

Master Plan Name Cuyahoga_Falls_Summit_CFAP_Lapsed_Draft_MP_1_01_23_19
 Program CFAP 2017-03-01 (Active)
 Rank 379
 School District Cuyahoga Falls City School District
 School District IRN 43836
 County Summit County
 Cost Region 8 (New Construction Cost Factor: 103.60%)
 Cost Set 2018 (for everything)
 Bracketing Set 2018
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2019-2020	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	81				
K	363	PK-12	4580	4595	-15
1	380	PK-5	2270	2270	0
2	373	6-8	1082	1082	0
3	372	9-12	1228	1243	-15
4	335	PK-8	3352	3352	0
5	366	6-12	2310	2325	-15
6	367	CT	261	198	63
7	367				
8	348				
9	359				
10	357				
11	241				
12	271				
CT Offsite	63				
CT Low Bay Comprehensive	135				
CT High Bay Comprehensive	15				
CT Low Bay Onsite	40				
CT High Bay Onsite	8				
Total	4841				

Project Scope:

- Build Three (3) New Elementary Schools to house grades PK-3
- Build Two (2) New Elementary Schools to house grades 4-6
- Build One (1) New Middle School to house grades 7-8
- Build One (1) New High School to house grades 9-12 and CT
- Allowance to abate and demolish Dewitt Elementary, Elizabeth Price Elementary, Lincoln Elementary, Preston Elementary, Richardson Elementary, Silver Lake Elementary, Newbery Elementary, Schnee Learning Center, Bolich Middle, Roberts Middle and Cuyahoga Falls High Schools.

Master Planner Commentary:

- Master plan utilizes 2018 OSDM Cost Set and Bracketing. Updated cost set required for final plan approval.
- The project budget for new buildings shown on this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver Certification (with a preference for attaining points in the Energy and Atmosphere Categories).
- Master Plan utilizes district accepted enrollment projections dated May 13, 2015 (2019-20 planning year). Updated enrollment required for final plan approval.
- Enhanced Environmental Assessment (EEA) completed January 22, 2015 on all buildings except Schnee Learning Center.
- There is no Site Safety Allowance included in this plan at this time.
- There is no Swing Space Allowance included in this plan at this time.
- 7 Site Access Allowances included. Please see Specific Allowance for details.
- The 15 CT High Bay Comprehensive students do not meet the 30:1 Rule; therefore, those students do not receive CT program funding and have been included in the 9-12 student population number.

Building	Allowance	
New 4-6 Elementary #1	Site Safety Access Allowance	\$300,000.00
New 4-6 Elementary #1	Storm Shelter allowance (hardening 3,746 SF)	\$285,454.09
New 4-6 Elementary #2	Site Safety Access Allowance	\$300,000.00
New 4-6 Elementary #2	Storm Shelter allowance (hardening 3,746 SF)	\$285,454.09
New PK-3 #1	Site Safety Access Allowance	\$300,000.00
New PK-3 #1	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39
New PK-3 #2	Site Safety Access Allowance	\$300,000.00
New PK-3 #2	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39
New PK-3 #3	Site Safety Access Allowance	\$300,000.00
New PK-3 #3	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39
New 7-8	Site Safety Access Allowance	\$300,000.00
New 7-8	Storm Shelter allowance (hardening 4,782 SF)	\$352,952.36
New 9-12	Site Safety Access Allowance	\$300,000.00
New 9-12	Storm Shelter allowance (hardening 9,636 SF)	\$669,173.92

Building Program	Dewitt Elementary Classroom Facilities Assistance Program (CFAP) [2018]	Elizabeth Price Elementary Classroom Facilities Assistance Program (CFAP) [2018]	Lincoln Elementary Classroom Facilities Assistance Program (CFAP) [2018]	Newberry Elementary Classroom Facilities Assistance Program (CFAP) [2018]
Cost Set	Hammond Construction	Hammond Construction	Hammond Construction	Hammond Construction
Assessing Consultant	Hammond Construction	Hammond Construction	Hammond Construction	Hammond Construction
Type	Elementary	Elementary	Elementary	Elementary
Acres	3.83	8.50	10.50	10.00
Grades Housed	K-5	K-5	K-5	PK-8
Current Enrollment	517	386	476	144
Additions to Demolish	<input type="checkbox"/> 1968 Original Construction 89% 50,520 ft ²	<input type="checkbox"/> 1953 Original Construction 86% 32,418 ft ² <input type="checkbox"/> 1963 Classroom Addition 77% 4,167 ft ²	<input type="checkbox"/> 1930 Original Construction 81% 33,454 ft ² <input type="checkbox"/> 1957 Classroom / Administrative Offices Addition 80% 13,021 ft ² <input type="checkbox"/> 1959 Classroom / Multi-Purpose Room / Kitchen / Stage Addition 92% 15,728 ft ²	<input type="checkbox"/> 1956 Original Construction 89% 36,766 ft ² <input type="checkbox"/> 1957 Classroom Addition 80% 6,008 ft ²
Grades Housed - Proposed				
Projected Enrollment				
CT Projected Enrollment				
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Abate/Demolish
CEFPI Rating	Borderline	Borderline	Borderline	Borderline
Existing ft ²	50,520	36,585	62,203	42,774
Cost/ft ² (DM)	\$255.52	\$265.36	\$255.52	\$265.36
Cost to Replace	\$12,908,870.40	\$9,708,195.60	\$15,894,110.56	\$11,350,508.64
Cost to Renovate	\$11,466,349.64	\$8,230,800.15	\$13,822,279.94	\$9,936,273.51
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	89%	85%	87%	88%
Right Replacement				
Right Ratio				
Addition Required	No	No	No	No
	Addition ft²	Addition ft²	Addition ft²	Addition ft²
Proposed Enrollment	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required
Elementary (PK-K)	x = 0	x = 0	x = 0	x = 0
Elementary (PK-5)	x = 0	x = 0	x = 0	x = 0
Middle (6-8)	x = 0	x = 0	x = 0	x = 0
High (9-12)	x = 0	x = 0	x = 0	x = 0
Career Technical	x = 0	x = 0	x = 0	x = 0
Core Space				
Total ft ² Required				
ft ² Existing	50,520	36,585	62,203	42,774
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft ²				
Less Oversized ft ²	50,520	36,585	62,203	42,774
CT ft ² Existing				
CT ft ² Not Programmed				
Less CT ft ²	50,520	36,585	62,203	42,774
Addition ft ²	-50,520	-36,585	-62,203	-42,774
Cost per ft ²	see below	see below	see below	see below
Total Addition Cost				
	Cost of Additions	Cost of Additions	Cost of Additions	Cost of Additions
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost
Elementary (PK-5)	x = \$0.00	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	\$259,665.57	\$148,515.04	\$236,975.26	\$186,825.61
Demolition	\$227,340.00	\$164,632.50	\$279,913.50	\$192,483.00
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter
Specific Allowance	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Cost	\$487,005.57	\$313,147.54	\$516,888.76	\$379,308.61
Page Subtotal			\$1,696,350.48	
General Allowance			\$0.00	
Project Agreement LFI			\$0.00	
Co-Funded Project			\$177,489,545.68	
Total Project Cost			\$177,489,545.68	

Building	Preston Elementary			Richardson Elementary			Silver Lake Elementary			Bolich Middle		
Program	Classroom Facilities Assistance Program (CFAP) [2018]			Classroom Facilities Assistance Program (CFAP) [2018]			Classroom Facilities Assistance Program (CFAP) [2018]			Classroom Facilities Assistance Program (CFAP) [2018]		
Assessing Consultant	Hammond Construction			Hammond Construction			Hammond Construction			Hammond Construction		
Type	Elementary			Elementary			Elementary			Middle		
Acres	13.50			10.00			7.50			35.00		
Grades Housed	K-5			K-5			K-5			6-8		
Current Enrollment	285			397			251			629		
Additions to Demolish	<input type="checkbox"/> 1958 Original Construction 83% 33,419 ft ²	<input type="checkbox"/> 1951 Original Construction 90% 47,569 ft ²	<input type="checkbox"/> 1927 Original Construction 112% 16,651 ft ²	<input type="checkbox"/> 1953 Original Construction 81% 94,427 ft ²	<input type="checkbox"/> 1963 Classroom Addition 78% 6,159 ft ²	<input type="checkbox"/> 1978 Student Dining Addition 80% 842 ft ²	<input type="checkbox"/> 1946 Classroom Addition 77% 12,027 ft ²	<input type="checkbox"/> 1963 Media Center Addition 81% 2,341 ft ²	<input type="checkbox"/> 1950 Classroom Addition 122% 1,364 ft ²	<input type="checkbox"/> 1956 Classroom Addition 85% 7,564 ft ²		
Grades Housed - Proposed												
Projected Enrollment												
CT Projected Enrollment												
Scope of Work	Abate/Demolish			Abate/Demolish			Abate/Demolish			Abate/Demolish		
CEFPI Rating	Borderline			Borderline			Borderline			Borderline		
Existing ft ²	39,578			48,411			37,606			96,768		
Cost/ft ² (DM)	\$265.36			\$265.36			\$265.36			\$250.39		
Cost to Replace	\$10,502,418.08			\$12,846,342.96			\$9,979,128.16			\$24,229,739.52		
Cost to Renovate	\$8,588,326.55			\$11,486,643.60			\$9,546,678.93			\$19,616,440.10		
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate+Replace	82%			89%			96%			81%		
Right Replacement												
Right Ratio												
Addition Required	No			No			No			No		
	Addition ft ²			Addition ft ²			Addition ft ²			Addition ft ²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required	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	39,578			48,411			37,606			96,768		
Large Group Restroom Fixture Replacement	No			No			No			No		
Comprehensive Vocational	No			No			No			No		
Oversized ft ²												
Less Oversized ft ²	39,578			48,411			37,606			96,768		
CT ft ² Existing												
CT ft ² Not Programmed												
Less CT ft ²	39,578			48,411			37,606			96,768		
Addition ft ²	-39,578			-48,411			-37,606			-96,768		
Cost per ft ²	see below			see below			see below			see below		
Total Addition Cost												
	Cost of Additions			Cost of Additions			Cost of Additions			Cost of Additions		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	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	\$158,698.01			\$132,121.06			\$587,367.92			\$421,845.43		
Demolition	\$178,101.00			\$217,849.50			\$169,227.00			\$435,456.00		
Exclude Storm Shelter	Exclude Storm Shelter			Exclude Storm Shelter			Exclude Storm Shelter			Exclude Storm Shelter		
Specific Allowance	\$0.00			\$0.00			\$0.00			\$0.00		
Total Building Cost	\$336,799.01			\$349,970.56			\$756,594.92			\$857,301.43		
Page Subtotal				\$2,300,665.92								
General Allowance				\$0.00								
Project Agreement LFI				\$0.00								
Co-Funded Project				\$177,489,545.68								
Total Project Cost				\$177,489,545.68								

Building Program	Roberts Middle Classroom Facilities Assistance Program (CFAP)	Cuyahoga Falls High Classroom Facilities Assistance Program (CFAP)	Schnee Learning Center Classroom Facilities Assistance Program (CFAP)	New 4-6 Elementary #1 New Elementary
Cost Set	[2018]	[2018]	[2018]	
Assessing Consultant	Hammond Construction	Hammond Construction	Hammond Construction	
Type	Middle	High	High	Elementary
Acres	14.85	19.45	6.38	
Grades Housed	6-8	9-12	9-12	—
Current Enrollment	469	1662	85	
Additions to Demolish	<input type="checkbox"/> 1968 Original Construction 76% 75,249 ft² <input type="checkbox"/> 1922 Auditorium Fixed Seating Area 78% <input type="checkbox"/> 1922 Original Construction 77% <input type="checkbox"/> 1927 Career Tech Addition 80% <input type="checkbox"/> 1949 Mechanical Room Addition 74% <input type="checkbox"/> 1960 Auditorium Fixed Seating Area 70% <input type="checkbox"/> 1960 Board Offices 60% <input type="checkbox"/> 1960 Classroom / Media Center / Gymnasium / Student Dining / Kitchen / Administrative Offices Addition 71% <input type="checkbox"/> 1969 Career Tech Addition 64%	<input type="checkbox"/> 1961 Original Construction 91% 40,724 ft² 2,710 ft² 99,768 ft² 6,299 ft² 2,836 ft² 12,395 ft² 4,545 ft² 150,780 ft² 25,143 ft²		
Grades Housed - Proposed				4-6
Projected Enrollment				534
CT Projected Enrollment				
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Build New
CEFPI Rating	Borderline	Borderline	Borderline	
Existing ft²	75,249	304,476	40,724	
Cost/ft² (DM)	\$251.05	\$246.55	\$265.08	
Cost to Replace	\$18,891,261.45	\$75,068,557.80	\$10,795,117.92	\$0.00
Cost to Renovate	\$14,349,968.08	\$56,851,752.32	\$9,810,145.30	\$0.00
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	76%	76%	91%	—
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	350 x 117.92 = 41,272
Middle (6-8)	x = 0	x = 0	x = 0	184 x 145.89 = 26,844
High (9-12)	x = 0	x = 0	x = 0	x = 0
Career Technical Core Space	x = 0	x = 0	x = 0	x = 0
Total ft² Required	75,249	304,476	40,724	68,115.76
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²				0
Less Oversized ft²	75,249	304,476	40,724	
CT ft² Existing				
CT ft² Not Programmed				
Less CT ft²	75,249	304,476	40,724	
Addition ft²	-75,249	-304,476	-40,724	68,116
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	41,272 x \$255.52 = \$10,545,821.44
Middle (6-8)	x = \$0.00	x = \$0.00	x = \$0.00	26,844 x \$251.05 = \$6,739,125.95
High (9-12)	x = \$0.00	x = \$0.00	x = \$0.00	0 x = \$0.00
Career Technical Program Space				
CT Existing ft²				
CT New ft²				
CT Total ft²				
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft²				68,116
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$17,284,947.39
Total to Rebuild All Buildings				\$0.00
Cost to Reno & Reprogram				\$0.00
Total Addition Cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Career Technical	\$0.00	\$0.00	\$0.00	\$17,284,947.39
Project Cost	\$460,755.68	\$2,564,979.47	\$240,554.95	\$0.00
Asbestos Abatement	\$338,620.50	\$1,370,142.00	\$183,258.00	\$0.00
Demolition	Exclude Storm Shelter	Exclude Storm Shelter	—	—
Exclude Storm Shelter				
Specific Allowance	\$0.00	\$0.00	\$0.00	\$585,454.09
Total Building Cost	\$799,376.18	\$3,935,121.47	\$423,812.95	\$17,870,401.48
Page Subtotal		\$23,028,712.09		
General Allowance		\$0.00		
Project Agreement LFI		\$0.00		
Co-Funded Project		\$177,489,545.68		
Total Project Cost		\$177,489,545.68		

Building	New PK-3 #3 New Elementary			New PK-3 #2 New Elementary			New PK-3 #1 New Elementary			New 4-6 Elementary #2 New Elementary		
Program												
Cost Set												
Assessing Consultant												
Type	Elementary			Elementary			Elementary			Elementary		
Acres												
Grades Housed	—			—			—			—		
Current Enrollment												
Additions to Demolish												
Grades Housed - Proposed	PK-3			PK-3			PK-3			4-6		
Projected Enrollment	523			523			523			534		
CT Projected Enrollment												
Scope of Work	Build New			Build New			Build New			Build New		
CEFP Rating												
Existing ft ²												
Cost/ft ² (DM)												
Cost to Replace	\$0.00			\$0.00			\$0.00			\$0.00		
Cost to Renovate												
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate+Replace												
Right Replacement												
Right Ratio												
Addition Required	No			No			No			No		
	New ft ²			New ft ²			New ft ²			New ft ²		
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)	148 x	118.37 =	17,519	148 x	118.37 =	17,519	148 x	118.37 =	17,519	x	=	0
Elementary (PK-5)	523 x	118.37 =	61,908	523 x	118.37 =	61,908	523 x	118.37 =	61,908	351 x	117.92 =	41,390
Middle (6-8)	x	=	0	x	=	0	x	=	0	183 x	145.89 =	26,698
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	61,907.51			61,907.51			61,907.51			68,087.79		
ft ² Existing												
Large Group Restroom Fixture Replacement	No			No			No			No		
Comprehensive Vocational	No			No			No			No		
Oversized ft ²	0			0			0			0		
Less Oversized ft ²												
CT ft ² Existing												
CT ft ² Not Programmed												
Less CT ft ²												
Addition ft ²	61,908			61,908			61,908			68,088		
Cost per ft ²	see below			see below			see below			see below		
Total Addition Cost												
	Cost to Rebuild			Cost to Rebuild			Cost to Rebuild			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)	61,907.51 x	\$255.52 =	\$15,818,606.96	61,907.51 x	\$255.52 =	\$15,818,606.96	61,907.51 x	\$255.52 =	\$15,818,606.96	41,389.92 x	\$255.52 =	\$10,575,952.36
Middle (6-8)	0 x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00	26,697.87 x	\$251.05 =	\$6,702,500.26
High (9-12)	0 x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00	0 x	=	\$0.00
Career Technical Program Space												
CT Existing 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	61,908			61,908			61,908			68,088		
Total to Rebuild	\$15,818,606.96			\$15,818,606.96			\$15,818,606.96			\$17,278,452.62		
Total to Rebuild All Buildings												
Cost to Reno & Reprogram	\$0.00			\$0.00			\$0.00			\$0.00		
Total Addition Cost												
Total Career Technical	\$0.00			\$0.00			\$0.00			\$0.00		
Project Cost	\$15,818,606.96			\$15,818,606.96			\$15,818,606.96			\$17,278,452.62		
Asbestos Abatement	\$0.00			\$0.00			\$0.00			\$0.00		
Demolition	\$0.00			\$0.00			\$0.00			\$0.00		
Exclude Storm Shelter												
Specific Allowance	\$569,364.39			\$569,364.39			\$569,364.39			\$585,454.09		
Total Building Cost	\$16,387,971.35			\$16,387,971.35			\$16,387,971.35			\$17,863,906.71		
Page Subtotal	\$67,027,820.76											
General Allowance	\$0.00											
Project Agreement LFI	\$0.00											
Co-Funded Project	\$177,489,545.68											
Total Project Cost	\$177,489,545.68											

	New 7-8 New Middle			New 9-12 New High		
Building Program						
Cost Set						
Assessing Consultant						
Type	Middle			High		
Acres						
Grades Housed	—			—		
Current Enrollment						
Additions to Demolish						
Grades Housed - Proposed	7-8			9-12, CT Offsite, CT Low Bay Comprehensive, CT High Bay Comprehensive		
Projected Enrollment	715			1243		
CT Projected Enrollment				198		
Scope of Work	Build New			Build New		
CEFPI Rating						
Existing ft²						
Cost/ft² (DM)						
Cost to Replace	\$0.00			\$0.00		
Cost to Renovate						
Reprogramming	\$0.00			\$0.00		
Renovate+Replace	—			—		
Right Replacement						
Right Ratio						
Addition Required	No			No		
	New ft²			New ft²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	x	=	0	x	=	0
Elementary (PK-5)	x	=	0	x	=	0
Middle (6-8)	715 x	141.37 =	101,080	x	=	0
High (9-12)	x	=	0	1,243 x	162.99 =	202,597
Career Technical Core Space	x	=	0	198 x	95.00 =	18,810
Total ft² Required			101,079.55			221,406.57
ft² Existing						
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized ft²			0			0
Less Oversized ft²						
CT ft² Existing						
CT ft² Not Programmed						
Less CT ft²						
Addition ft²			101,080			221,407
Cost per ft²	see below			see below		
Total Addition Cost						
	Cost to Rebuild			Cost to Rebuild		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	0 x	=	\$0.00	0 x	=	\$0.00
Middle (6-8)	101,079.55 x	\$243.39 =	\$24,601,751.67	0 x	=	\$0.00
High (9-12)	0 x	=	\$0.00	221,406.57 x	\$246.55 =	\$54,587,789.83
Career Technical Program Space						
CT Existing ft²						
CT New ft²						10,296.42
CT Total ft²						10,296
CT Program Total			\$0.00			\$2,624,328.65
Total Proposed ft²			101,080			231,703
Total to Rebuild			\$24,601,751.67			\$54,587,789.83
Total to Rebuild All Buildings						
Cost to Reno & Reprogram			\$0.00			\$0.00
Total Addition Cost						
Total Career Technical			\$0.00			\$2,624,328.65
Project Cost			\$24,601,751.67			\$57,212,118.48
Asbestos Abatement			\$0.00			\$0.00
Demolition			\$0.00			\$0.00
Exclude Storm Shelter			—			—
Specific Allowance			\$652,952.36			\$969,173.92
Total Building Cost			\$25,254,704.03			\$58,181,292.40
Page Subtotal				\$83,435,996.43		
General Allowance				\$0.00		
Project Agreement LFI				\$0.00		
Co-Funded Project				\$177,489,545.68		
Total Project Cost				\$177,489,545.68		

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Specific Allowances

Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
[New] New 4-6 Elementary #1	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
[New] New 4-6 Elementary #2	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
[New] New PK-3 #1	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
[New] New PK-3 #2	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
[New] New PK-3 #3	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
[New] New 4-6 Elementary #1	Storm Shelter	Storm Shelter allowance (hardening 3,746 SF)	\$285,454.09		Base CM & A/E Services	no
[New] New PK-3 #3	Storm Shelter	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39		Base CM & A/E Services	no
[New] New PK-3 #2	Storm Shelter	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39		Base CM & A/E Services	no
[New] New PK-3 #1	Storm Shelter	Storm Shelter allowance (hardening 3,499 SF)	\$269,364.39		Base CM & A/E Services	no
[New] New 4-6 Elementary #2	Storm Shelter	Storm Shelter allowance (hardening 3,746 SF)	\$285,454.09		Base CM & A/E Services	no
[New] New 7-8	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
[New] New 7-8	Storm Shelter	Storm Shelter allowance (hardening 4,782 SF)	\$352,952.36		Base CM & A/E Services	no
[New] New 9-12	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance	Base CM & A/E Services	yes
[New] New 9-12	Storm Shelter	Storm Shelter allowance (hardening 9,636 SF)	\$669,173.92		Base CM & A/E Services	no
Total			\$4,501,127.63			

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Master Plan Worksheets for New 4-6 Elementary #1

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	350
MS enrollment	184
HS enrollment	—
CTS enrollment	—
Staff	69
Total occupants	603
SF required for occupants (@ 5 SF / occupant)	3,015
Wheelchair occupants (@ 1 / 200 occupants)	4
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	40
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)3	
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	3,109
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,746
Required SF with mechanical area (+ 0.0%)	3,746
Total Required SF (+ 0.0% construction factor)	3,746
SF cost (@ \$62.88 / SF hardened)	\$235,534.84
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$275,534.84
Total storm shelter cost (x 103.60% regional cost factor for Northeastern Ohio)	\$285,454.09

Master Plan Worksheets for New PK-3 #3

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	523
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	41
Total occupants	564
SF required for occupants (@ 5 SF / occupant)	2,820
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	2,904
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,499
Required SF with mechanical area (+ 0.0%)	3,499
Total Required SF (+ 0.0% construction factor)	3,499
SF cost (@ \$62.88 / SF hardened)	\$220,004.24
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$260,004.24
Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)	\$269,364.39

Master Plan Worksheets for New PK-3 #2

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	523
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	41
Total occupants	564
SF required for occupants (@ 5 SF / occupant)	2,820
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	2,904
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,499
Required SF with mechanical area (+ 0.0%)	3,499
Total Required SF (+ 0.0% construction factor)	3,499
SF cost (@ \$62.88 / SF hardened)	\$220,004.24
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$260,004.24
Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)	\$269,364.39

Master Plan Worksheets for New PK-3 #1

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	523
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	41
Total occupants	564
SF required for occupants (@ 5 SF / occupant)	2,820
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	2,904
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,499
Required SF with mechanical area (+ 0.0%)	3,499
Total Required SF (+ 0.0% construction factor)	3,499
SF cost (@ \$62.88 / SF hardened)	\$220,004.24
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$260,004.24
Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)	\$269,364.39

Master Plan Worksheets for New 4-6 Elementary #2

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	351
MS enrollment	183
HS enrollment	—
CTS enrollment	—
Staff	69
Total occupants	603
SF required for occupants (@ 5 SF / occupant)	3,015
Wheelchair occupants (@ 1 / 200 occupants)	4
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	40
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	3,109
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,746
Required SF with mechanical area (+ 0.0%)	3,746
Total Required SF (+ 0.0% construction factor)	3,746
SF cost (@ \$62.88 / SF hardened)	\$235,534.84
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$275,534.84
Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)	\$285,454.09

Master Plan Worksheets for New 7-8

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	—
MS enrollment	715
HS enrollment	—
CTS enrollment	—
Staff	60
Total occupants	775
SF required for occupants (@ 5 SF / occupant)	3,875
Wheelchair occupants (@ 1 / 200 occupants)	4
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	40
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	3,969
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	4,782
Required SF with mechanical area (+ 0.0%)	4,782
Total Required SF (+ 0.0% construction factor)	4,782
SF cost (@ \$62.88 / SF hardened)	\$300,687.61
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$340,687.61
Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)	\$352,952.36

Master Plan Worksheets for New 9-12

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	—
MS enrollment	—
HS enrollment	1,243
CTS enrollment	198
Staff	124
Total occupants	1,565
SF required for occupants (@ 5 SF / occupant)	7,825
Wheelchair occupants (@ 1 / 200 occupants)	8
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	80
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	5
SF required for water closets (@ 15 SF / WC)	75
Lavatories required (@ 1 lavatory / 1,000 occupants)	2
SF required for lavatories (@ 9 SF / lavatory)	18
Required shelter SF	7,998
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	9,636
Required SF with mechanical area (+ 0.0%)	9,636
Total Required SF (+ 0.0% construction factor)	9,636
SF cost (@ \$62.88 / SF hardened)	\$605,920.77
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$645,920.77
Total storm shelter cost (× 103.60% regional cost factor for Northeastern Ohio)	\$669,173.92

Program of Requirements for New 9-12 (Cuyahoga_Falls_Summit_CFAP_Lapsed_Draft_MP_1_01_23_19)

SF per Student		Number of Low Bay Students: 175		Square Footage		
POR SF/Student	52.00	(not to exceed Maximum Allowable)	Number of High Bay Students: 23	Total POR SF	10,296	(not to exceed Maximum Allowable)
Maximum Program SF/Student	52.00	(Maximum Allowable)	Number of High School Students: 1243	Maximum Program SF	10,296	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00		Funded Programs Low Bay: 50:1 3	OSDM Bracketed SF	26,928	
			Funded Programs High Bay 30:1 0			
			Low Bay Programs Requiring Funds : 3			
			High Bay Programs Requiring Funds : 0			
POR Planner data Cost Set: 2018						
Program Type 1						
N2: Network Systems — housed in new space						
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory	1200	0	1200	\$244.49	\$293,388.00	
Related Office	120	0	120	\$244.49	\$29,338.80	
Related Storage	200	0	200	\$244.49	\$48,898.00	
Other	0	0	0	\$0.00	\$0.00	
Total:	1,520	0	1,520		\$371,624.80	
Reprogrammed SF: 0.00						
Comments:						
Program Type 3						
S3: Marketing Communications — housed in new space						
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory	1000	0	1000	\$283.55	\$283,550.00	
Bookstore	800	0	800	\$247.68	\$198,144.00	
Display	100	0	100	\$247.68	\$24,768.00	
Related Office	120	0	120	\$247.68	\$29,721.60	
Related Storage	200	0	200	\$247.68	\$49,536.00	
Other	0	0	0	\$0.00	\$0.00	
Total:	2,220	0	2,220		\$585,719.60	
Reprogrammed SF: 0.00						
Comments:						
Program Type 4						
M1: Cosmetology — housed in new space						
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory	1600	0	1600	\$236.25	\$378,000.00	
Related Classroom	900	0	900	\$236.25	\$212,625.00	
Related Office	120	0	120	\$236.25	\$28,350.00	
Related Storage	200	0	200	\$236.25	\$47,250.00	
Related Changing Room	450	0	450	\$236.25	\$106,312.50	
Dispensary	175	0	175	\$236.25	\$41,343.75	
Laundry Room	150	0	150	\$236.25	\$35,437.50	
Facial Room	200	0	200	\$236.25	\$47,250.00	
Manicure Room	200	0	200	\$236.25	\$47,250.00	
Customer Toilet	60	0	60	\$236.25	\$14,175.00	
Other	0	0	0	\$0.00	\$0.00	
Total:	4,055	0	4,055		\$957,993.75	
Reprogrammed SF: 0.00						
Comments:						

