Master Plan Name Southwest Local SD (Hamilton) - CFAP - Segment #1 - Lapsed - OSFC 7-13-17

Program CFAP 2017-03-01 (Active)

Rank 414

School District Southwest Local School District

School District IRN 47381

County Hamilton County

Cost Region 1 (New Construction Cost Factor: 96.02%)

Cost Set 2017 Bracketing Set 2017 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2021–2022	Gr	ade Co	nfigura	tions
PK	54	Grades	TotalF	PlacedR	emaining
K	278	PK-12	3960	2937	1023
1	309	PK-5	1871	1871	a
2	311	6-8	1066	1066	O
3	269	9-12	1023	0	1023
4	310	PK-8	2937	2937	a
5	340	6-12	2089	1066	1023
6	353	CT	184	0	184
7	347				
8	366				
9	360				
10	333				
11	161				
12	169				
CT Offsite	7				
CT Low Bay Comprehensive	177				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	4144				

Project Scope:

Allowance to Abate / Demolish Crosby Elementary (2/3 Guideline).

Allowance to Abate / Demolish Harrison Elementary (2/3 Guideline).

Allowance to Abate / Demolish Hooven Elementary (2/3 Guideline).

Allowance to Abate / Demolish Miamitown Elementary (2/3 Guideline).

Abandon Whitewater Elementary (Flood Plain).

Allowance to Abate / Demolish Harrison Middle (2/3 Guideline).

Build three (3) New Elementary Schools to house grades PK-5.

Build New Middle School to house grades 6-8.

Master Planner Commentary:

Whitewater Valley Elementary is being abandoned for K-12 academics due to being in flood plain. The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver (with a preference for attaining points in the Energy and Atmosphere category).

Building	Allowance
New Elementary #1	Site Access Safety Improvement Allowance\$300,000.00
New Elementary #2	Site Access Safety Improvement Allowance\$300,000.00
New Elementary #3	Site Access Safety Improvement Allowance \$300,000.00
New Middle	Site Access Safety Improvement Allowance\$300,000.00

	Crosby Elemen	tary	Harrison Ele	ementary	Hooven E	Elementary	Miamitown Ele	mentary
Building	Master Planning Cons	iderations	Master Planning	Considerations		Considerations	Master Planning Co	onsiderations
Program	Classroom Facilities Assista (CFAP)	ance Program	Classroom Facilities A (CFA	ssistance Program		Assistance Program (AP)	Classroom Facilities Ass (CFAP)	sistance Program
Cost Set	2017		201	7	20)17	2017	
Assessing Consultant	Resource Internatio	nal, Inc.	Resource Intern	national, Inc.		ernational, Inc.	Resource Interna	
Туре	Elementary		Elemer			entary	Elementa	ary
Acres Grades Housed	9.38 K-6		8.8° K-6			89 -6	6.33 K-6	
Current Enrollment	330		650			<u>-6</u>	275	
Additions to Demolish	☐ 1951 Original Constru	uction		onstruction	☐ 1911 Original	Construction	☐ 1915 Original Cor	nstruction
Tagainerie te Zeirieneri	90%	10,964 ft ²		24,265 ft		9,626 ft ²		8,484 ft ²
	☐ 1960 Addition		☐ 1960 Classroon	n Addition	☐ 1939 Gymnas	sium Addition	☐ 1954 Addition	, i
	79%	9,941 ft ²	70%	36,605 ft		6,559 ft ²		18,834 ft ²
	☐ 1985 Addition				☐ 1953 Classro		☐ 1992 Addition	
	66% 1989 Addition	3,274 ft ²			84%	10,661 ft²	67% 2000 Addition	3,717 ft ²
	59%	3,559 ft ²					59%	10,265 ft²
	1999 Addition	0,000 11					3370	10,200 11
	62%	6,576 ft ²						
Grades Housed - Proposed Projected Enrollment								
CT Projected Enrollment								
Scope of Work	Abate/Demoli:	sh	Abate/De	molish	Abate/D	Demolish	Abate/Dem	olish
CEFPI Rating	Borderline		Border	line	Po	oor	Borderlii	ne
Existing ft ²	34,314		60,8			846	41,300	
Cost/ft² (DM)	\$238.34	0	\$229.			8.34	\$238.3	
Cost to Replace	\$8,178,398.7 \$6,212,194.5		\$13,970,2 \$11,462,5			,475.64	\$9,843,44	
Cost to Renovate Reprogramming	\$0,212,194.5	1	\$11,462,			,263.15 .00	\$7,745,24 \$0.00	
Renovate÷Replace	76%		829			7%	79%	
Right Replacement			,	•				
Right Ratio								
Addition Required	No		No			lo	No	
December of Familian and	Addition ft ²		Additio			ion ft²	Addition	
Proposed Enrollment Elementary (PK-K)	Students sf/Student			lent sf required		udent sf required		nt sf required
Elementary (PK-5)	x = x		×	= (0 ×	= 0	×	= 0
Middle (6-8)	× =		×	= (= 0		= 0
High (9-12)	x =	0		= (×	= 0		= 0
Career Technical Core Space	× =	0	×	=) ×	= 0	×	= 0
Total ft ² Required		04.044		00.07		00.040		44.000
t ² Existing Large Group Restroom Fixture	No	34,314	No	60,870		26,846 lo	No	41,300
Replacement	INO		140		1	•0	INO	
Comprehensive Vocational	No		No		N	lo .	No	
Oversized ft ²								
Less Oversized ft²		34,314		60,870)	26,846		41,300
CT ft ² Existing								
CT ft ² Not Programmed Less CT ft ²		34,314		60,870	1	26,846		41,300
Addition ft ²		-34,314		-60,870		-26,846		-41,300
Cost per ft ²	see below		see be			below	see beld	
Total Addition Cost								
	Cost of Addition		Cost of Ac			Additions	Cost of Add	
Cost Of New SF Elementary (PK-5)	SF Required	\$/SF Cost \$0.00		d \$/SF Cos = \$0.00		red \$/SF Cost = \$0.00		\$/SF Cost = \$0.00
Middle (6-8)	× =			= \$0.00		= \$0.00		= \$0.00
High (9-12)	× =			= \$0.00		= \$0.00		= \$0.00
Career Technical Program Spa				·		·		
CT Existing ft ²								
CT New ft ²								
CT Total ft ² CT Program Total		\$0.00		\$0.00	1	\$0.00		\$0.00
Total Proposed ft ²		φυ.υυ		φυ.υι	J	φυ.υυ		\$0.00
Total to Rebuild		\$0.00		\$0.00	o	\$0.00		\$0.00
Total to Rebuild All Buildings					1			
Cost to Reno & Reprogram								
Total Addition Cost		00.00		00.00		00.00		00.00
Total Career Technical Project Cost		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00		\$0.00 \$0.00
Asbestos Abatement		\$59,955.72		\$329,803.42		\$101,740.99		\$123,337.11
Demolition		\$154,413.00		\$273,915.00		\$120,807.00		\$185,850.00
Specific Allowance		\$0.00		\$0.00		\$0.00		\$0.00
Total Building Cost		214,368.72		\$603,718.42		\$222,547.99		\$309,187.11
Page Subtotal					9,822.24			
General Allowance					0.00			
Project Agreement LFI Co-Funded Project).00 7,185.20			
Total Project Cost					7,185.20			
- Otal Trojout Goot				ψ00,04	.,			

	Whitewater Valley Elementary	Harrison Middle School	New Elementary #2	New Elementary #1
Building	Master Planning Considerations	Master Planning Considerations	New Elementary	New Elementary
Program	Classroom Facilities Assistance Program (CFAP)	Classroom Facilities Assistance Program (CFAP)	n	
Cost Set	2017	2017		
Assessing Consultant	Resource International, Inc.	Resource International, Inc.		
Туре	Elementary	Middle	Elementary	Elementary
Acres	14.93	34.90		
Grades Housed	K-6	7-8 612		_
Current Enrollment Additions to Demolish	645 1990 Original Construction	1958 Auditorium Fixed Seating		
Additions to Demoism	49% 50,781 ft		12	
	1999 Classroom Addition	1958 Original Construction		
	47% 8,824 ft		t ²	
		☐ 1990 Addition		
		66% 6,509 f	t ²	
		2000 Addition 62% 4,727 ft	12	
		2003 Addition 4,727 I		
		55% 10,693 f	12	
		1,111		
Grades Housed - Proposed			PK-5	PK-5
Projected Enrollment CT Projected Enrollment			623	624
Scope of Work	Abandon	Abate/Demolish	Build New	Build New
CEFPI Rating	Satisfactory	Borderline	Build 14cW	Build 14cW
Existing ft ²	59,605	84,295		
Cost/ft² (DM)	\$229.51	\$225.49		
Cost to Replace	\$13,679,943.55	\$19,007,679.55	\$0.00	\$0.00
Cost to Renovate	\$6,708,352.00	\$14,305,272.99	# 0.00	\$0.00
Reprogramming Renovate÷Replace	\$0.00 49%	\$0.00 75%	\$0.00	\$0.00
Right Replacement	43 /6	1376		_
Right Ratio				
Addition Required	No	No	No	No
	Addition ft ²	Addition ft ²	New ft ²	New ft ²
Proposed Enrollment		Students sf/Student sf require	d Students sf/Student sf required	
Elementary (PK-K) Elementary (PK-5)	x = ()	0 110 × 116.37 = 12,801 0 623 × 116.37 = 72,499	
Middle (6-8)		1	0 × = 0	
High (9-12)			0 × = 0	
Career Technical Core Space	× =) × =	0 x = 0	-
Total ft ² Required			72,498.51	72,608.64
ft ² Existing	59,60			NI-
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft ²			-	-
Less Oversized ft ²	59,60	84,29	5	
CT ft ² Existing			4	
CT ft ² Not Programmed Less CT ft ²	59,60	84,29	5	
Addition ft ²	-59,60			72,609
Cost per ft²	see below	see below	see below	see below
Total Addition Cost				
	Cost of Additions	Cost of Additions	Cost to Rebuild	Cost to Rebuild
Cost Of New SF	SF Required \$/SF Cos			
Elementary (PK-5)	× = \$0.00		072,498.51×\$219.92=\$15,943,872.32	
Middle (6-8) High (9-12)	× = \$0.00 × = \$0.00			
Career Technical Program Sp				
CT Existing ft ²				
CT New ft ²				
CT Total ft ²	•			
CT Program Total Total Proposed ft ²	\$0.0	\$0.0	0 \$0.00 72,499	
Total to Rebuild	\$0.0	\$0.0		
Total to Rebuild All Buildings	\$5.5	ψο.ο	Ψ10,010,012.02	ψ.ο,οοο,οοΣ
Cost to Reno & Reprogram			\$0.00	\$0.00
Total Addition Cost				
Total Career Technical	\$0.0			
Project Cost	\$0.0			
Asbestos Abatement		\$369,377.5 \$379,327.5		
Demolition		ψ51 5,321.3		
Demolition Specific Allowance	\$0.00	\$0.0	O \$300.000 OC	
Demolition Specific Allowance Total Building Cost	\$0.00 \$0.00			
Specific Allowance Total Building Cost Page Subtotal		\$748,705.0 \$33,2	1 \$16,243,872.32 260,669.44	
Specific Allowance Total Building Cost Page Subtotal General Allowance		\$748,705.0 \$33,2	1 \$16,243,872.32 260,669.44 \$0.00	
Specific Allowance Total Building Cost Page Subtotal General Allowance Project Agreement LFI		\$748,705.0 \$33,2	1 \$16,243,872.32 260,669.44 \$0.00 \$0.00	
Specific Allowance Total Building Cost Page Subtotal General Allowance		\$748,705.0 \$33,2 \$83,3	1 \$16,243,872.32 260,669.44 \$0.00	

	Mou	, Elomontor, #	2		
Building		v Elementary # w Elementary	3	New Mide	dia
Program	INE	w Elementary		inew iviid	ule
Cost Set					
Assessing Consultant		Clamantan.		Middle	
Type		Elementary		Middle	!
Acres					
Grades Housed		_			
Current Enrollment					
Additions to Demolish					
Grades Housed - Proposed		PK-5		6-8	
Projected Enrollment		624		1066	
CT Projected Enrollment					
Scope of Work		Build New		Build Ne	:W
CEFPI Rating					
Existing ft ²					
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 ft ²		New ft	2
Proposed Enrollment	Students		f required		
Elementary (PK-K)	111 ×	116.36 =	12,916		= 0
Elementary (PK-5)	624 ×	116.36 =	72,609		= 0
Middle (6-8)	×	=	0		
High (9-12)	×		0	x	= 147,131
Career Technical Core Space	×	=	0		= 0
Total ft ² Required	^			×	
ft ² Existing			72,608.64		147,150.64
		No		No	
Large Group Restroom Fixture Replacement		No		No	
Comprehensive Vocational		No		No	
Oversized ft ²					
Less Oversized ft ²					
CT ft² Existing					
CT ft² Not Programmed					,
Less CT ft ²					
Addition ft ²			72,609		147,151
Cost per ft ²		see below		see belo)W
Total Addition Cost					
	Co	st to Rebuild		Cost to Rel	build
Cost Of New SF	SFI	Required \$/S	F Cost	SF Required	\$/SF Cost
Elementary (PK-5)	72,608.64×\$	219.92=\$15,96	8,092.11	0 ×	= \$0.00
Middle (6-8)	0 ×	=	\$0.00	147,150.64×\$218.61=	\$32,168,601.41
High (9-12)	0 ×	=	\$0.00	0 ×	= \$0.00
Career Technical Program Space					
CT Existing ft ²			*		
CT New ft ²					
CT Total ft ²					
CT Program Total			\$0.00		\$0.00
Total Proposed ft ²			72,609		147,151
Total to Rebuild		\$15.96	58,092.11		\$32,168,601.41
Total to Rebuild All Buildings		Ψ10,30	,		¥32,133,001.41
Cost to Reno & Reprogram			\$0.00		\$0.00
Total Addition Cost			ψυ.υυ		φυ.υυ
			\$0.00		¢0.00
Total Career Technical		¢4E 00			\$0.00
Project Cost		\$15,96	\$8,092.11		\$32,168,601.41
Asbestos Abatement			\$0.00		\$0.00
Demolition		*	\$0.00		\$0.00
Specific Allowance			00,000.00		\$300,000.00
Total Building Cost		\$16,26	8,092.11		\$32,468,601.41
Page Subtotal			. ,	6,693.52	
General Allowance				.00	
Project Agreement LFI				.00	
Co-Funded Project				7,185.20	
Total Project Cost			\$83,347	7,185.20	

Building Summary - Crosby Elementary (7849)

Birtin 0 d							11	•	0 11 1 01 (1)			
	vest Loca					County:	Hamilton		: Southwestern Ohio (1)			
-	/ Elemen	-				Contact:	Ms. Laura Meyers	3				
Address: 8382 N						Phone:	513-738-1717	_				
	on,OH 45	5030				Date Prepared:		-	Edward M. Monaco			
Bldg. IRN: 7849	1.					Date Revised:		Ву:	Paul Brown			
Current Grades		_	creage:	Ptotiono		CEFPI Appraisal	Summary					
Proposed Grades		_	eaching S		21 19		Section		Points Possible	Points Earned	Percentage	Rating Category
Current Enrollment		30 CI	lassroom	is.	19	Cover Sheet	occion		—	—	—	—
Projected Enrollme Addition	Date HA		ımber of	Current S	guaro	1.0 The School S	ite		100	69	69%	Borderline
Addition	Date In		Floors	Feet			l Mechanical Feat	ıres	200	136	68%	Borderline
Original	1951 2		1	1	0,964	3.0 Plant Maintair			100	65	65%	Borderline
Construction						4.0 Building Safet	y and Security		200	139	70%	Satisfactory
Addition	1960 2		1		9,941	5.0 Educational A			200	115	58%	Borderline
Addition	1985 2		1		3,274	6.0 Environment f	or Education		200	112	56%	Borderline
Addition	1989 2		1		3,559	LEED Observatio	ns		_	_	_	_
Addition	1999 2		1		6,576	Commentary				_	_	_
Total				3	4,314	Total			1000	636	64%	Borderline
*HA =	Handi	cappe	d Access	3		C=Under Contrac	t					
*Rating =	1 Satisfa	actory										
<u> </u>	2 Needs	s Repa	air			Existing Square F	eet					\$0.00
=	3 Needs	Repl	acement			Cost per Sq. Ft. Renovation Cost F	-actor					\$0.00 96.02%
*Const P/S =	*Const P/S = Present/Scheduled Construction				(Cost Factor appli	ed)				\$0.00		
	FACILITY ASSESSMENT Dollar			Reprogramming C	Cost					\$0.00		
	Cost Set: 2017 Rating Assessment C				w/ Reprogrammin	g				\$0.00		
	A. Heating System 3 \$1,170,793.68 -			Cost to Replace Renovate/Replace						\$0.00 N/A		
B. Roofing			3	\$154,252				where	none of the Building's	Additions are slate	ed for demolition	
C. Ventilation /			3	\$130,500	0.00				the Master Plan will ve			
D. Electrical Sy			3	\$556,916	32	which is represen	tative of the Buildin	ng with	out the demolished add	litions.]		
E. Plumbing an		000	3	\$359,335								
F. Windows	iu i ixtuit	5 5	3	\$226,850								
G. Structure: Fo	oundatio	'n	1		0.00 -							
H. Structure: W			2	\$361,902	-							
Chimneys												
I. Structure: FI	loors and	d 	1		0.00 -							
J. General Fini			3	\$627,802	_							
K. Interior Light			3	\$171,570								
L. Security Sys			3	\$97,794								
M. Emergency/ Lighting	/Egress		3	\$34,314	1.00 -							
N. Fire Alarm			3	\$51,471	_							
O. Handicappe	d Acces	s	3	\$232,048	3.80 -							
 			2	\$250,486	- 00.6							
P. Site Condition												
P. Site Condition	stem		3	\$52,325	5.00 -							
P. Site Condition C. Sewage Sys R. Water Suppl	stem ly		3		5.00 -							
P. Site Condition Sewage Sys R. Water Suppl S. Exterior Door	stem ly ors		1 3	\$0 \$40,000	0.00 -							
P. Site Condition Q. Sewage System R. Water Suppl S. Exterior Doo T. Hazardous N	stem ly ors		1 3 2	\$40,000 \$63,181	0.00 - 0.00 - 1.40 -							
P. Site Condition C. Sewage Sys R. Water Suppl S. Exterior Doc T. Hazardous M U. Life Safety	stem ly ors Material		1 3	\$0 \$40,000	0.00 - 0.00 - 1.40 -							
P. Site Condition Q. Sewage System R. Water Suppl S. Exterior Doo T. Hazardous N	stem ly ors Material		1 3 2	\$40,000 \$63,181	0.00 - 0.00 - 1.40 - 0.80 -							
P. Site Condition C. Sewage Sys R. Water Suppl S. Exterior Doc T. Hazardous M U. Life Safety	stem ly ors Material shings		1 3 2 3	\$40,000 \$63,181 \$124,089	0.00 - 0.00 - 1.40 - 0.80 - 3.00 -							
P. Site Condition R. Sewage System R. Water Suppl S. Exterior Doc T. Hazardous M U. Life Safety V. Loose Furnis	stem ly ors Material shings		1 3 2 3 2 3	\$63,181 \$124,089 \$68,628	0.00 - 0.00 - 1.40 - 9.80 - 3.00 - 6.61 -							

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks		Board Offices		Auxiliary Gymnasium
Original Construction (1951)		1678			660									
Addition (1960)		1325		2560										
Addition (1985)		627												
Addition (1989)		260					2592							
Addition (1999)		874						1360						
Total	0	4,764	0	2,560	660	0	2,592	1,360	0	0	0	0	0	0

The site can accommodate a building addition of 1 story and 24,000 SF to the west of the existing facility. Parking can be expanded to the west and south. There is an on-site sewage system located at the southwest corner of the property. There are above ground propane tanks located on the site.



Building Summary - Harrison Elementary (15396)

				T _		_							
District: Southwest Local				County:	Hamilton		: Southwestern Ohio (1)						
Name: Harrison Elementary	'			Contact:	Mr. Ron Mangus								
Address: 600 Broadway				Phone:	513-367-4161								
Harrison,OH 45030				Date Prepared:	2015-03-26	Ву:	Edward M. Monaco						
Bldg. IRN: 15396				Date Revised:	2017-03-01	Ву:	Paul Brown						
Current Grades K-6 A	Acreage:		8.87	CEFPI Appraisal	Summary								
Proposed Grades N/A T	eaching	Stations:	38										
Current Enrollment 650 C	Classroom	ns:	36		Section		Points Possible	Points Earned	Percentage	Rating Category			
Projected Enrollment N/A				Cover Sheet			_	_	_	_			
	umber of	Current So	1	1.0 The School S	Site		100	70	70%	Satisfactory			
	Floors	Feet		2.0 Structural and		tures	200	112	56%	Borderline			
Original 1925 2	3	2	4,265	3.0 Plant Maintai	D Plant Maintainability 100 47 47%								
Construction			0.005	4.0 Building Safe	0 Building Safety and Security 200 120 60%								
Classroom 1960 2 Addition	1	3	6,605	5.0 Educational A	D Educational Adequacy 200 109 55%								
Total		6	0,870	6.0 Environment	for Education		200	104	52%	Borderline			
*HA = Handicappe	ed Acces		3,370	LEED Observation	ons		_	_	_	_			
*Rating =1 Satisfactor		-		Commentary									
=2 Needs Rep				Total			1000	562	56%	Borderline			
=3 Needs Rep		,		C=Under Contrac	ot								
		Construction		Existing Square F	- oot								
FACILITY ASSESSMENT	ileuuleu v		ollar	Cost per Sq. Ft.	eet		_			\$0.00			
Cost Set: 2017	Rating	Assessm	nent C	Renovation Cost	Factor					96.02%			
A. Heating System					(Cost Factor app	lied)				\$0.00			
B. Roofing					Cost					\$0.00			
C. Ventilation / Air	3	\$87,000		Cost to Renovate Cost to Replace	w/ Reprogramm	ng				\$0.00 \$0.00			
Conditioning		φοι,σσο			Renovate/Replace N/A								
D. Electrical Systems	3	\$987,920		These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan									
E. Plumbing and Fixtures	3	\$695,090	.00 -				ng, the Master Plan will ve		a different Rei	novate/Replace			
F. Windows	3	\$699,383	3.00 -	ratio, which is rep	presentative of the	Build	ling without the demolished	ed additions.]					
G. Structure: Foundation	2	\$5,148	3.00 -										
H. Structure: Walls and Chimneys	2	\$145,411	.00 -										
I. Structure: Floors and Roofs	1	\$0	0.00 -										
J. General Finishes	3	\$1,270,875											
K. Interior Lighting	3	\$304,350											
L. Security Systems	3	\$173,479											
M. Emergency/Egress Lighting	3	\$60,870											
N. Fire Alarm	3	\$91,305	5.00 -										
O. Handicapped Access	3	\$487,364											
P. Site Condition	3	\$376,098	$\overline{}$										
🔼 Q. Sewage System	1	\$0	0.00 -										
R. Water Supply	3	\$3,500											
S. Exterior Doors	3	\$53,100	-										
T. Hazardous Material	3	\$291,037	'.00 -										
U. Life Safety	3	\$307,314	- 00.										
T. Loose Furnishings	3	\$243,480	0.00 -										
M. Technology	3	\$690,216	6.86 -										
- X. Construction Contingency / Non-Construction Cost	-	\$2,343,817	'.31 -										
Total	'	\$11,937,712	2.23										
		, , ,											

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1925)		5305		2730	1400									
Classroom Addition (1960)		7573					2773	1296						
Total	0	12,878	0	2,730	1,400	0	2,773	1,296	0	0	0	0	0	0

Master Planning
Considerations
An addition of 2 stories and approximately 40,000 SF with associated parking can be accommodated at the south end of the existing facility.



Building Summary - Hooven Elementary (16741)

· n: -4-:	et. Court	weet La					County: Hamilton Area: Southwestern Ohio (1)	
Distri		west Lo					County: Hamilton Area: Southwestern Ohio (1) Contact:	
Name		en Elem		у				
Addre	ess: 4317						Phone: 513-353-2620	
B		en,OH 4	5033				Date Prepared: 2015-03-26 By: Edward M. Monaco	
⊢ ĕ	IRN: 1674						Date Revised: 2017-03-01 By: Paul Brown	
	nt Grades		-	Acreage:		2.89	CEFPI Appraisal Summary	
	sed Grades			Teaching S		10	Continu Points Possible Points Formed Possestone	Dating Oats
	nt Enrollme			Classroom	s:	8	Section Points Possible Points Earned Percentage	Rating Category
	ted Enrollm		N/A		1		Cover Sheet — — — —	— D
Additio	on	Date F	1 AF	Number of			1.0 The School Site 100 46 46%	Poor
Origin	- l	1011	, —	Floors	Feet		2.0 Structural and Mechanical Features 200 101 51%	Borderline
Origina Constr	ai ruction	1911 2	-	3		9,020	6 3.0 Plant Maintainability 100 48 48%	Poor
Gymna		1939 2	,	1		6 559	4.0 Building Safety and Security 200 101 51%	Borderline
Additio		1.000	·			0,000	9 5.0 Educational Adequacy 200 89 45%	Poor
Classr	oom	1953 2	2	2	1	10,661	-6.0 Environment for Education 200 96 48%	Poor
Additio	on						LEED Observations — — — —	_
Total					2	26,846		_
,	*HA	= Hand	dicap	oed Access	3		Total 1000 481 48%	Poor
,	*Rating	=1 Satis	sfacto	ry			C=Under Contract	
		=2 Need	ds Re	pair			Existing Square Feet	
		=3 Need	ds Re	placement			Cost per Sq. Ft.	\$0.00
ļ ⁷	*Const P/S	= Pres	ent/S	cheduled C	Construction		Renovation Cost Factor	96.02%
FΑ	CILITY AS	JETT AGGEGGIVIETT			Do	ollar	Cost to Renovate (Cost Factor applied)	\$0.00
	Cost Set. 2017 Rating Assessment C			Assessn	nent C	Reprogramming Cost Cost to Renovate w/ Reprogramming	\$0.00 \$0.00	
	Llaatina C.	ating System 3 \$701,217.52 -			\$701 21T			
🗀 A.	neating Sy				\$701,217	7.52 -		\$0.00
<u>Ğ</u> B.	Roofing	, 0.0					Cost to Replace Renovate/Replace	\$0.00 N/A
<u>Ğ</u> B.	Roofing Ventilation	/ Air				5.10 -	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demoliti	N/A on. If the Master Plan
☐ B.☐ C.	Roofing Ventilation Conditioning	/ Air ng		3	\$177,245 \$62,000	5.10 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
☐ B.☐ C.☐ D.	Roofing Ventilation Conditioning	/ Air ng Systems		3 3 3	\$177,245 \$62,000 \$435,710	5.10 - 0.00 - 0.58 -	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demoliti	N/A on. If the Master Plan
□ B.□ C.□ D.□ E.	Roofing Ventilation Conditionin Electrical S Plumbing a	/ Air ng Systems	ures	3 3 3 3	\$177,245 \$62,000 \$435,710 \$352,522	5.10 - 0.00 - 0.58 - 2.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
☐ B.☐ C.☐ D.፫ E.☐ F.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows	/ Air ng Systems and Fixtu		3 3 3 3 2	\$177,245 \$62,000 \$435,710 \$352,522 \$61,500	5.10 - 0.00 - 0.58 - 2.00 - 6.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
☐ B.☐ C.☐ D.☐ E.☐ F.☐ G.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure:	/ Air ng Systems and Fixtu Foundat	ion	3 3 3 2 1	\$177,245 \$62,000 \$435,710 \$352,522 \$61,500	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 0.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
☐ B.☐ C.☐ D.☐ E.☐ F.☐ G.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows	/ Air ng Systems and Fixtu Foundat	ion	3 3 3 3 2	\$177,245 \$62,000 \$435,710 \$352,522 \$61,500	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 0.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
☐ B. ☐ C. ☐ D. ☐ E. ☐ F. ☐ G. ☐ H.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure:	/ Air ng Systems and Fixtu Foundat Walls an	ion nd	3 3 3 2 1	\$177,245 \$62,000 \$435,710 \$352,522 \$61,500	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 0.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
B. C. D. E. E. G. H.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure: Chimneys Structure:	/ Air ng Systems and Fixtu Foundat Walls an	ion nd	3 3 3 2 1 2	\$177,248 \$62,000 \$435,710 \$352,522 \$61,506 \$6 \$83,648	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 0.00 - 5.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical \$ Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi	/ Air ng Systems and Fixtu Foundat Walls an	ion nd	3 3 3 2 1 2	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$83,64! \$282,849	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 0.00 - 5.00 - 9.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes	ion nd	3 3 3 2 1 2 2	\$177,24! \$62,000 \$435,710 \$352,522 \$61,500 \$83,64!	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 0.00 - 5.00 - 9.00 - 6.338 - 0.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems	ion nd nd	3 3 3 2 1 2 2 2	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$83,64! \$282,849 \$817,656 \$134,230	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 5.00 - 5.00 - 6.38 - 0.00 - 1.10 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical \$ Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security \$ Emergence Lighting	/ Air ng Systems Systems And Fixtu Foundat Walls an Floors an nishes hting ystems	ion nd nd	3 3 3 2 1 2 2 2 3 3 3 3	\$177,24! \$62,000 \$435,710 \$352,522 \$61,500 \$83,64! \$282,849 \$817,656 \$134,230 \$76,511 \$26,846	5.10 - 0.00 - 0.58 - 2.00 - 6.00 - 5.00 - 5.00 - 6.38 - 0.00 - 1.10 - 6.00 -	Cost to Replace Renovate/Replace These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Re	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical \$ Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security \$ Emergence Lighting Fire Alarm	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress	ion nd nd	3 3 3 2 1 2 2 2 3 3 3 3 3 3	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$83,64! \$282,84! \$817,656 \$134,230 \$76,511	5.10 - 2.00 - 3.	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C. D. C.	Roofing Ventilation Conditionin Electrical \$ Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security \$ Emergence Lighting	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress	ion nd nd	3 3 3 2 1 2 2 2 3 3 3 3	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$83,64! \$282,84! \$817,656 \$134,230 \$76,511 \$26,846	5.10 - 5.00 - 5.	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C. D. C.	Roofing Ventilation Conditionin Electrical \$ Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security \$ Emergence Lighting Fire Alarm Handicapp Site Condi	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress	ion nd nd	3 3 3 2 1 2 2 2 3 3 3 3 3 3	\$177,24! \$62,000 \$435,710 \$352,522 \$61,500 \$83,64! \$282,84! \$134,230 \$76,511 \$26,840 \$40,266 \$265,076 \$300,487	5.10	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C. D. C.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security S Emergence Lighting Fire Alarm Handicapp Site Condi Sewage S	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress med Acce tion ystem	ion nd nd	3 3 3 3 2 1 2 2 2 3 3 3 3 3 3 3 1	\$177,24! \$62,000 \$435,710 \$352,522 \$61,500 \$83,64! \$282,84! \$134,230 \$76,511 \$26,840 \$40,266 \$265,076 \$300,487	5.10	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C. D. C.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security S Emergence Lighting Fire Alarm Handicapp Site Condi Sewage S Water Sup	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress med Acce tion ystem pply	ion nd nd	3 3 3 3 2 1 2 2 2 3 3 3 3 3 3 3 1 1 1	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$83,64! \$282,84! \$134,230 \$76,511 \$26,846 \$40,266 \$265,076 \$300,487	5.10	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security S Emergence Lighting Fire Alarm Handicapp Site Condi Sewage S Water Sup Exterior De	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress eed Acce tion ystem pply pors	ion and and and and and and and and and an	3 3 3 3 2 1 2 2 2 3 3 3 3 3 3 1 1 1 1 3	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$83,64! \$282,84! \$134,230 \$76,511 \$26,846 \$40,266 \$265,076 \$300,487 \$0 \$31,100	5.10	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security S Emergenc Lighting Fire Alarm Handicapp Site Condi Sewage S Water Sup Exterior De Hazardous	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress and Acce tion ystem ply poors and Material	ion and and and and and and and and and an	3 3 3 3 2 1 2 1 2 2 3 3 3 3 1 1 1 3 2	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$(\$83,64!) \$282,849 \$817,656 \$134,230 \$76,51' \$26,846 \$40,266 \$265,079 \$300,481 \$(\$31,100) \$98,154	5.10	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical \$ Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security \$ Emergence Lighting Fire Alarm Handicapp Site Condi Sewage \$ Water Sup Exterior De Hazardous Life Safety	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress and Acception ystem ply pors and Material	ion and and and and and and and and and an	3 3 3 3 2 1 2 1 2 2 3 3 3 3 1 1 1 3 2 3	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$(\$83,64!) \$282,84! \$817,656 \$134,230 \$76,51' \$26,846 \$40,266 \$265,079 \$300,481 \$(\$31,100) \$98,154 \$207,930	5.10	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C.	Roofing Ventilation Conditionin Electrical S Plumbing a Windows Structure: Chimneys Structure: Roofs General Fi Interior Lig Security S Emergenc: Lighting Fire Alarm Handicapp Site Condi Sewage S Water Sup Exterior Do Hazardous Life Safety Loose Furi	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress and Fixtu Floors an nishes hting ystems y/Egress and Acce tion ystem ply poors and Materia	ion and and and and and and and and and an	3 3 3 3 2 1 2 2 3 3 3 3 1 1 1 3 2 3 3 3 3	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$(\$83,64!) \$282,84(\$ \$134,23(\$76,51') \$26,84(\$ \$40,26(\$\$300,48) \$(\$31,100(\$98,154) \$207,93(\$134,230(\$134,230)	5.10	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan
B. C. C. C. D. E. E. G. G. H. I. J. K. L. M. N. C. O. O. C. C. T. C. U. V. C. W.	Roofing Ventilation Conditionin Electrical \$ Plumbing a Windows Structure: Structure: Chimneys Structure: Roofs General Fi Interior Lig Security \$ Emergence Lighting Fire Alarm Handicapp Site Condi Sewage \$ Water Sup Exterior De Hazardous Life Safety	/ Air ng Systems and Fixtu Foundat Walls an Floors an nishes hting ystems y/Egress med Acce tion ystem ply pors a Materia nishings y on Contin	nd ss	3 3 3 3 2 1 2 2 2 3 3 3 3 1 1 1 3 2 3 3 3 2 7 7 7	\$177,24! \$62,000 \$435,710 \$352,522 \$61,506 \$(\$83,64!) \$282,84! \$817,656 \$134,230 \$76,51' \$26,846 \$40,266 \$265,079 \$300,481 \$(\$31,100) \$98,154 \$207,930	5.10 - 2 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3	Cost to Replace Renovate/Replace [These calculations are for the case where none of the Building's Additions are slated for demolition suggests partial demolition of this Building, the Master Plan will very probably show a different Rewhich is representative of the Building without the demolished additions.]	N/A on. If the Master Plan

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1911)		1878			780									
Gymnasium Addition (1939)				4560										
Classroom Addition (1953)		2246					1188	638						
Total	0	4,124	0	4,560	780	0	1,188	638	0	0	0	0	0	0

The building can be expanded to the north of the existing facility with a 2 story addition of approximately 24,000 SF. The existing ballfield would be reduced in size and possible eliminated by the requirements for an addition and parking.



Building Summary - Miamitown Elementary (24430)

Distri	-4- 0-		1				Country Hamilton Anna Courthwarden Obia (4)	
Distri		uthwest Loc		o.m./			County: Hamilton Area: Southwestern Ohio (1)	
Name		amitown Ele	ement	ary			Contact: Mr. Dave Kelly	
Adare		78 SR 128	. 450				Phone: 513-353-1416	
Б		amitown,OF	1 4504	1 1			Date Prepared: 2015-03-26 By: Edward M. Monaco	
	IRN: 24						Date Revised: 2017-03-01 By: Paul Brown	
	nt Grades			Acreage:			CEFPI Appraisal Summary	
	sed Grad		_	eaching		22	Continu Delate Bessible Delate Formed Bessevers	Batima Catamana
	nt Enrolln			Classroom	ns:	20	Section Points Possible Points Earned Percentage	Rating Category
	ted Enro		N/A		Ta		Cover Sheet — — — —	— Borderline
Additio	on	Date H		umber of Floors	Current S Feet		1.0 The School Site 100 59 59% 2.0 Structural and Mechanical Features 200 122 61%	Borderline
Origina	al	1915 2	_	2				
Origina Constr	aı ruction	1915/2		2			13.0 Plant Maintainability 100 57 57%	Borderline
Additio		1954 2		2	1 1	8.834	4.0 Building Safety and Security 200 128 64% 5.0 Educational Adequacy 200 108 54%	Borderline
Additio		1992 2		2		3.717		Borderline
Additio		2000 2		1	1	0.265	6.0 Environment for Education 200 99 50% LEED Observations — — —	Borderline
Total		-500 2		-	4	1,300	Commentary — — — —	_
	*HA	= Hand	licann	ed Acces	S T	1,500		— Dandad
,	*Rating	=1 Satis			-		Total 1000 573 57% C=Under Contract	Borderline
	· tatii.ig	=2 Need				1	C=Officer Contract	
				lacement		1	Existing Square Feet	
,	*Const P		•		Construction	1	Cost per Sq. Ft.	\$0.00
FΔ				il Caulca (Renovation Cost Factor	96.02%
		CILITY ASSESSMENT Dollar Cost Set: 2017 Rating Assessment C					Cost to Renovate (Cost Factor applied) Reprogramming Cost	\$0.00 \$0.00
<mark></mark> A.	Heating System 3 \$1,409,156.00 -				\$1,409,156	5.00 -	Cost to Renovate w/ Reprogramming	\$0.00
<u>™</u> B.	Roofing					_	Cost to Replace	\$0.00
_	Ventilati	on / Air		2	\$130,500	0.00 -	Renovate/Replace	N/A
	Conditio	ning					These calculations are for the case where none of the Building's Additions are slated for demolitic	
🛅 D.	Electrica	al Systems		3	\$670,299	9.00 -	suggests partial demolition of this Building, the Master Plan will very probably show a different Rei which is representative of the Building without the demolished additions.]	iovate/керіасе тапо,
ŭ E.	Plumbin	g and Fixtu	res	2	\$440,126	6.00 -	This is representative of the Ballang Wareat the demonstrate databases.	
🛅 F.	Window	S		3	\$211,835	5.00 -		
🛅 G.	Structure	e: Foundati	on	1	\$0	0.00 -		
<u>™</u> H.	Structure	e: Walls and /s	d	2	\$255,804	1.50 -		
	Structure Roofs	e: Floors ar	nd	1	\$0	0.00 -		
🛅 J.	General	Finishes		3	\$734,657	7.90 -		
ŭK.	Interior I	_ighting		3	\$206,500	0.00 -		
👸 L.	Security	Systems		3	\$117,705	5.00 -		
<u>™</u> M.	Emerge Lighting	ncy/Egress		3	\$41,300	0.00 -		
<u>🛅</u> N.	Fire Alaı	m		3	\$61,950	0.00 -		
<u>6</u> O.	Handica	pped Acces	ss	2	\$441,058	3.00 -		
<u>ĭĭ</u> P.	Site Cor	ndition		2	\$314,574	1.51 -		
<u></u> Q.	Sewage	System		3	\$48,125	5.00 -		
🛅 R.	Water S	upply		1	\$0	0.00 -		
🋅 S.	Exterior	Doors		3	\$26,000	0.00 -		
<mark>Ğ</mark> ⊤.	Hazardo	us Material	I	2	\$116,230	0.00 -		
<mark></mark> U.	Life Safe	ety		3	\$213,520	0.00 -		
_		urnishings		2	\$165,200			
_	Technol			3	\$525,245	5.55 -		
	Construction Contingency - \$1,583,711.00 - Non-Construction Cost							
Total					\$8,066,279	9.76		

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1915)		1273												
Addition (1954)		3056		3432										
Addition (1992)		330			1044									
Addition (2000)		1215					3300	1312						
Total	0	5,874	0	3,432	1,044	0	3,300	1,312	0	0	0	0	0	0

At the south end of the existing building an addition of 2 stories and approximately 24,000 SF can be constructed with space available for additional parking. The existing playground would require relocation to the east.



Building Summary - Whitewater Valley Elementary (110577)

Cover Sheet	Rating Category — Satisfactory Satisfactory Borderline Satisfactory Borderline
Phone: 513-367-5577 Date Prepared: 2015-03-26 By: Paul W. Garland Bldg. IRN: 110577 Date Prepared: 2015-03-26 By: Paul W. Garland By: Paul Brown Proposed Grades N/A Teaching Stations: 35 Current Enrollment 645 Classrooms: 33 Section Points Possible Points Earned Percentage February Proposed Grades N/A Number of Floors Feet 1.0 The School Site 1.0	Satisfactory Satisfactory Borderline Satisfactory
Harrison, OH 45030	Satisfactory Satisfactory Borderline Satisfactory
Date Revised: 2017-03-01 By: Paul Brown	Satisfactory Satisfactory Borderline Satisfactory
Current Grades K-6 Acreage: 14.93 CEFPI Appraisal Summary	Satisfactory Satisfactory Borderline Satisfactory
Proposed Grades	Satisfactory Satisfactory Borderline Satisfactory
Current Enrollment Square Frojected Enrollment N/A Square Cover Sheet Square Floors Feet Square Floors Feet Square Floors Feet Square Floors Square Squar	Satisfactory Satisfactory Borderline Satisfactory
Cover Sheet	Satisfactory Satisfactory Borderline Satisfactory
Addition	Satisfactory Borderline Satisfactory
Floors Feet 2.0 Structural and Mechanical Features 200 164 82%	Satisfactory Borderline Satisfactory
Original Construction 1990 1 2 50,781 3.0 Plant Maintainability 100 67 67% 4.0 Building Safety and Security 67% 67% 4.0 Building Safety and Security 200 168 84% 5.0 Educational Adequacy 8,824 6.0 Environment for Education 200 129 65% 4.0 Environment for Education 200 123 62% 5.0 Educational Adequacy 200	Borderline Satisfactory
Construction 4.0 Building Safety and Security 200 168 84% Classroom Addition 1999 1 2 8,824 5.0 Educational Adequacy 200 129 65% Total 59,605 *HA = Handicapped Access LEED Observations — — — *Rating =1 Satisfactory — — — — Total 1000 738 74% C-Under Contract C-Under Contract — —	Satisfactory
1999 1 2 8,824 5.0 Educational Adequacy 200 129 65%	•
Total Satisfactory Figure Total Satisfactory Figure Total Satisfactory Figure Figu	
Total 59,605 LEED Observations	Borderline
*HA = Handicapped Access *Rating =1 Satisfactory =2 Needs Repair =3 Needs Replacement *Commentary Total 1000 738 74% C=Under Contract	boldelille
*Rating =1 Satisfactory =2 Needs Repair =3 Needs Replacement Total	_
=2 Needs Repair =3 Needs Replacement C=Under Contract	— Satisfactary
=3 Needs Replacement	Satisfactory
*Const D/S - Proport/Schoduled Construction - Eviation Square Foot	
*Const P/S = Present/Scheduled Construction Existing Square Feet	
FACILITY ASSESSMENT Dollar Cost per Sq. Ft.	\$0.00
Cost Set: 2017 Rating Assessment C Renovation Cost Factor	96.02%
A. Heating System 3 \$2,033,722.60 - Cost to Renovate (Cost Factor applied) Reprogramming Cost	\$0.00 \$0.00
B. Roofing 2 \$1,310.00 Cost to Reprogramming	\$0.00
C. Ventilation / Air 3 \$20,500.00 - Cost to Replace	\$0.00
Conditioning Renovate/Replace	N/A
D. Electrical Systems 3 \$967,389.15 - [These calculations are for the case where none of the Building's Additions are slated for demolition. I	
E. Plumbing and Fixtures 2 \$139,800.00 - suggests partial demolition of this Building, the Master Plan will very probably show a different Renovation of the Building without the demolished additions.]	/аце/керіасе тацо,
F. Windows 3 \$143,000.00 -	
G. Structure: Foundation 1 \$0.00 -	
H. Structure: Walls and Chimneys 2 \$65,447.00 -	
L. Structure: Floors and 1 \$0.00 - Roofs	
J. General Finishes 2 \$285,734.20 -	
K. Interior Lighting 3 \$246,675.00 -	
L. Security Systems 3 \$169,874.25 -	
M. Emergency/Egress 1 \$0.00 - Lighting	
M. Fire Alarm 3 \$89,407.50 -	
O. Handicapped Access 2 \$230,821.00 -	
P. Site Condition 2 \$375,993.50 -	
Q. Sewage System 1 \$0.00 -	
R. Water Supply 1 \$0.00 -	
S. Exterior Doors 1 \$0.00 -	
T. Hazardous Material 2 \$5,960.50 -	
U. Life Safety 2 \$44,000.00 -	
X. Construction Contingency - \$1,371,692.59 -	
Total \$6,986,411.16	

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen		Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Construction (1990)		6278		4902	1305		2565	1102						
Classroom Addition (1999)		1209												
Total	0	7,487	0	4,902	1,305	0	2,565	1,102	0	0	0	0	0	0

The property can accommodate a two story addition of approximately 60,000 SF to the southwest of the existing facility. Additional parking can be added to the west.



Building Summary - Harrison Middle School (64378)

Distri	ct. Sou	thwes	t L o	cal				County:	Hamilton	Aroa	: Southwestern Ohio	(1)		
Name		rison N			chool			Contact:	Mr. Christian Tracy		. Southwestern Onio	(1)		
					SHOOI				•	,				
Addre	ess: 983				0			Phone:	513-367-4831	D	Edward M. Maraa			
Blda.	паг IRN: 643	rison,C 78	ЛП 4	1503	U			Date Prepared: Date Revised:		By: By:	Edward M. Monaco Paul Brown			
	nt Grades		1-	7-8	Acreage:		34.90	CEFPI Appraisal S		<u> </u>	T ddi Biowii			
	sed Grades	25	\rightarrow	_	Teaching S		33	CEI I I Appiaisai C	Julillary					
	nt Enrollm		-		Classrooms		31		Section		Points Possible	Points Earned	Percentage	Rating Category
	ted Enrol		\rightarrow	V/A	Oldooroomic	,	<u> </u>	Cover Sheet			_	_	_	_
Additio		_	ate	_	Number of	f Curr	ent	1.0 The School Sit	е		100	73	73%	Satisfactory
					Floors			2.0 Structural and	Mechanical Feature	:S	200	115	58%	Borderline
Origina	al	1	958	2	2		59,187	3.0 Plant Maintaina	ability		100	62	62%	Borderline
Constr	ruction							4.0 Building Safety			200	133	67%	Borderline
Additio			990	-	1		6,509	5.0 Educational Ac	dequacy		200	122	61%	Borderline
Additio	on	2	000	2	1		4,727	6.0 Environment fo	or Education		200	106	53%	Borderline
Additio	on	_	003		2		10,693	LEED Observation	is		_	_	_	_
	rium Fixe	d 1	958	2	1		3,179	Commentary				_	_	_
Seatin	<u>g</u>							Total			1000	611	61%	Borderline
Total	****	1 1.				_	84,295 1	C=Under Contract						
-	*HA				ped Access	3								
	*Rating	-		facto				Existing Square Fe	eet	-				\$0.00
					epair			Cost per Sq. Ft. Renovation Cost F	actor					\$0.00 96.02%
					eplacement		_		Cost Factor applied)				\$0.00
					Scheduled C			Reprogramming Co						\$0.00
FA	CILITY A			ENT	Dating		ollar	Cost to Renovate v	v/ Reprogramming					\$0.00
<u> </u>	Cost S				Rating	Assessi		Cost to Replace Renovate/Replace						\$0.00 N/A
_	Heating S Roofing	system	1		3	\$2,876,14 \$551,48				here n	one of the Building's	Additions are slat	ed for demolitic	<u> </u>
	Ventilation	- / A:-			3			suggests partial de	emolition of this Build	ding, tl	he Master Plan will ve	ery probably show		
	Condition				3	\$164,50	0.00	ratio, which is repre	esentative of the Bu	ilding	without the demolish	ed additions.]		
_	Electrical		ms		3	\$1,368,10	7 85 -							
	Plumbing			res	3	\$681,85								
	Windows		ixtu		3	\$824,72								
_	Structure		dati	on	1		0.00 -							
	Structure				2	\$237,03								
	Chimney	S												
	Structure Roofs	: Floor	s ar	nd	1	\$	0.00 -							
_	General				3	\$1,733,37	_							
	Interior L				3	\$421,47								
	Security				3	\$231,18								
	Emergen Lighting	cy/Egr	ess		3	\$81,11	6.00 -							
	Fire Aları	n			3	\$121,67	4.00 -							
<u></u> O.	Handicar	ped A	cces	ss	3	\$394,10	3.20 -							
<u>Ğ</u> ₽.	Site Con	dition			2	\$503,74	7.00 -							
<u>Č</u> Q.	Sewage	Systen	n		1	\$	0.00 -							
🋅 R.	Water Su	pply			1	\$	0.00 -							
	Exterior I				3	\$47,60	0.00 -							
	Hazardo		eria	I	2	\$319,15	9.50 -							
<mark></mark> Ū.	Life Safe	ty			3	\$388,93								
	Loose Fu		ngs		3	\$324,46								
	Technolo				3	\$702,46								
	Construct / Non-Co	tion Co			cy -	\$2,925,07								
Total	30					\$14,898,22	2.25							
						, ,,	-							

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
Auditorium Fixed Seating (1958)	3179													
Original Construction (1958)		11817		6840	1500	1218						660		
Addition (1990)		1293												
Addition (2000)		681												
Addition (2003)		429					6477	2150						
Total	3,179	14,220	0	6,840	1,500	1,218	6,477	2,150	0	0	0	660	0	0

There is room for an addition of 2 stories and approximately 40,000 SF to the north and east of the existing facility. Parking can be expanded to the east of the building. A baseball field would require relocation or evacuation to accommodate a new addition in this area.



Category	Name	Amount	Comments	Cost Column	Include In R Ratio
Site Development	Site Access Safety Improvement Allowance	\$300,000.0	00 Allowance for Site Access Safety Improvement in the amount of \$300,000.00	Base CM & A/E Services	no
Site Development	Site Access Safety Improvement Allowance	\$300,000.0	00 Allowance for Site Access Safety Improvement in the amount of \$300,000.00	Base CM & A/E Services	no
Site Development	Site Access Safety Improvement Allowance	\$300,000.0	00 Allowance for Site Access Safety Improvement in the amount of \$300,000.00	Base CM & A/E Services	no
Site Development	Site Access Safety Improvement Allowance	\$300,000.0	00 Allowance for Site Access Safety Improvement in the amount of \$300,000.00	Base CM & A/E Services	no
		\$1,200,000.0	00		
	Site Development Site Development Site Development Site Site	Site Site Access Safety Development Improvement Allowance Site Site Access Safety Development Improvement Allowance Site Site Access Safety Development Improvement Allowance Site Site Access Safety	Site Site Access Safety \$300,000.0 Development Improvement Allowance Site Site Access Safety \$300,000.0 Site Site Site Access Safety \$300,000.0 Site Site Site Site Site Site Site Site	Site Site Access Safety \$300,000.00 Allowance for Site Access Safety Improvement in Improvement Allowance Site Site Access Safety \$300,000.00 Allowance for Site Access Safety Improvement in Improvement Allowance the amount of \$300,000.00 Site Site Access Safety \$300,000.00 Allowance for Site Access Safety Improvement in the amount of \$300,000.00 Site Access Safety \$300,000.00 Allowance for Site Access Safety Improvement in the amount of \$300,000.00 Site Access Safety \$300,000.00 Allowance for Site Access Safety Improvement in \$300,000.00 Al	Site Access Safety Improvement in Development Improvement Allowance Site Site Access Safety Improvement Allowance Improvement Allowance Improvement Allowance Site Site Access Safety Improvement Allowance Site Site Access Safety Improvement Improvement Allowance Site Site Access Safety Improvement Improvement Allowance Site Site Access Safety Improvement Improvement Allowance Improvement Allowance Site Site Access Safety Improvement Improvement Allowance Site Access Safety Improvement Improvement Improvement Improvement Allowance Site Access Safety Improvement Improvement Improvement Improvement Allowance Site Access Safety Improvement Impro



Southwest Local Schools	SCHOOL DISTRICT	
Hamilton	COUNTY	
6/1/17	DATE	
Southwest Local SD (Hamilton) - CFAP Segment #1 -	Lapsed - OSFC 7-13-17	MASTER PLAN
Description of Master Plan:	Abate / Demolish Crosby ES, Harrison ES, Hooven ES, Miamito Abandon Whitewater Valley Elementary Build 3 New Elementary Schools to house grades PK-5. Build New Middle School to house grades 6-8.	own ES, & Harrison MS.

CFAP Participant (Segmenting)

Step 1. Assessed Valuation		\$	540,764,590
Step 2. Net Bonded Indebtedness		\$	8,884,909
Step 3. Cost of Entire Master Facilities Plan		\$	113,147,650
Step 4. Required level of indebtedness			6.34%
.05 + [.0002 x (68 percentile** - 1)] of assessed valuation*		\$	34,284,475
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:	\$ 34,284,475		
minus Step 2:	\$ 8,884,909		
Total:	\$ 25,399,566		
St. C.D. C.I.			60,000/ **
Step 6. Required percentage of the project costs equals (.01 x basic project costs) x 23 perc 68 pe	mantila**	\$	68.00% ** 76,940,402
equais (.01 x basic project costs) x 25 perc 68 pe	icentile	Ф.	70,940,402
Step 7. Amount of Bond issue or Alternative Funding must	he the greater of:		
a. a required percentage of the project costs	be the greater of:	\$	76,940,402
a. a required percentage of the project costs		Ψ	70,740,402
b. the amount necessary to raise the net bonded			
indebtedness of the district to within \$5,000			
of the required level of indebtedness		\$	25,399,566
c. Therefore, the district's share of the entire MFP	would be for	\$	76,940,402
STATE \$	36,207,248		32%
LOCAL \$	76,940,402		68%
TOTAL \$	113,147,650		
Therefore, the budget for the proposed segment would	be:		
STATE \$	26,671,099		32%
LOCAL \$	56,676,086		68%
TOTAL \$	83,347,185		

^{*}District's valuation for the year preceding the year in which the Controlling Board approved the project under 3318.04 of the O.R.C.

^{**}Percentile in which the district ranks. (By law, the minimum State share is 5%; therefore, all districts in the 95-100 percentile are shown as 95%).