2	\$7,793,983.04	-			
D. Electrical Systems		3	\$272,966.54	-			
E. Plumbing and Fixtures		2	\$459,793.22	-			
F. Windows		2	\$305,227.00	-			
G. Structure: Foundation		1	\$0.00	-			
H. Structure: Walls and Chimneys		2	\$265,242.80	-			
I. Structure: Floors and Roofs		1	\$0.00	-			
J. General Finishes		3	\$8,833,633.46	-			
K. Interior Lighting		3	\$2,984,906.84	-			
L. Security Systems		3	\$1,308,112.38	-			
M. Emergency/Egress Lighting		3	\$460,852.60	-			
N. Fire Alarm		3	\$1,379,012.78	-			
O. Handicapped Access		2	\$183,492.96	-			
P. Site Condition		3	\$1,168,086.50	-			
Q. Sewage System		1	\$0.00	-			
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		
					Cover Sheet		
					1.0 The School Site		
					2.0 Structural and Mechanical Features		
					3.0 Plant Maintainability		
					4.0 Building Safety and Security		
					5.0 Educational Adequacy		
					6.0 Environment for Education		
					LEED Observations		
					Commentary		
					Total		
					1000		
					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		
					\$1,113,927.16		
					Cost to Renovate w/ Reprogramming		
					\$49,547,791.14		
					Cost to Replace		
					\$138,301,865.26		
					Renovate/Replace		
					35.83%		
[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:	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 x \$390.13 = \$103,616,967.48
1.5% LEED Allowance:	\$103,616,967.48 x 98.5% x 1.5% = \$1,530,940.69

LEED Allowance for Non-Cofundable Spaces:

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

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

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

Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF x Cost / SF:		0 x 390.13 = \$0.00
1.5% LEED Allowance:		\$0.00 x 98.5% x 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
<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		7,648
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		27,820MAXIMUM
<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
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

	ES	MS	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

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 5,999

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

Physical Education Spaces 11,400 MAXIMUM

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 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) x 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:	<ul style="list-style-type: none"> * 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.
-----------------------------	---

ELPP Participant

Step 1. Assessed Valuation	<u>\$</u>	1,052,811,990
Step 2. Net Bonded Indebtedness	<u>\$</u>	1,921,569
Step 3. Project Cost	<u>\$</u>	128,945,713
Step 4. Required level of indebtedness (.05 + [.0002 x (83) percentile** - 1]) of assessed valuation*		6.64%
	<u>\$</u>	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%
	<u>\$</u>	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	<u>\$</u>	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	<u>\$</u>	67,985,147
c. The District's share would be for	<u>\$</u>	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

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

Michael L. Sharb, Partner _____

Treasurer (Print Name)

Bond Counsel (Print Name)

Julia Rozsnyai

Signature

M L Sharb

Signature

05/16/2024 _____

05/16/2024 _____

Date

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**

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 DiOrio

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

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

2024 Cost Set

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 Planner FutureThink

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-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

	<u>George G. Dodge Intermediate School</u>	<u>Samuel Bissell Elementary</u>	<u>Wilcox Primary School</u>	<u>New PK-6</u>
Building Program	Master Planning Considerations Expedited Local Partnership Program (ELPP) [2024]	Master Planning Considerations Expedited Local Partnership Program (ELPP) [2024]	Master Planning Considerations 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 ft ² <input type="checkbox"/> 1970 Original Building - Auditorium 50% 3,794 ft ² <input type="checkbox"/> 1979 Addition 1 89% 24,244 ft ² <input type="checkbox"/> 1994 Addition 2 75% 9,569 ft ²	<input type="checkbox"/> 1964 Original Building 79% 45,372 ft ² <input type="checkbox"/> 1992 Addition 1 70% 24,680 ft ² <input type="checkbox"/> 1997 Addition 2 57% 1,828 ft ² <input type="checkbox"/> 1999 Addition 3 78% 837 ft ²	<input type="checkbox"/> 1960 Original Building 98% 28,864 ft ² <input type="checkbox"/> 1991 Addition 1 80% 38,804 ft ² <input type="checkbox"/> 1999 Addition 2 81% 16,727 ft ²	---
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 ft ²	125,458	72,717	84,395	---
Cost/ft ² (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 ft ² Required	---	---	---	227,925.58
ft ² Existing	125,458	72,717	84,395	---
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft ²	---	---	---	0
Less Oversized ft ²	125,458	72,717	84,395	---
CT ft ² Existing	---	---	---	---
CT ft ² Not Programmed	---	---	---	---
Less CT ft ²	125,458	72,717	84,395	---
Addition ft ²	-125,458	-72,717	-84,395	227,926
Cost per ft ²	see below	see below	see below	see below
Total Addition Cost	---	---	---	---
---	Cost of Additions	Cost of Additions	Cost of Additions	Cost 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 ft ²	---	---	---	---
CT New ft ²	---	---	---	---
CT Total ft ²	---	---	---	---
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft ²	---	---	---	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): Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical
Renovate+Replace	renovation + reprogramming costToReplaceSameSquareFootage
Right Ratio	renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment The selected allowances should not include site allowances (see Specific Allowances, "Include" column).
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: Project Cost +Asbestos Abatement +Demolition +Specific Allowance
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	Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF

Specific Allowances for Master Plan Twinsburg City - Summit - ELPP - Final Discrete Portion Master 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	
[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							

[Return To MasterPlan](#)

Project Agreement LFIs

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				County: Summit		Area: Northeastern Ohio (8)																																																								
Name: George G. Dodge Intermediate School				Contact: Reginald Holland																																																										
Address: 10225 Ravenna Rd Twinsburg, OH 44087				Phone: 330-486-2200		By: Jesuida Arkaxhiu																																																								
Bldg. IRN: 61481				Date Prepared: 2023-12-20		Date Revised: 2024-05-28																																																								
				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	<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating Category</th> </tr> </thead> <tbody> <tr> <td colspan="5">Cover Sheet</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>77</td> <td>77%</td> <td>Satisfactory</td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>135</td> <td>68%</td> <td>Borderline</td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>84</td> <td>84%</td> <td>Satisfactory</td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>137</td> <td>69%</td> <td>Borderline</td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>114</td> <td>57%</td> <td>Borderline</td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>125</td> <td>63%</td> <td>Borderline</td> </tr> <tr> <td>LEED Observations</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Commentary</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>672</td> <td>67%</td> <td>Borderline</td> </tr> </tbody> </table>				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
Section	Points Possible	Points Earned	Percentage					Rating Category																																																						
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1.0 The School Site	100	77	77%	Satisfactory																																																										
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LEED Observations	—	—	—	—																																																										
Commentary	—	—	—	—																																																										
Total	1000	672	67%	Borderline																																																										
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																																																											

[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				County: Summit		Area: Northeastern Ohio (8)	
Name: Samuel Bissell Elementary				Contact: Misty Johnson			
Address: 1811 Glenwood Dr. Twinsburg, OH 44087				Phone: 330-486-2100			
Bldg. IRN: 2766				Date Prepared: 2023-12-18		By: Jesuida Arkaxhiu	
				Date Revised: 2024-05-28		By: Heather Shiets	
Current Grades		2-3	Acreage:		20.00		
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		
Addition 1		1992	1	1	24,680		
Addition 2		1997	1	1	1,828		
Addition 3		1999	1	1	837		
Total				72,717			
*HA		= Handicapped Access					
*Rating		=1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S		= Present/Scheduled Construction					
FACILITY ASSESSMENT				Rating		Dollar Assessment	
Cost Set: 2024							
A. Heating System		3		\$4,213,190.74			
B. Roofing		3		\$2,025,584.20			
C. Ventilation / Air Conditioning		3		\$10,000.00			
D. Electrical Systems		3		\$1,746,552.81			
E. Plumbing and Fixtures		3		\$618,543.90			
F. Windows		3		\$870,305.30			
G. Structure: Foundation		2		\$75,000.00			
H. Structure: Walls and Chimneys		2		\$203,850.60			
I. Structure: Floors and Roofs		1		\$0.00			
J. General Finishes		3		\$2,992,117.26			
K. Interior Lighting		3		\$612,277.14			
L. Security Systems		3		\$268,325.73			
M. Emergency/Egress Lighting		3		\$6,802.20			
N. Fire Alarm		3		\$282,869.13			
O. Handicapped Access		2		\$374,654.03			
P. Site Condition		3		\$867,042.52			
Q. Sewage System		1		\$0.00			
R. Water Supply		1		\$0.00			
S. Exterior Doors		3		\$93,934.48			
T. Hazardous Material		1		\$235,276.62			
U. Life Safety		3		\$378,887.41			
V. Loose Furnishings		2		\$769,231.72			
W. Technology		3		\$1,214,967.39			
X. Construction Contingency / Non-Construction Cost				-\$4,363,108.22			
Total				\$22,222,521.40			
Suitability Appraisal Summary							
Section		Points Possible		Points Earned		Percentage	
Rating Category							
Cover Sheet							
1.0 The School Site		100		78		78%	
2.0 Structural and Mechanical Features		200		146		73%	
3.0 Plant Maintainability		100		74		74%	
4.0 Building Safety and Security		200		145		73%	
5.0 Educational Adequacy		200		141		71%	
6.0 Environment for Education		200		140		70%	
LEED Observations		—		—		—	
Commentary		—		—		—	
Total		1000		724		72%	
Rating Category						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							
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) //							

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				County: Summit		Area: Northeastern Ohio (8)	
Name: Wilcox Primary School				Contact: Lynn Villa Turner			
Address: 9198 Darrow Rd Twinsburg, OH 44087				Phone: 330-486-2030			
Bldg. IRN: 41251				Date Prepared: 2023-12-20		By: Jesuida Arkaxhiu	
				Date Revised: 2024-05-28		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		
Addition 1		1991	1	1	38,804		
Addition 2		1999	1	1	16,727		
Total					84,395		
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Dollar			
Cost Set: 2024				Assessment C			
A. Heating System		3		\$5,467,952.05		Renovation Cost Factor	
B. Roofing		3		\$2,327,221.90		107.00%	
C. Ventilation / Air Conditioning		3		\$16,478.25		Cost to Renovate (Cost Factor applied)	
D. Electrical Systems		3		\$3,144,557.70		\$0.00	
E. Plumbing and Fixtures		3		\$664,221.32		Reprogramming Cost	
F. Windows		3		\$1,770,949.00		Cost to Renovate w/ Reprogramming	
G. Structure: Foundation		2		\$4,199.40		Cost to Replace	
H. Structure: Walls and Chimneys		2		\$394,204.72		Renovate/Replace	
I. Structure: Floors and Roofs		1		\$0.00		N/A	
J. General Finishes		3		\$3,608,207.48		- [These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]	
K. Interior Lighting		3		\$710,605.90		-	
L. Security Systems		3		\$311,417.55		-	
M. Emergency/Egress Lighting		3		\$109,713.50		-	
N. Fire Alarm		3		\$328,296.55		-	
O. Handicapped Access		2		\$512,103.42		-	
P. Site Condition		3		\$1,175,709.06		-	
Q. Sewage System		1		\$0.00		-	
R. Water Supply		1		\$0.00		-	
S. Exterior Doors		3		\$161,956.00		-	
T. Hazardous Material		1		\$227,085.46		-	
U. Life Safety		3		\$429,164.49		-	
V. Loose Furnishings		3		\$903,870.45		-	
W. Technology		3		\$1,410,240.45		-	
X. Construction Contingency / Non-Construction Cost		-		\$5,784,644.22		-	
Total				\$29,462,798.87			

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	107,767	MINIMUM
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	11,400	MAXIMUM
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	0
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	—	—