



April 25, 2022      **Via DocuSign**

Superintendent Darrell Yater  
[dyater@nwlsd.org](mailto:dyater@nwlsd.org)  
Northwest Local School District (Hamilton)  
3240 Banning Road  
Cincinnati, Ohio 45239

RE:    Expedited Local Partnership Program – **First** Amended & Restated Project Agreement

Dear Superintendent Yater & District Officials:

On behalf of the Ohio Facilities Construction Commission, please find attached the School District's Expedited Local Partnership Program's **First** Amended and Restated Project Agreement. To that end, here is the process for seeking project approval at the soonest possible timeline.

Attached are two documents that need to be approved at your school district's next scheduled board meeting so that the project can proceed:

1. The School District's **amended & restated** Expedited Local Partnership Program's project agreement
2. A Resolution to Accept the **amended** Master Facility Plan and

Please review and fill in Section V.A.7, which identifies your maintenance option, and return the executed document, via DocuSign, to our office no later than **April 29, 2022**.

These documents are required so that Commission staff can request conditional approval of your Master Facility Plan and project agreement at the next scheduled meeting of the Ohio Facilities Construction Commission. Once the Commission grants conditional approval, your project will be submitted to the State Controlling Board for consideration.

Upon the approval of the Master Facility Plan by the Commission and Controlling Board, and the execution of the project agreement, your executed project agreement will be returned to you via DocuSign for your records.

Congratulations. We look forward to working with you to make the project a great success!

Sincerely,

DocuSigned by:

Cheryl J. Lyman  
Executive Director

/jsp

pc:    Mark Gilbert, [mgilbert@nwlsd.org](mailto:mgilbert@nwlsd.org)  
      Amy Wells, [awells@nwlsd.org](mailto:awells@nwlsd.org)  
      Brad Ruwe, [bradley.ruwe@dinsmore.com](mailto:bradley.ruwe@dinsmore.com)  
      File



**RESOLUTION BY THE SCHOOL DISTRICT BOARD  
TO ACCEPT THE **AMENDED** MASTER FACILITY PLAN FOR THE  
OHIO FACILITIES CONSTRUCTION COMMISSION  
EXPEDITED LOCAL PARTNERSHIP PROGRAM**

**WHEREAS** the Board of Education of the **Northwest Local School District, Hamilton County, Ohio** (School District), met in a Regular session on April 25, 2022 and adopted the following Resolution; and

**WHEREAS** the Ohio Facilities Construction Commission (Commission) has approved the School District to participate in the Expedited Local Partnership Program; and

**WHEREAS** the School District hereby concurs with, and approves the use of, the findings outlined in the final "Facilities Assessment Report" dated **August 8, 2003 (Bevis and Pleasant Run Elementary Schools) and August 13, 2003 (Colerain, Houston, Monfort Heights, Struble, Taylor, Weigel and Welch elementary schools, Colerain, Pleasant Run and White Oak middle schools & Colerain and Northwest high schools);** with revisions **August 6, 2007 (Bevis, Colerain, Houston, Monfort Heights, Pleasant Run, Struble, Taylor, Weigel and Welch elementary schools, Colerain, Pleasant Run and White Oak middle schools & Colerain and Northwest high schools); August 30, 2021 (Colerain, Houston and Monfort Heights elementary schools, Colerain and White Oak middle schools & Colerain and Northwest high schools & October 14, 2021 (Pleasant Run Middle School)** for the purpose of developing an amended Amended Master Facilities Plan. The Commission and School District understand that the use of the Facilities Assessment Report is for the purpose of developing an estimated project budget and scope and that the potential for the existence of undocumented conditions that could increase the final cost of the project does exist; and

**WHEREAS** the School District Board hereby concurs with and approves the use of the Enrollment Projections dated **February 22, 2022**. The School District Board and the Commission acknowledge that actual enrollment status will be reviewed annually; and

**WHEREAS** the School District acknowledges the Commission recommendation that the School District engage a design and construction professional to assist in the review of the information presented in the Facilities Assessment Report. The School District has provided any information available to aid in the identification of any areas of concern for conditions, which cannot be readily observed by standard assessment procedures throughout the School District's facilities and the School District acknowledges that the scope of services provided by the professional authoring the Facilities Assessment Report does not include invasive facilities and grounds investigation; and

**WHEREAS** the School District acknowledges that neither the School District nor the Commission have control over conditions which are hidden or otherwise unknown at the conclusion of the assessment report and amended Amended Master Facilities Plan; and

**WHEREAS** the School District desires to proceed with the amended Scope of the Project and amended Amended Master Facilities Plan as indicated below:

**SCOPE OF THE PROJECT:**

Renovate Monfort Heights Elementary School to house grades K thru 5; build four new elementary schools (Colerain and three new elementary schools completed under ELPP Phase 1 Pleasant Run, Struble and Taylor) to house grades PK thru 5, two new middle schools (Colerain & Pleasant Run) to house grades 6 thru 8 and two new high schools (Colerain & Northwest) to house grades 9 thru 12 & Career Tech; allowance to abate and demolish Colerain and Houston elementary schools, (Pleasant Run, Struble, Taylor, Bevis & Welch elementary schools completed under ELPP-Phase 1), Colerain, Pleasant Run and White Oak middle schools & Colerain and Northwest high schools; abandon Weigel Elementary School (as this facility will be used for other than K thru 12 instruction).



STATE SHARE:	\$ 78,949,604	22%
LOCAL SHARE:	\$279,912,233	78%
PROJECT BUDGET:	\$358,861,837	

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Education of the **Northwest Local School District, Hamilton County**, Ohio, that the School District Board hereby acknowledges and accepts the described amended Scope of the Project and amended Master Facility Plan for the Expedited Local Partnership Program.

Upon the roll call on the passage of the Resolution, the vote was as follows:

<u>Mark Gilbert</u> _____, <u>AYES</u> President	<u>Matt Tietzort</u> _____, <u>AYES</u> Vice President
<u>Jim Detzel</u> _____, <u>AYES</u>	<u>Christopher Heather</u> _____, <u>AYES</u>
<u>Nicole Taulbee</u> _____, <u>AYES</u>	_____, _____

The foregoing is a true and correct excerpt from the minutes of the Regular meeting held April 25, 2022 of the Board of Education of the **Northwest Local School District, Hamilton County**, Ohio showing the passage of the resolution set forth.

DocuSigned by:

Amy M. Wells

Treasurer

4/26/2022

Date



## EXPEDITED LOCAL PARTNERSHIP PROGRAM

### FIRST AMENDED AND RESTATED PROJECT AGREEMENT

This **First Amended Project Agreement** (Agreement) is made and entered into by and between the **Ohio Facilities Construction Commission (Commission)** and the Board of Education of the **Northwest Local School District, Hamilton County, Ohio** (School District Board), pursuant to Ohio Revised Code (ORC) Section 3318.36.

**WHEREAS** the School Building Assistance Expedited Local Partnership Program (ELPP) was created to permit a School District to expend local resources to proceed with the new construction of, or additions, or major repairs of a part of the school district's classroom facility needs, as determined through ORC Sections 3318.01 to 3318.20, prior to the School District Board's eligibility for State assistance under ORC Sections 3318.01 to 3318.20; and

**WHEREAS** the School District Board adopted a resolution certifying to the Commission its intention to participate in the ELPP; and

**WHEREAS**, the School District Board requested, as a condition of participation in ELPP, that the Commission assess the existing condition of each of the school district's classroom facilities; and

**WHEREAS**, the School District Board has acknowledged the Commission's recommendation to have a licensed Ohio design professional assist the school district with the review of the conclusions drawn in the Facilities Assessment Report dated **August 8, 2003 (Bevis and Pleasant Run Elementary Schools) and August 13, 2003 (Colerain, Houston, Monfort Heights, Struble, Taylor, Weigel and Welch elementary schools, Colerain, Pleasant Run and White Oak middle schools & Colerain and Northwest high schools);** with revisions **August 6, 2007 (Bevis, Colerain, Houston, Monfort Heights, Pleasant Run, Struble, Taylor, Weigel and Welch elementary schools, Colerain, Pleasant Run and White Oak middle schools & Colerain and Northwest high schools); August 30, 2021 (Colerain, Houston and Monfort Heights elementary schools, Colerain and White Oak middle schools & Colerain and Northwest high schools & October 14, 2021 (Pleasant Run Middle School);** and

**WHEREAS**, the School District Board has acknowledged the limitations inherent with establishing a budget for renovation work from the data collected through the Commission's standard non-invasive assessment procedures, and understands and accepts the risks that unforeseen conditions may cause the construction costs to be higher than the original budget; and

**WHEREAS** the School District Board hereby concurs with and approves the use of the Enrollment Report dated **February 22, 2022**. The School District Board and the Commission acknowledges that actual enrollment status will be reviewed annually; and

**WHEREAS**, the Commission has conditionally approved a building program for the school district, identifying the classroom facilities needs of the school district, and a basic project cost of those classroom facilities (Amended Master Facilities Plan); and

**WHEREAS**, the Controlling Board has approved the Amended Master Facilities Plan (MFP), including the basic project cost, and the School District Board's portion of the basic project cost as required by ORC Section 3318.36(D)(1); and

**WHEREAS** the School District Board understands and acknowledges that the Controlling Board will not encumber state funds under ORC Section 3318.36; and

**WHEREAS**, the School District Board has adopted a resolution certifying the School District Board's decision and method for addressing the maintenance funding requirements of the classroom facilities included in the Amended Master Facilities Plan pursuant to ORC Section 3318.36(D)(2) or ORC Section 3318.36(D)(3); and

**WHEREAS**, the School District Board has identified a discrete part of the Amended Master Facilities Plan, consisting of new construction of, or additions, or major repairs to a particular building (Local Project Phase), to undertake with local resources prior to the school district's eligibility for State assistance under ORC Sections 3318.01 to 3318.20; and

**WHEREAS** the School District Board and the Commission acknowledge that time is of the essence to the Project Agreement and all obligations hereunder;

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, the School District Board and the Commission agree as follows.

## I. SCOPE OF THE PROJECT

- A. The parties agree the Expedited Local Partnership Program Amended Master Facilities Plan (as summarily described and attached in Exhibit One), is made a part hereof and incorporated by reference as if fully written herein.
- B. The basic project cost for the building program described in the Amended Master Facilities Plan is **Three Hundred Fifty Eight Million Eight Hundred Sixty One Thousand Eight Hundred Thirty Seven Dollars (\$358,861,837)**. The State's share (**22%**) of the basic project cost is **Seventy Eight Million Nine Hundred Forty Nine Thousand Six Hundred Four Dollars (\$78,949,604)**. The School District Board's local share (**78%**) of the basic project cost is **Two Hundred Seventy Nine Million Nine Hundred Twelve Thousand Two Hundred Thirty Three Dollars (\$279,912,233)**.
- C. The School District Board's amended Project Agreement Locally Funded Initiative (LFI) is **Zero Dollars (-\$0-)** for a total local share in the amount of **Two Hundred Seventy Nine Million Nine Hundred Twelve Thousand Two Hundred Thirty Three Dollars (\$279,912,233)**.
- D. While the respective parties' percentages of contribution shall remain unchanged as set above, pursuant to ORC Section 3318.36(E)(1), the actual amounts of each party's contribution are subject to change over time. The final amount of the basic project cost to be contributed by the respective parties shall be determined pursuant to ORC Section 3318.36(E)(1), and Section X of this Agreement at that time when the School District Board becomes eligible for State assistance under ORC Sections 3318.01 to 3318.20.

## II. LOCAL PROJECT PHASE

- A. The discrete part of the Amended Master Facilities Plan identified by the School District Board to be undertaken using local resources (Local Project Phase) shall be as described in Exhibit Two, which is attached hereto, made a part hereof, and incorporated by reference as if fully written herein. The School District Board agrees that the Local Project Phase shall, where applicable, comply with the Ohio School Design Manual (Design Manual), in effect at the time of approval of the Amended Master Facilities Plan by the Ohio Controlling Board, with the exception of any change in the Design Manual cost calculation formulas approved by the Commission.
- B. The parties agree that the total budget for the Local Project Phase is as described in Exhibit Two. The total budget for the Local Project Phase is categorized as follows:
  1. **New Construction:** New classroom facilities or new additions to existing classroom facilities; budget calculated pursuant to Administrative Rule 3318:1-03.
  2. **Renovation:** Improvements to an existing classroom facility; budget calculated pursuant to applicable provisions of Administrative Rule 3318:1-03.
  3. **Allowances:**
    - a) **Optional Demolition Allowance:** Demolition of abandoned existing classroom facilities, which are not required to be demolished in order to complete the Local Project Phase; budget calculated as defined in Administrative Rule 3318:1-03. A condition precedent to the Commission establishing credit for the demolition of a facility shall be the School District Board's verification of compliance with ORC Section 3313.41.
    - b) **Swing Space Allowance:** No additional allowance has been provided for Swing Space.
    - c) **Site Access Safety Improvements Allowance:** No additional allowance has been provided for site access safety improvements.
    - d) **Storm Shelter Allowance:** An allowance is provided in the budget for storm shelter and hardening. The amount of this allowance is **Three Million Three Hundred Seventy Seven Thousand Six Hundred Twenty One Dollars (\$3,377,621)** with a total square footage for hardening in the amount of **40,357 sf**. This allowance incorporates **Monfort Heights Elementary School (\$536,067/4,770 sf)**, **New Colerain Elementary School (\$412,584/4,993 sf)**, **New Middle School 1 (Colerain Middle School) (\$623,558/7,871 sf)**, **New Middle School 2 (Pleasant Run Middle School) (\$488,973/6,035sf)**, **New High School 1 (Colerain High School) (\$709,219/9,040 sf)** and **New High School 2 (Northwest High School) (\$607,220/7,648 sf)**.
    - e) **Emergency Responder Radio Coverage Systems Allowance (ERRCS):** An allowance is provided in the budget for ERRCS. The amount of this allowance is **Nine Hundred Forty Seven Thousand Six Hundred Eighty Five Dollars (\$947,685)**. This allowance incorporates **Monfort Heights Elementary School (\$95,353)**, **New Colerain Elementary School (\$98,749)**, **New Middle School 1 (Colerain Middle School) (\$184,066)**, **New Middle School 2 (Pleasant Run Middle School) (\$148,031)**, **New High School 1 (Colerain High School) (\$229,485)** and **New High School 2 (Northwest High School) (\$192,001)**.

- f) **Additional Allowance:** An additional allowance has been included in the budget for **ADA Playground Surface**. The amount of this allowance is **Four hundred Thirty One Thousand Seven Hundred Dollars (\$431,700)**. This allowance incorporates **Monfort Heights Elementary School (\$210,600)** and **New Colerain Elementary School (\$221,100)**.
  - g) **LEED Allowance:** The School District Board acknowledges the incorporation of the LEED for schools Silver Certification Standard into the relevant school construction. The budget for new construction includes funds for LEED. A supplemental allowance for renovation is included to incorporate the LEED for schools Silver Certification Standard in the energy and atmosphere category in the amount of **Four Hundred Eight Thousand Nine Hundred Ninety Nine Dollars (\$408,999)** which incorporates **Monfort Heights Elementary School**. **Unless granted prior approval of the Commission, the use of this allowance is restricted to energy savings measures.**
- C. The School District Board understands and agrees that payment of all expenses associated with the Local Project Phase is the responsibility of the School District Board, and that the Commission and the Ohio Controlling Board shall not authorize the expenditure of any State funds associated with the School District's participation in ELPP.

### III. LOCALLY FUNDED INITIATIVES

- A. The School District Board may elect to add to the scope of any Project and separately fund a scope of work, an LFI (as described in Exhibit Three), which involves improvements to all or part of the Project. The School District Board may request the Commission to approve the incorporation of the design and construction of the LFI into the overall Project.
- B. Whenever a Locally Funded Initiative is incorporated into the overall Project, a Budget Summary will be executed by the School District and the Commission, setting forth the budgeted and committed LFI amounts subject to the terms and conditions of this agreement. The Locally Funded Initiative Budget Summary is hereby incorporated into this agreement.
- C. The Locally Funded Initiative Budget Summary shall include the LFI for each building. The Locally Funded Initiative Budget Summary shall be updated:
  - 1. for each phase of the project;
  - 2. whenever there are modifications to the committed LFI amounts.
- D. The School District Board will assume all the financial responsibility for the LFI and establish a Local Initiative Fund or special cost center in a fund other than Fund 010. The School District Board shall identify the fund and/or special cost center used to account for the local resources supporting the LFI. The School District Board will deposit the required money prior to certification of availability of funds. This fund and/or special cost is subject to the requirements of Section IX. of this agreement.
  - 1. a LFI should not be included in the design if there is any uncertainty of funding for the Local Initiative;
  - 2. all funding must be in the Local Initiative Fund prior to bidding the work or executing a GMP amendment.
- E. In the event the basic project cost exceeds the amount listed in Section I.B., funding for the excess in cost shall be added to the LFI. In the event the basic project cost is less than the amount in section I.B., costs will be proportionally shared by the Project Construction Fund and the Local Initiative Fund according to the same percentage as specified in the Locally Funded Initiative Budget Summary.

### IV. THE PROJECT CONSTRUCTION ACCOUNT

- A. The school district treasurer shall establish project funds in accordance with 3318 and Auditor of State guidelines for:
  - 1. the Local Project Phase (Account);
  - 2. Locally Funded Initiatives; and
  - 3. Maintenance.
- B. The school district shall be responsible for implementing proper fund accounting procedures in accordance with requirements of the Auditor of State.
- C. The School District Board acknowledges that proper management of the Account for the Local Project Phase is an essential requirement of the Local Project Phase. The School District Board shall provide a full accounting of the Account upon request of the Commission. The Commission reserves the right to audit the Account, and all related accounts, or any expenditure made related to the Local Project Phase. The School District Board shall follow all applicable laws for management and payment of contractors and professional services firms providing services for the Local Project Phase.

- D. All local resources utilized to fund the Local Project Phase shall be first deposited in the School District Board's project construction Account required under ORC Section 3318.08. The School District Board agrees that an amount equal to the budget for the Local Project Phase shall be deposited into the Account prior to award of any contracts, except that the School District Board may elect, upon approval of the Commission, to accomplish the Local Project Phase in multiple phases as described in Exhibit Two, in which case only the amount equal to the budget for the phase being executed is required to be deposited into the Account.
- E. All local resources utilized to fund any Local Initiative(s), as identified in the LFI MOU, shall be first deposited in the School District Board's local initiative account. The School District Board agrees that an amount equal to the budget for the Local Initiative(s) shall be deposited into the local initiative account prior to the award of any contracts.
- F. The School District Board shall provide the Commission a copy of any audit report received from the Auditor of State within three (3) business days of receipt. The report may be provided in hard copy or by electronic medium.

## **V. MAINTENANCE OF COMPLETED FACILITIES**

### **A. Maintenance Fund**

1. The School District Board shall levy an additional tax of a minimum of one-half mill for each dollar of valuation for the maintenance of the Project, pursuant to, and in accordance with the requirements of ORC Sections 3318.05 (B), 3318.06 (A)(2)(a) and (A)(3), and 3318.17.
2. In the alternative, the School District Board may elect, pursuant to ORC Sections 3318.05 (C) and 3318.06 (A)(2)(b), to satisfy its local maintenance requirement by earmarking from the proceeds of an existing permanent improvement tax levied under ORC Section 5705.21 an amount equivalent to the amount of the additional tax described in ORC Section IV (A)(1) above. The tax must be of at least two mills for each dollar of valuation and eligible to be used for maintenance.
3. In the alternative, the School District Board may elect to satisfy its local maintenance requirement by applying the proceeds of a property tax or the proceeds of an income tax, or a combination thereof, pursuant to ORC Section 3318.052.
4. In the alternative, the School District Board may, pursuant to ORC Section 3318.061, extend a previously approved tax of one-half mill for each dollar of valuation levied as a condition of participating in a previous state school building assistance program by a number of years so that one-half mill will be collected for at least twenty-three years from the completion of this Agreement.
5. Pursuant to ORC Section 3318.084, the School District Board may apply any local donated contribution as an offset of all or part of a district's obligation to levy the tax described in Section IV (A)(1) above. The School District Board shall deposit in the maintenance fund any local donated contribution to serve as an offset of all or a portion of the amount that the Commission, in consultation with the Department of Taxation, determines is likely to be generated by a tax of one-half mill for each dollar of valuation over a period of twenty-three years. Pursuant to ORC Sections 3318.08(E) and 3318.084(D)(2), the Commission may approve a stipulation by the School District Board that the Treasurer will have deposited the full amount of the maintenance fund requirement from local donated contributions by the anticipated completion date of the Project according to a schedule for deposit of such money approved by the Commission.
6. In the alternative, the School District Board may, pursuant to ORC Section 3318.36 (D) (3), elect to delay levying the maintenance fund tax, or alternatively, earmarking proceeds from a permanent improvement tax, until such time as the school district becomes eligible for state assistance under ORC Sections 3318.01 to 3318.20.
7. The option (or options) elected by the School District Board is (are) **#6** (enter #1, #2, #3, #4, #5, or #6 as more fully described above). If option #2, #3, #4 and/or #5 is elected, the School District Board shall list the exact dollar amounts and year of deposit, which shall be attached to this Agreement as an Appendix.
8. In the event that the School District Board elects to satisfy the maintenance fund requirement through Option #2, #3, #4 or #5, the Commission will require, as a condition precedent to execution of this Agreement, certification from the School District Treasurer of the amounts deposited in the maintenance fund, or the earmarked annual revenue collection that will be deposited in the maintenance fund.
9. In the event that the School District Board deposits less than the entire amount estimated by the Commission in consultation with the Department of Taxation, the Commission, in consultation with the Department of Taxation, will determine the taxation rate over the entire twenty-three year period necessary to generate the amount it is estimated the one-half mill tax for each dollar of valuation would have generated.
10. In the event the School District Board elects option #6 above, the School District Board shall certify to the Commission a resolution indicating the Board's intent to delay maintenance funding, prior to entering into this agreement, in the form as established by the Commission, a copy of which shall be attached to this agreement.

11. Pursuant to ORC Section 3318.05, the maintenance fund shall not be used to upgrade classroom facilities, unless the School District Board submits to the Commission a proposal regarding the use of those proceeds for upgrades, and the Commission approves the proposal.

#### **VI. Maintenance Plan**

1. The School District Board shall submit to the Commission for approval a plan for the preventative maintenance of each facility where a scope of work is completed under ELPP according to the Commission's Maintenance Plan Guidelines. The School District Board acknowledges that: 1) allowable uses for the maintenance fund shall be for the maintenance and repair of the completed facilities, including preventative maintenance, periodic repairs, and the replacement of facility components; 2) routine janitorial and utility costs, equipment supplies and personnel associated with the day-to-day housekeeping and site upkeep per normal and customary standards are not allowable expenditures under the parameters of the maintenance fund; and 3) the actual use of the maintenance fund, according to the terms of the approved Maintenance Plan, is subject to audit.
2. The expenditure of local resources for the employment of a Maintenance Plan Advisor, pre-qualified by the Commission, for the development of the Maintenance Plan is an eligible project expense.

#### **VII. Use of Half Mill Maintenance Levy Proceeds for Improvements**

1. ORC Section 3318.053, permits a School District Board to use proceeds from the one-half mill maintenance tax described in ORC Sections 3318.05 (B) and (C), for infrastructure improvements on and leading to the project sites that are not included in the total project budget. The School District Board may only use these proceeds during the three-year period following the execution of this Agreement. If the School District Board intends to use the proceeds of one-half mill tax in this manner, it shall include that fact as part of the purpose of the levy in the ballot language proposing it.

#### **VIII. CONTRACT ADMINISTRATION**

- A. The Commission and the School District Board shall each designate a representative authorized to act on their behalf with respect to decisions required by this Agreement and required during the course of the Local Project Phase. Pursuant to Section 3318-2-04 of the Ohio Administrative Code, the Commission may authorize the Executive Director or the Executive Director's designee to take the action necessary for the performance of this agreement.
- B. The School District Board shall select the project delivery model for the school district and shall use the contract forms developed by the Ohio Facilities Construction Commission that are consistent with the selected method of construction delivery.
- C. The School District Board shall use the contract forms developed by the Ohio Facilities Construction Commission as templates for design professional contracts, construction manager contracts, construction contracts, construction manager at risk contracts, design-build contracts or other consultant contracts. The expenditure of local resources for these services is an eligible construction cost expenditure. All projects associated with the co-fundable portion of the school district's ELPP project are required to have the design bid documents prepared by a design professional licensed to practice in Ohio. The contract between the School District Board and design professionals shall reflect the requirement to comply with the specifications set forth in the Design Manual, and to certify such compliance as set forth in Section VIII (C) of this Agreement. The School District Board shall comply with all applicable laws for bidding and awarding construction contracts and use the contract forms developed by the Ohio Facilities Construction Commission to contract for the construction of the Local Project Phase. The Local Project Phase shall be exempt from the requirements of ORC Section 4115.03 to 4115.16. Any unapproved modifications to the Commission's contract templates may impact a School District Board's potential credit. .
- D. The School District Board shall not require a contractor, as part of the prequalification process or for the construction of a specific public improvement or the provisions of professional design services for that public improvement, to employ as laborers a certain number or percentage of individuals who reside within the defined geographic area or service areas of the School District Board nor shall the School District Board place a bid award bonus or preference to a contractor as an incentive to employ as laborers a certain number or percentage of individuals who reside within a defined geographic area or service area of the School District Board. Inclusion of such provision(s) will preclude the funds associated with those agreements qualifying as allowable expenditures qualifying for credit.
- E. The School District Board shall encourage the formation of a partnering arrangement with the contractors working on the Local Project Phase to develop problem solving processes and a dispute resolution strategy.
- F. The School District Board shall require all parties providing services for the Local Project Phase to comply with all applicable federal, state and local laws in the conduct of the work.



- G. The Commission has pre-qualified firms to provide building Commissioning/Maintenance services. The expenditure of local resources for the purchase of building Commissioning/Maintenance services through one of the pre-qualified Commissioning firms is an eligible project expense.

#### **IX. REPORTING REQUIREMENTS**

- A. The School District Board agrees to submit the conceptual plans, design development drawings, and any statement of probable cost or cost estimates for each project within the Local Project Phase to the Commission for review for compliance with the Design Manual, Program Rules, Program Guidelines, and Commission policies. The Commission reserves the right to reject all plans or drawings not in compliance with the Design Manual, Program Rules, Program Guidelines, and Commission policies, with the exception of any variance approved by the Commission. The Commission shall not approve expenditures that exceed Design Manual, Program Rules, Program Guidelines and Commission policies, with the exception of any variance approved by the Commission.
- B. The School District Board shall submit to the Commission, for Program compliance review, design documentation submittals reflecting the level of detail described in the "Minimum Phase Submission Requirements", attached hereto, for the following design phases:
  - 1. Program of Requirements (POR)
  - 2. Schematic Design (SD)
  - 3. Design Development (DD)
  - 4. Construction Documentation (CD)
- C. The School District Board shall require a licensed professional design firm to certify to the Commission that the program of requirements, schematic design documents, design development documents and final plans and specifications are, where applicable, in compliance with the Design Manual, Program Rules, Program Guidelines, and Commission policies, with the exception of any variance approved by the Commission.
- D. The School District Board shall submit to the Commission, each quarter during construction, evidence of project expenditures in the form of purchase orders, contract change orders, pay applications, and copies of cancelled checks.
- E. The School District Board shall submit to the Commission, upon request, a copy of the Treasurer's fund report in a form that recapitulates only expenditures associated with the School District's ELPP program.

#### **X. CLOSE-OUT REQUIREMENTS**

- A. Within six (6) months of occupancy of each separate ELPP project the School District Board shall certify to the Commission a report of the total project expenditures to be considered for ELPP credit for that project.
- B. Upon completion of each separate ELPP project, the Commission shall make a determination as to the eligible expenses to be considered for ELPP credit. Such conditional approval shall be subject to the Commission's final approval for ELPP credit, at such time as the School District Board may become eligible to receive state assistance under ORC Section 3318.01 to 3318.20.
- C. The Commission reserves the right to decline to approve the amount of any expenditure, or any part thereof, made by the School District Board toward the School District Board's portion of the basic project cost when the School District Board is eligible for State assistance under ORC Sections 3318.01 to 3318.20, if the Local Project Phase is not in compliance with the Design Manual and Commission policies, with the exception of any variance approved by the Commission, or if the expenditure is not eligible for reimbursement, or if the School District Board fails to comply with the reporting requirements specified by the Commission.
- D. If the school district becomes eligible for state assistance under ORC Sections 3318.01 to 3318.20, the Commission shall make a final determination as to the allowable expenses to be calculated pursuant to Section X of this agreement.

#### **XI. OWNERSHIP OF THE PROJECT**

- A. At no time during the course of this Agreement shall the Commission assume any ownership rights, obligations, or interests in the Local Project Phase or in any locally funded initiatives associated with the School District Board's ELPP program.

**XII. ELIGIBILITY FOR STATE ASSISTANCE**

- A. If the School District Board becomes eligible for State assistance under ORC Sections 3318.01 to 3318.20, the Commission shall conduct a new assessment of the School District's classroom facilities needs and shall recalculate the basic project cost based on this new assessment. The recalculated basic project cost shall include the amount of allowable expenditures made by the School District Board and approved by the Commission for the Local Project Phase. The Commission reserves the right to exclude any expenditure for work associated with the Local Project Phase that is not required as a part of the Amended Master Facilities Plan pursuant to the recalculation of the basic project cost.
- B. The Commission shall then recalculate the School District Board's portion of the new project cost by utilizing the percentage of the original project cost assigned to the School District Board as its proportion. The Commission shall deduct the approved expenditures of the School District Board's moneys committed for the Local Project Phase from the School District's portion of the recalculated project cost.
- C. If the amount of School District Board local resources applied to the School District Board's portion of the project cost is less than the total amount of such recalculated portion, the School District Board shall, if it desires to seek State assistance, adopt a resolution as specified in ORC Section 3318.06, in order to pay any additional amount of the School District Board's portion required for State assistance.
- D. If the amount of School District Board local resources applied to the School District Board's portion of the project cost is more than the total amount of such recalculated portion, the Commission may, within one (1) year from the Commission's approval of the recalculated project cost, reimburse to the School District the difference between the two (2) calculated portions, but at no time shall the Commission expend any State funds on a project in an amount greater than the State's portion of the recalculated project cost.
- E. Any reimbursement by the Commission shall be only for local resources that the School District Board has applied toward allowable construction cost expenditures approved by the Commission, which shall not include any financing costs associated with the construction and may be paid by the Commission on a monthly basis over the life of a traditional project approved under ORC Sections 3318.01 to 3318.20. The School District Board shall use any moneys reimbursed by the Commission to pay off any debt service consistent with Division E of 3318.36 of the Ohio Revised Code. The district board may deposit moneys reimbursed under this division into the district's general fund or a permanent improvement fund to replace local resources the district withdrew from those funds, as long as, and to the extent that, those local resources were used by the district for constructing classroom facilities included in the district's basic project cost.
- F. If the School District's ELPP program is not complete at the time the School District becomes eligible for state assistance under ORC Sections 3318.01 to 3318.20, the Commission will estimate the value of the School District Board's allowable expenditures for the Local Project Phase to be included pursuant to Section X (A) and X (B) of this Agreement.
  - 1. When the School District Board's ELPP program is complete, the Commission will determine the final amount of allowable expenditures to be credited against the School District Board's required local share under Section X (B) of this agreement.
  - 2. If the actual amount of allowable expenditures is **higher** than the estimated amount, the School District Board will transfer the difference **out of** the CFAP project construction fund.
  - 3. If the actual amount of allowable expenditures is **lower** than the estimated amount, the School District Board will transfer the difference **into** the CFAP project construction fund.
- G. It is understood that the Commission's funds are contingent upon the availability of lawful appropriations by the Ohio General Assembly. If the General Assembly fails at any time to continue funding for the Commission or its building assistance programs, including the payments and other obligations that will become due hereunder when the School District Board becomes eligible for State building assistance under ORC Sections 3318.01 to 3318.20, the Commission's obligations under this Agreement are terminated as of the date that the funding expires without further obligation of the Commission.

**XIII. GENERAL PROVISIONS**

- A. **Insurance:** The School District Board shall ensure the Local Project Phase for building risk as soon as the School District Board has an insurable interest therein and shall maintain that insurance during construction. The expenditure of local resources for the purchase of such insurance is an eligible construction cost.
- B. **Capitalized Terms:** Capitalized terms in this Agreement shall have the same meaning as those defined in ORC Chapter 3318, unless otherwise defined herein or unless another meaning is indicated by the context.

- C. **Entire Agreement:** This Agreement is the entire and integrated Agreement between the Commission and the School District Board and supersedes all prior negotiations, representations or agreements, either written or oral.
- D. **Multiple Counterparts:** This Agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.
- E. **Successors and Assigns:** The Commission and the School District Board, each bind themselves, their successors, assigns and legal representatives, to the other party to this Agreement and to the successors, assigns and legal representatives of the other party with respect to all terms of this Agreement.
- F. **Law of Ohio:** This Agreement shall be governed by the law of the State of Ohio to the exclusion of the law of any other jurisdiction and the State of Ohio shall have jurisdiction over any action hereunder or related to the Project to the exclusion of any other forum. Legal fees shall not be considered as eligible expenditures.
- G. **Severability:** If any provision of this Agreement, or any covenant, obligation or agreement contained herein is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect any other provision, covenant, obligation or agreement, each of which shall be construed and enforced as if such invalid or unenforceable provision were not contained herein. Such invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision, covenant, obligation or agreement, shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.
- H. **Amendment:** This Agreement may be amended only by an Amendment executed by both the Commission and the School District Board.
- I. **Effective Date:** For the purpose of establishing the "percentage of contribution" (as established in I. B.) this Agreement shall become effective on the last date of signature by the President and Treasurer of the School District Board and Executive Director of the Commission. All other components of this agreement shall not have effect until such time as the School District Board shows evidence of funding for the Local Project Phase (including any Locally Funded Initiatives), in such form as required by the Commission.
- J. **Termination:** If the School District Board fails to show evidence of funding, in such form as required by the Commission, within one (1) year of the effective date, this Agreement shall terminate. Additionally, if the School District Board has not entered into a construction contract for work associated with the Local Project Phase at such time as the School District is notified of eligibility for state assistance under ORC Sections 3318.01 to 3318.20, this Agreement shall terminate. Also, either party, upon sixty (60) day's notice, may terminate this Agreement for convenience.

In witness whereof, the parties hereto have hereunto set their hands of the day and year set forth herein.

**NORTHWEST LOCAL SCHOOL DISTRICT**  
Hamilton County

DocuSigned by:  
By: Mark Gilbert  
President - Board of Education

Print Name: **Mark Gilbert**

Date: 4/27/2022

DocuSigned by:  
By: Amy M. Wells  
Treasurer - Board of Education

Print Name: **Amy Wells**

Date: 4/26/2022

**OHIO FACILITIES CONSTRUCTION COMMISSION**

DocuSigned by:  
By: Cheryl J. Lyman  
Executive Director

Print Name: **Cheryl J. Lyman**

Date: 7/14/2022

OHIO FACILITIES CONSTRUCTION COMMISSION  
LOCALLY FUNDED INITIATIVE SUMMARY

District:   
Project Number:   
Date Revised:

Master Plan Budget	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Locally Funded Initiative														
	Budgeted	Committed	Budgeted	Committed	Budgeted	Committed	Budgeted	Committed	Budgeted	Committed	Budgeted	Committed	Budgeted	Committed
Integral	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingent Integral	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingent upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Owner Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LFI per building	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Total District Commitment	BUDGETED: \$ -				COMMITTED: \$ -				TOTAL: \$ -					
Last Phase Executed														
Please identify the fund and special cost centers for both the budgeted and committed LFI amounts. If more than one source, please indicate the dollar amount for each. Attach a FINDET report for each funding source identified. Note that once LFI funds are committed, those funds should reside in the identified fund.														
Budgeted Funding Source(s)							Committed Funding Source(s)							
The School District and Commission agree to the terms and conditions provided in this Memorandum of Understanding for the Locally Funded Initiative.														
District Superintendent				Date										
District Treasurer				Date										
OFCC Project Manager				Date										
OFCC Finance Representative				Date										
Note: Boxes shaded in this color are boxes where data should be inputted: <div></div>														

**OHIO FACILITIES CONSTRUCTION COMMISSION  
FORM AGREEMENT LOCAL FUND INITIATIVES (LFI)**

<b>District:</b>	0		<b>Project Number:</b>	0	
<b>Building:</b>			<b>Date:</b>		
<b>Phase:</b>			<b>Master Plan Budget:</b>		
<b>Integral</b>					
<b>Professional Services</b>			<b>Budgeted</b>	<b>Committed</b>	
	AE CXA CMR Pre-Con. Owners Agent Other:				
	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>Project Agreement LFI</b>	<i>Description</i>				
	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>Square footage</b>	<i>Description</i>				
	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>Site Related Costs</b>	<i>Description</i>				
	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>Other</b>	<i>Description</i>				
	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>TOTAL INTEGRAL</b>	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>Contingent Integral</b>					
<b>Contingent Site Costs</b>	<i>Description</i>				
	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>Cont. Budget Overage</b>	<i>Description</i>				
	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	
<b>TOTAL CONT INTEGRAL</b>	<b>Budgeted Funds:</b>	\$ -	<b>Committed Funds:</b>	\$ -	

OHIO FACILITIES CONSTRUCTION COMMISSION  
FORM AGREEMENT LOCAL FUND INITIATIVES (LFI)

Material/Scope Upgrades (Discrete)			
Upgrades	Item	Budgeted	Committed
	Integral upgrades		
TOTAL UPGRADES	Budgeted Funds: \$ -	Committed Funds: \$ -	
Contingent Material/Scope Upgrades (Discrete)			
Contingent Upgrades	Item	Budgeted	Committed
TOT. CONT. UPGRADES	Budgeted Funds: \$ -	Committed Funds: \$ -	
Owner Contingencies			
Owner Hard		Budgeted	Committed
Owner Soft			
Other:			
TOTAL CONTINGENCY	Budgeted Funds: \$ -	Committed Funds: \$ -	
Cofunded		LFI	
Percentage established for change orders, etc			
Building Totals			
Budgeted Funds: \$ -		Committed Funds: \$ -	
TOTAL LOCALLY FUNDED INITIATIVE FOR THIS BUILDING		\$	-

Master Plan Name Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022  
 Program ELPP 2021-01-06 (Active)  
 Rank 470  
 School District Northwest Local School District  
 School District IRN 47365  
 County Hamilton County  
 Cost Region 1 (New Construction Cost Factor: 99.40%)  
 Cost Set 2022 (for everything)  
 Bracketing Set 2022  
 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2031-2032	Grade Configurations		
PK	138	Grades	Total	Placed
K	644	PK-12	7999	7999
1	661	PK-5	4139	4139
2	666	6-8	2065	2065
3	671	9-12	1795	1795
4	677	PK-8	6204	6204
5	682	6-12	3860	3860
6	670	CT	687	687
7	698			
8	697			
9	704			
10	673			
11	206			
12	212			
CT Offsite	0			
CT Low Bay Comprehensive	548			
CT High Bay Comprehensive	139			
CT Low Bay Onsite	0			
CT High Bay Onsite	0			
<b>Total</b>	<b>8686</b>			

Project Scope:

Allowance to Abate / Demolish Colerain Elementary (2/3 Guideline).  
 Allowance to Abate / Demolish Houston Elementary (2/3 Guideline).  
 Allowance to Abate / Demolish Colerain Middle (2/3 Guideline).  
 Allowance to Abate / Demolish Pleasant Run Middle (2/3 Guideline).  
 Allowance to Abate / Demolish to White Oak Middle (2/3 Guideline).  
 Allowance to Abate / Demolish Colerain High School and Career Tech Center (2/3 Guideline).  
 Allowance to Abate / Demolish Northwest High School and Career Tech Center (2/3 Guideline).  
 Abandon Weigel Elementary Elementary (2/3 Guideline).  
 Renovations to Monfort Heights Elementary to house grades K-5.  
 Build New Colerain Elementary School to house grades PK-5.  
 Build New Middle School #1 - Colerain MS to house grades 6-8.  
 Build New Middle School #2 - Pleasant Run MS to house grades 6-8.  
 Build New High School #1 - Colerain HS to house grades 9-12 plus Career Tech.  
 Build New High School #2 - Northwest HS to house grades 9-12 plus Career Tech.  
 Build New Pleasant Run, Struble, and Taylor Elementary Schools to house grades PK-5. (Completed under ELPP Phase 1)  
 Abate/Demolish Pleasant Run, Struble, Taylor, Bevis, and Welch elementary schools. (Completed under ELPP Phase 1).

Master Planner Commentary:

- The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver (with a preference for attaining points in the Energy and Atmosphere category).  
 - New Pleasant Run, New Struble, and New Taylor elementary schools completed under ELPP Phase 1. Buildings filled to ELPP Square Footage. Negative additions equal to LFI square footage. Allowances include 2015 cost set and potential ELPP credit for Phase 1 projects.  
 - The previously existing Pleasant Run, Struble, Taylor, Bevis, and Welch elementary schools were abated and demolished under ELPP Phase 1. Allowances align the total project cost to 2015 cost set and potential ELPP credit for Phase 1 projects.

Building	Allowance
New Colerain ES	Storm Shelter allowance (hardening 4,993 SF)
New Colerain ES	Emergency Responder Radio Coverage Systems for 84,401 SF
New Colerain ES	Enhanced ADA Playground Surface
Bevis Elementary School	Bevis ES Demolition ELPP Credit
Monfort Heights Elementary School	Enhanced Reprogramming
Monfort Heights Elementary School	LEED Allowance for building renovation
Monfort Heights Elementary School	Storm Shelter allowance (hardening 4,770 SF)
Monfort Heights Elementary School	Emergency Responder Radio Coverage Systems for 81,498 SF
Monfort Heights Elementary School	Enhanced ADA Playground Surface
New Pleasant Run Elementary	New Pleasant Run ES ELPP Credit Amount
New Struble Elementary	New Struble ES ELPP Credit Amount
New Taylor Elementary	New Taylor ES ELPP Credit Amount
Pleasant Run Elementary School	Pleasant Run ES Demolition ELPP Credit
Struble Elementary	Struble ES Demolition ELPP Credit
Taylor Elementary School	Taylor ES Demolition ELPP Credit
Welch Elementary School	Welch ES Demolition ELPP Credit
New Middle School #1 - Colerain MS	Storm Shelter allowance (hardening 7,871 SF)
New Middle School #1 - Colerain MS	Emergency Responder Radio Coverage Systems for 157,322 SF
New Middle School #2 - Pleasant Run MS	Storm Shelter allowance (hardening 6,035 SF)
New Middle School #2 - Pleasant Run MS	Emergency Responder Radio Coverage Systems for 126,522 SF
New High School #1 - Colerain HS	Storm Shelter allowance (hardening 9,040 SF)
New High School #1 - Colerain HS	Emergency Responder Radio Coverage Systems for 196,141 SF
New High School #2 - Northwest HS	Storm Shelter allowance (hardening 7,648 SF)
New High School #2 - Northwest HS	Emergency Responder Radio Coverage Systems for 164,103 SF

Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

Building	Bevis Elementary School Master Planning Considerations	Colerain Elementary School Master Planning Considerations	Houston Elementary School Master Planning Considerations	Monfort Heights Elementary School Master Planning Considerations
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	[2022]	[2022]	[2022]	[2022]
Assessing Consultant	Lawhon & Associates, Inc. - Columbus	OFCC	OFCC	OFCC
Type	Elementary	Elementary	Elementary	Elementary
Acres	14.00	4.00	9.00	9.00
Grades Housed	K-5	K-5	K-5	K-5
Current Enrollment	490	669	420	679
Additions to Demolish	<input type="checkbox"/> 1970 Original Construction 81% 41,734 ft <sup>2</sup> <input type="checkbox"/> 1971 Classroom Addition 74% 10,450 ft <sup>2</sup>	<input type="checkbox"/> 1923 Original Construction 94% 21,906 ft <sup>2</sup> <input type="checkbox"/> 1930 Auditorium Fixed Seating Area 47% 4,280 ft <sup>2</sup> <input type="checkbox"/> 1930 Auditorium/Kitchen Addition 98% 5,990 ft <sup>2</sup> <input type="checkbox"/> 1950 Media Center/Student Dining Addition 83% 13,572 ft <sup>2</sup> <input type="checkbox"/> 1953 Classroom/Gymnasium Addition 82% 42,110 ft <sup>2</sup>	<input type="checkbox"/> 1966 Original Construction 86% 45,494 ft <sup>2</sup> <input type="checkbox"/> 1968 Classroom Addition 80% 9,874 ft <sup>2</sup> <input type="checkbox"/> 1998 Classroom Addition 80% 5,840 ft <sup>2</sup>	<input type="checkbox"/> 1999 Original Building 52% 82,384 ft <sup>2</sup>
Grades Housed - Proposed	—	—	—	K-5
Projected Enrollment	—	—	—	702
CT Projected Enrollment	—	—	—	—
Scope of Work	No Action ELPP / Abate Demo	Abate/Demolish	Abate/Demolish	Renovate
CEPPI Rating	Borderline	Poor	Borderline	Satisfactory
Existing ft <sup>2</sup>	52,184	87,858	61,208	82,384
Cost/ft <sup>2</sup> (DM)	\$350.66	\$336.01	\$350.66	\$336.01
Cost to Replace	\$18,298,841.44	\$29,521,166.58	\$21,463,197.28	\$27,681,847.84
Cost to Renovate	—	\$26,983,506.42	\$18,789,793.75	\$14,474,514.53
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	0%	91%	88%	52%
Right Replacement	—	—	—	\$27,253,461.97
Right Ratio	—	—	—	59%
Addition Required	No	No	No	No
—	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>
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	166 x 115.54 = 19,180
Elementary (PK-5)	— x — = 0	— x — = 0	— x — = 0	702 x 115.54 = 81,109
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 <sup>2</sup> Required	—	—	—	81,109.08
ft <sup>2</sup> Existing	52,184	87,858	61,208	82,384
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft <sup>2</sup>	—	—	—	389
Less Oversized ft <sup>2</sup>	52,184	87,858	61,208	81,995
CT ft <sup>2</sup> Existing	—	—	—	—
CT ft <sup>2</sup> Not Programmed	—	—	—	—
Less CT ft <sup>2</sup>	52,184	87,858	61,208	81,995
Addition ft <sup>2</sup>	-52,184	-87,858	-61,208	—
Cost per ft <sup>2</sup>	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 <sup>2</sup>	—	—	—	—
CT New ft <sup>2</sup>	—	—	—	—
CT Total ft <sup>2</sup>	—	—	—	—
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft <sup>2</sup>	—	—	—	82,384
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings	—	—	—	—
Cost to Reno & Reprogram	—	—	—	\$14,474,514.53
Total Addition Cost	—	—	—	—
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	—	\$0.00	\$0.00	\$14,474,514.53
Asbestos Abatement	\$0.00	\$2,189,814.02	\$291,028.75	\$0.00
Demolition	\$0.00	\$598,312.98	\$416,826.48	\$0.00
Exclude Storm Shelter	—	—	—	—
Specific Allowance	\$521,084.38	\$0.00	\$0.00	\$1,588,056.11
Total Building Cost	\$521,084.38	\$2,788,127.00	\$707,855.23	\$16,062,570.64
Project Agreement LFI	\$0.00	\$0.00	\$0.00	\$0.00
Co-Funded Portion	\$521,084.38	\$2,788,127.00	\$707,855.23	\$16,062,570.64
Page Subtotal	—	\$20,079,637.25	—	—
General Allowance	—	\$0.00	—	—
Total Project Agreement LFI	—	\$0.00	—	—
Total Co-Funded Project	—	\$358,861,837.34	—	—
Total Project Cost	—	\$358,861,837.34	—	—



Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

	New Pleasant Run Elementary Master Planning Considerations			New Struble Elementary Master Planning Considerations			New Taylor Elementary Master Planning Considerations			Pleasant Run Elementary School Master Planning Considerations		
Building Program	Expedited Local Partnership Program (ELPP) [2022]			Expedited Local Partnership Program (ELPP) [2022]			Expedited Local Partnership Program (ELPP) [2022]			Expedited Local Partnership Program (ELPP) [2022]		
Cost Set												
Assessing Consultant	OFCC			OFCC			OFCC			Lawhon & Associates, Inc. - Columbus		
Type	Elementary			Elementary			Elementary			Elementary		
Acres	40.00			21.00			32.00			40.00		
Grades Housed	PK-5			PK-5			PK-5			K-5		
Current Enrollment	900			900			900			499		
Additions to Demolish	<input type="checkbox"/> 2016 LFI Addition 0% 2,640 ft² <input type="checkbox"/> 2016 Original Building 0% 99,747 ft²			<input type="checkbox"/> 2016 LFI Addition 0% 2,640 ft² <input type="checkbox"/> 2016 Original Building 0% 99,747 ft²			<input type="checkbox"/> 2016 LFI Addition 0% 2,640 ft² <input type="checkbox"/> 2016 Original Building 0% 99,747 ft²			<input type="checkbox"/> 1961 Original Construction 82% 42,450 ft² <input type="checkbox"/> 1969 Classroom Addition 85% 13,122 ft²		
Grades Housed - Proposed	PK-5			PK-5			PK-5			—		
Projected Enrollment	900			900			900			—		
CT Projected Enrollment	—			—			—			—		
Scope of Work	No Action - ELPP			No Action - ELPP			No Action - ELPP			No Action ELPP / Abate Demo		
CEFPI Rating	Excellent			Excellent			Excellent			Poor		
Existing ft²	102,387			102,387			102,387			55,572		
Cost/ft² (DM)	\$316.26			\$316.26			\$316.26			\$350.66		
Cost to Replace	\$32,380,912.62			\$32,380,912.62			\$32,380,912.62			\$19,486,877.52		
Cost to Renovate	—			—			—			—		
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate+Replace	0%			0%			0%			0%		
Right Replacement	\$31,545,986.22			\$31,545,986.22			\$31,545,986.22			—		
Right Ratio	67%			67%			67%			—		
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)	150 x	110.83 =	16,625	150 x	110.83 =	16,625	150 x	110.83 =	16,625	— x	— =	0
Elementary (PK-5)	900 x	110.83 =	99,747	900 x	110.83 =	99,747	900 x	110.83 =	99,747	— x	— =	0
Middle (6-8)	— x	=	0	— x	=	0	— x	=	0	— x	=	0
High (9-12)	— x	=	0	— x	=	0	— x	=	0	— x	=	0
Career Technical Core Space	— x	=	0	— x	=	0	— x	=	0	— x	=	0
Total ft² Required	99,747			99,747			99,747			—		
ft² Existing	102,387			102,387			102,387			55,572		
Large Group Restroom Fixture Replacement	No			No			No			No		
Comprehensive Vocational	No			No			No			No		
Oversized ft²	—			—			—			—		
Less Oversized ft²	102,387			102,387			102,387			55,572		
CT ft² Existing	—			—			—			—		
CT ft² Not Programmed	—			—			—			—		
Less CT ft²	102,387			102,387			102,387			55,572		
Addition ft²	-2,640			-2,640			-2,640			-55,572		
Cost per ft²	\$0.00			\$0.00			\$0.00			see below		
Total Addition Cost	—			—			—			—		
—	Cost of Additions			Cost of Additions			Cost of Additions			Cost of Additions		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
Middle (6-8)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
High (9-12)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
Career Technical Program Space												
CT Existing ft²	—			—			—			—		
CT New ft²	—			—			—			—		
CT Total ft²	—			—			—			—		
CT Program Total	\$0.00			\$0.00			\$0.00			\$0.00		
Total Proposed ft²	99,747			99,747			99,747			—		
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	—			—			—			—		
Asbestos Abatement	\$0.00			\$0.00			\$0.00			\$0.00		
Demolition	\$0.00			\$0.00			\$0.00			\$0.00		
Exclude Storm Shelter	—			—			—			—		
Specific Allowance	\$21,014,697.96			\$21,014,697.96			\$21,014,697.96			\$549,662.53		
Total Building Cost	\$21,014,697.96			\$21,014,697.96			\$21,014,697.96			\$549,662.53		
Project Agreement LFI	\$0.00			\$0.00			\$0.00			\$0.00		
Co-Funded Portion	\$21,014,697.96			\$21,014,697.96			\$21,014,697.96			\$549,662.53		
Page Subtotal	\$63,593,756.41											
General Allowance	\$0.00											
Total Project Agreement LFI	\$0.00											
Total Co-Funded Project	\$358,861,837.34											
Total Project Cost	\$358,861,837.34											

Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

Building Program	Struble Elementary Master Planning Considerations	Taylor Elementary School Master Planning Considerations	Weigel Elementary School Master Planning Considerations	Welch Elementary School Master Planning Considerations
Cost Set	Expedited Local Partnership Program (ELPP) [2022]	Expedited Local Partnership Program (ELPP) [2022]	Expedited Local Partnership Program (ELPP) [2022]	Expedited Local Partnership Program (ELPP) [2022]
Assessing Consultant	Lawhon & Associates, Inc. - Columbus	Lawhon & Associates, Inc. - Columbus	Resource International, Inc.	Lawhon & Associates, Inc. - Columbus
Type	Elementary	Elementary	Elementary	Elementary
Acres	16.00	25.00	11.00	9.00
Grades Housed	K-5	K-5	K-5	K-5
Current Enrollment	405	341	501	370
Additions to Demolish	<input type="checkbox"/> 1959 Original Building 87% 31,850 ft <sup>2</sup> <input type="checkbox"/> 1961 Kitchen / Classroom Addition 83% 6,430 ft <sup>2</sup> <input type="checkbox"/> 1969 Classroom Addition 79% 7,114 ft <sup>2</sup>	<input type="checkbox"/> 1960 Original Construction 94% 60,390 ft <sup>2</sup> <input type="checkbox"/> 1999 Cooler - Freezer Addition 54% 234 ft <sup>2</sup>	<input type="checkbox"/> 1965 Original Construction 85% 61,894 ft <sup>2</sup> <input type="checkbox"/> 1999 District Offices 61% 5,464 ft <sup>2</sup>	<input type="checkbox"/> 1977 1977 Original Building 82% 53,462 ft <sup>2</sup>
Grades Housed - Proposed	—	—	—	—
Projected Enrollment	—	—	—	—
CT Projected Enrollment	—	—	—	—
Scope of Work	No Action ELPP / Abate Demo	No Action ELPP / Abate Demo	Abandon	No Action ELPP / Abate Demo
CEFPI Rating	Poor	Poor	Borderline	Borderline
Existing ft <sup>2</sup>	45,394	60,624	67,358	53,462
Cost/ft <sup>2</sup> (DM)	\$364.15	\$350.66	\$350.66	\$350.66
Cost to Replace	\$16,530,225.10	\$21,258,411.84	\$23,619,756.28	\$18,746,984.92
Cost to Renovate	—	—	\$19,658,616.16	—
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	0%	0%	83%	0%
Right Replacement	—	—	—	—
Right Ratio	—	—	—	—
Addition Required	No	No	No	No
—	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>
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 <sup>2</sup> Required	—	—	—	—
ft <sup>2</sup> Existing	45,394	60,624	67,358	53,462
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft <sup>2</sup>	—	—	—	—
Less Oversized ft <sup>2</sup>	45,394	60,624	67,358	53,462
CT ft <sup>2</sup> Existing	—	—	—	—
CT ft <sup>2</sup> Not Programmed	—	—	—	—
Less CT ft <sup>2</sup>	45,394	60,624	67,358	53,462
Addition ft <sup>2</sup>	-45,394	-60,624	-67,358	-53,462
Cost per ft <sup>2</sup>	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 <sup>2</sup>	—	—	—	—
CT New ft <sup>2</sup>	—	—	—	—
CT Total ft <sup>2</sup>	—	—	—	—
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft <sup>2</sup>	—	—	—	—
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	—	—	—	—
Asbestos Abatement	\$0.00	\$0.00	—	\$0.00
Demolition	\$0.00	\$0.00	—	\$0.00
Exclude Storm Shelter	—	—	—	—
Specific Allowance	\$556,918.35	\$635,792.39	\$0.00	\$429,438.81
Total Building Cost	\$556,918.35	\$635,792.39	\$0.00	\$429,438.81
Project Agreement LFI	\$0.00	\$0.00	\$0.00	\$0.00
Co-Funded Portion	\$556,918.35	\$635,792.39	\$0.00	\$429,438.81
Page Subtotal	—	\$1,622,149.55	—	—
General Allowance	—	\$0.00	—	—
Total Project Agreement LFI	—	\$0.00	—	—
Total Co-Funded Project	—	\$358,861,837.34	—	—
Total Project Cost	—	\$358,861,837.34	—	—

Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

	Colerain Middle School Master Planning Considerations	Pleasant Run Middle School Master Planning Considerations	White Oak Middle School Master Planning Considerations	Colerain High School and Career Tech Center Master Planning Considerations
Building Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	[2022]	[2022]	[2022]	[2022]
Assessing Consultant	OFCC	OFCC	OFCC	OFCC
Type	Middle	Middle	Middle	High
Acres	11.00	40.00	22.00	54.00
Grades Housed	6-8	6-8	6-8	9-12
Current Enrollment	718	877	769	2226
Additions to Demolish	<input type="checkbox"/> 1930 Original Construction 89% 25,900 ft <sup>2</sup> <input type="checkbox"/> 1948 Gymnasium Addition 81% 6,246 ft <sup>2</sup> <input type="checkbox"/> 1954 Classroom Addition 85% 19,944 ft <sup>2</sup> <input type="checkbox"/> 1960 Classroom Addition 76% 10,238 ft <sup>2</sup> <input type="checkbox"/> 1999 Media Center Addition 50% 5,544 ft <sup>2</sup>	<input type="checkbox"/> 1969 Original Construction 73% 60,928 ft <sup>2</sup> <input type="checkbox"/> 1971 Classroom Addition 56% 23,628 ft <sup>2</sup> <input type="checkbox"/> 1999 Office / Student Dining / Media Center Addition 62% 13,008 ft <sup>2</sup>	<input type="checkbox"/> 1961 Original Construction 82% 56,790 ft <sup>2</sup> <input type="checkbox"/> 1969 Administration Offices Addition 79% 8,750 ft <sup>2</sup> <input type="checkbox"/> 1974 Classroom Addition 73% 16,474 ft <sup>2</sup> <input type="checkbox"/> 1999 Music / Classroom Addition 67% 2,224 ft <sup>2</sup>	<input type="checkbox"/> 1964 Auditorium Fixed Seating Area 48% 7,954 ft <sup>2</sup> <input type="checkbox"/> 1964 Original Construction 80% 181,226 ft <sup>2</sup> <input type="checkbox"/> 1970 1970 Career Tech Center 75% 51,734 ft <sup>2</sup> <input type="checkbox"/> 1999 1999 Career Tech Addition 66% 9,830 ft <sup>2</sup> <input type="checkbox"/> 1999 1999 High School Addition 36% 14,532 ft <sup>2</sup>
Grades Housed - Proposed	—	—	—	—
Projected Enrollment	—	—	—	—
CT Projected Enrollment	—	—	—	—
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Abate/Demolish
CEFPI Rating	Poor	Borderline	Borderline	Borderline
Existing ft <sup>2</sup>	67,872	97,564	84,238	265,276
Cost/ft <sup>2</sup> (DM)	\$365.19	\$343.62	\$344.53	\$328.03
Cost to Replace	\$24,786,175.68	\$33,524,941.68	\$29,022,518.14	\$87,018,486.28
Cost to Renovate	\$20,320,965.95	\$23,969,375.06	\$24,488,584.60	\$68,155,778.76
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	82%	71%	84%	78%
Right Replacement	—	—	—	—
Right Ratio	—	—	—	—
Addition Required	No	No	No	No
—	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>	Addition ft <sup>2</sup>
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 <sup>2</sup> Required	—	—	—	—
ft <sup>2</sup> Existing	67,872	97,564	84,238	265,276
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft <sup>2</sup>	—	—	—	—
Less Oversized ft <sup>2</sup>	67,872	97,564	84,238	265,276
CT ft <sup>2</sup> Existing	—	—	—	—
CT ft <sup>2</sup> Not Programmed	—	—	—	—
Less CT ft <sup>2</sup>	67,872	97,564	84,238	265,276
Addition ft <sup>2</sup>	-67,872	-97,564	-84,238	-265,276
Cost per ft <sup>2</sup>	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 <sup>2</sup>	—	—	—	—
CT New ft <sup>2</sup>	—	—	—	—
CT Total ft <sup>2</sup>	—	—	—	—
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft <sup>2</sup>	—	—	—	—
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	\$606,747.68	\$291,392.51	\$468,460.74	\$905,505.77
Demolition	\$462,208.32	\$664,410.84	\$573,660.78	\$1,806,529.56
Exclude Storm Shelter	—	—	—	—
Specific Allowance	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Cost	\$1,068,956.00	\$955,803.35	\$1,042,121.52	\$2,712,035.33
Project Agreement LFI	\$0.00	\$0.00	\$0.00	\$0.00
Co-Funded Portion	\$1,068,956.00	\$955,803.35	\$1,042,121.52	\$2,712,035.33
Page Subtotal	—	\$5,778,916.20	—	—
General Allowance	—	\$0.00	—	—
Total Project Agreement LFI	—	\$0.00	—	—
Total Co-Funded Project	—	\$358,861,837.34	—	—
Total Project Cost	—	\$358,861,837.34	—	—

Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

	Northwest High School and Career Tech Center			New Colerain ES			New Middle School #1 - Colerain MS			New Middle School #2 - Pleasant Run MS		
Building Program	Master Planning Considerations			New Elementary			New Middle			New Middle		
Cost Set	Expedited Local Partnership Program (ELPP) [2022]			—			—			—		
Assessing Consultant	OFCC			—			—			—		
Type	High			Elementary			Middle			Middle		
Acres	33.00			—			—			—		
Grades Housed	9-12			—			—			—		
Current Enrollment	1231			—			—			—		
Additions to Demolish	<div><input type="checkbox"/> 1972 Auditorium Fixed Seating Area 62% 3,840 ft²</div> <div><input type="checkbox"/> 1972 Original Construction 84% 109,550 ft²</div> <div><input type="checkbox"/> 1973 Career Tech Addition 73% 44,492 ft²</div> <div><input type="checkbox"/> 1999 Classroom Addition 48% 38,066 ft²</div>			—			—			—		
Grades Housed - Proposed	—			PK-5			6-8			6-8		
Projected Enrollment	—			737			1165			900		
CT Projected Enrollment	—			—			—			—		
Scope of Work	Abate/Demolish			Build New			Build New			Build New		
CEFPI Rating	Borderline			—			—			—		
Existing ft²	195,948			—			—			—		
Cost/ft² (DM)	\$335.70			—			—			—		
Cost to Replace	\$65,779,743.60			\$0.00			\$0.00			\$0.00		
Cost to Renovate	\$51,045,777.05			—			—			—		
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate+Replace	78%			—			—			—		
Right Replacement	—			—			—			—		
Right Ratio	—			—			—			—		
Addition Required	No			No			No			No		
—	Addition ft²			New ft²			New 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	166 x	114.52 =	19,010	— x	— =	0	— x	— =	0
Elementary (PK-5)	— x	— =	0	737 x	114.52 =	84,401	— x	— =	0	— x	— =	0
Middle (6-8)	— x	— =	0	— x	— =	0	1,165 x	135.04 =	157,322	900 x	140.58 =	126,522
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	—			84,401.24			157,321.6			126,522		
ft² Existing	195,948			—			—			—		
Large Group Restroom	No			No			No			No		
Fixture Replacement	No			No			No			No		
Comprehensive Vocational	—			0			—			—		
Oversized ft²	—			—			—			—		
Less Oversized ft²	195,948			—			—			—		
CT ft² Existing	—			—			—			—		
CT ft² Not Programmed	—			—			—			—		
Less CT ft²	195,948			—			—			—		
Addition ft²	-195,948			84,401			157,322			126,522		
Cost per ft²	see below			see below			see below			see below		
Total Addition Cost	—			—			—			—		
—	Cost of Additions			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)	x	=	\$0.00	84,401.24 x	\$336.01 =	\$28,359,660.65	0 x	=	\$0.00	0 x	=	\$0.00
Middle (6-8)	x	=	\$0.00	0 x	=	\$0.00	157,321.6 x	\$323.80 =	\$50,940,734.08	126,522 x	\$323.80 =	\$40,967,823.60
High (9-12)	x	=	\$0.00	0 x	=	\$0.00	0 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	—			84,401			157,322			126,522		
Total to Rebuild	\$0.00			\$28,359,660.65			\$50,940,734.08			\$40,967,823.60		
Total to Rebuild All Buildings												
Cost to Reno & Reprogram	—			\$0.00			\$0.00			\$0.00		
Total Addition Cost	—			—			—			—		
Total Career Technical	\$0.00			\$0.00			\$0.00			\$0.00		
Project Cost	\$0.00			\$28,359,660.65			\$50,940,734.08			\$40,967,823.60		
Asbestos Abatement	\$568,667.53			\$0.00			\$0.00			\$0.00		
Demolition	\$1,334,405.88			\$0.00			\$0.00			\$0.00		
Exclude Storm Shelter	—			—			—			—		
Specific Allowance	\$0.00			\$732,433.49			\$807,623.83			\$637,003.91		
Total Building Cost	\$1,903,073.41			\$29,092,094.14			\$51,748,357.91			\$41,604,827.51		
Project Agreement LFI	\$0.00			\$0.00			\$0.00			\$0.00		
Co-Funded Portion	\$1,903,073.41			\$29,092,094.14			\$51,748,357.91			\$41,604,827.51		
Page Subtotal	\$124,348,352.97											
General Allowance	\$0.00											
Total Project Agreement LFI	\$0.00											
Total Co-Funded Project	\$358,861,837.34											
Total Project Cost	\$358,861,837.34											

Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

	New High School #1 - Colerain HS New High			New High School #2 - Northwest HS New High		
Building	—			—		
Program	—			—		
Cost Set	—			—		
Assessing Consultant	—			—		
Type	High			High		
Acres	—			—		
Grades Housed	—			—		
Current Enrollment	—			—		
Additions to Demolish	—			—		
Grades Housed - Proposed	9-12, CT Low Bay Comprehensive, CT High Bay Comprehensive			9-12, CT Low Bay Comprehensive, CT High Bay Comprehensive		
Projected Enrollment	995			800		
CT Projected Enrollment	350			337		
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)	— x	=	0	— x	=	0
High (9-12)	995 x	163.71 =	162,891	800 x	165.11 =	132,088
Career Technical Core Space	350 x	95.00 =	33,250	337 x	95.00 =	32,015
Total ft² Required	196,141.45			164,103		
ft² Existing	—			—		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	Yes			Yes		
Oversized ft²	—			—		
Less Oversized ft²	—			—		
CT ft² Existing	—			—		
CT ft² Not Programmed	—			—		
Less CT ft²	—			—		
Addition ft²	196,141			164,103		
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)	0 x	=	\$0.00	0 x	=	\$0.00
High (9-12)	196,141.45 x	\$328.03 =	\$64,340,279.84	164,103 x	\$335.70 =	\$55,089,377.10
Career Technical Program Space	—			—		
CT Existing ft²	—			—		
CT New ft²	24,735.17			40,883.18		
CT Total ft²	24,735			40,883		
CT Program Total	\$8,787,660.74			\$13,483,782.03		
Total Proposed ft²	220,877			204,986		
Total to Rebuild	\$64,340,279.84			\$55,089,377.10		
Total to Rebuild All Buildings	—			—		
Cost to Reno & Reprogram	\$0.00			\$0.00		
Total Addition Cost	—			—		
Total Career Technical	\$8,787,660.74			\$13,483,782.03		
Project Cost	\$73,127,940.58			\$68,573,159.13		
Asbestos Abatement	\$0.00			\$0.00		
Demolition	\$0.00			\$0.00		
Exclude Storm Shelter	—			—		
Specific Allowance	\$938,703.83			\$799,221.42		
Total Building Cost	\$74,066,644.41			\$69,372,380.55		
Project Agreement LFI	\$0.00			\$0.00		
Co-Funded Portion	\$74,066,644.41			\$69,372,380.55		
Page Subtotal	\$143,439,024.96			—		
General Allowance	\$0.00			—		
Total Project Agreement LFI	\$0.00			—		
Total Co-Funded Project	\$358,861,837.34			—		
Total Project Cost	\$358,861,837.34			—		

**Specific Allowances for Master Plan Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 - Northwest Local**

[Return To MasterPlan](#)
























Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Bevis Elementary School	ELPP Credit	Bevis ES Demolition ELPP Credit	\$521,084.38	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Monfort Heights Elementary School	Renovation Adjustment	Enhanced Reprogramming	\$337,036.97	Enhanced reprogramming allowance for media center and extended learning areas.	Base CM & A/E Services	yes
Monfort Heights Elementary School	LEED	LEED Allowance for building renovation	\$408,999.30		Base CM & A/E Services	yes
Monfort Heights Elementary School	Storm Shelter	Storm Shelter allowance (hardening 4,770 SF)	\$536,066.84		Base CM & A/E Services	yes
Monfort Heights Elementary School	ERRCS	Emergency Responder Radio Coverage Systems for 81,498 SF	\$95,353.00	\$1.17/SF	Base CM & A/E Services	yes
Monfort Heights Elementary School	Site Development	Enhanced ADA Playground Surface	\$210,600.00	25 SF/student × \$12/SF × 702 elementary school students	Base CM & A/E Services	yes
New Pleasant Run Elementary	ELPP Credit	New Pleasant Run ES ELPP Credit Amount	\$21,014,697.96	Estimated ELPP Credit - Phase 1	Base CM & A/E Services	yes
New Struble Elementary	ELPP Credit	New Struble ES ELPP Credit Amount	\$21,014,697.96	Estimated ELPP Credit - Phase 1	Base CM & A/E Services	yes
New Taylor Elementary	ELPP Credit	New Taylor ES ELPP Credit Amount	\$21,014,697.96	Estimated ELPP Credit - Phase 1	Base CM & A/E Services	yes
Pleasant Run Elementary School	ELPP Credit	Pleasant Run ES Demolition ELPP Credit	\$549,662.53	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Struble Elementary	ELPP Credit	Struble ES Demolition ELPP Credit	\$556,918.35	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Taylor Elementary School	ELPP Credit	Taylor ES Demolition ELPP Credit	\$635,792.39	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Welch Elementary School	ELPP Credit	Welch ES Demolition ELPP Credit	\$429,438.81	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
[New] New Colerain ES	Storm Shelter	Storm Shelter allowance (hardening 4,993 SF)	\$412,584.49		Base CM & A/E Services	yes
[New] New Colerain ES	ERRCS	Emergency Responder Radio Coverage Systems for 84,401 SF	\$98,749.00	\$1.17/SF	Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
[New] New Colerain ES	Site Development	Enhanced ADA Playground Surface	\$221,100.00	25 SF/student × \$12/SF × 737 elementary school students	Base CM & A/E Services	yes
[New] New Middle School #1 - Colerain MS	Storm Shelter	Storm Shelter allowance (hardening 7,871 SF)	\$623,557.83		Base CM & A/E Services	yes
[New] New Middle School #1 - Colerain MS	ERRCS	Emergency Responder Radio Coverage Systems for 157,322 SF	\$184,066.00	\$1.17/SF	Base CM & A/E Services	yes
[New] New Middle School #2 - Pleasant Run MS	Storm Shelter	Storm Shelter allowance (hardening 6,035 SF)	\$488,972.91		Base CM & A/E Services	yes
[New] New Middle School #2 - Pleasant Run MS	ERRCS	Emergency Responder Radio Coverage Systems for 126,522 SF	\$148,031.00	\$1.17/SF	Base CM & A/E Services	yes
[New] New High School #1 - Colerain HS	Storm Shelter	Storm Shelter allowance (hardening 9,040 SF)	\$709,218.83		Base CM & A/E Services	yes
[New] New High School #1 - Colerain HS	ERRCS	Emergency Responder Radio Coverage Systems for 196,141 SF	\$229,485.00	\$1.17/SF	Base CM & A/E Services	yes
[New] New High School #2 - Northwest HS	Storm Shelter	Storm Shelter allowance (hardening 7,648 SF)	\$607,220.42		Base CM & A/E Services	yes
[New] New High School #2 - Northwest HS	ERRCS	Emergency Responder Radio Coverage Systems for 164,103 SF	\$192,001.00	\$1.17/SF	Base CM & A/E Services	yes
<b>Total</b>			\$71,240,032.93			

[Return To MasterPlan](#)

## Main Assessment Menu - Northwest Local (47365) - Bevis Elementary School (61754)

## Building Summary - Bevis Elementary School (61754)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)				
<b>Name:</b> Bevis Elementary School					<b>Contact:</b> Denny Nagel						
<b>Address:</b> 10133 Pottinger Road Cincinnati, OH 45251					<b>Phone:</b> (513) 825-3102						
<b>Bldg. IRN:</b> 61754					<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader				
					<b>Date Revised:</b> 2016-02-16		<b>By:</b> Heather Shiets				
Current Grades		K-5	Acreage:		14.00	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:		34						
Current Enrollment		490	Classrooms:		31						
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet						
Original Construction		1970	2	1	41,734						
Classroom Addition		1971	2	1	10,450						
<b>Total</b>					<b>52,184</b>						
	*HA	=	Handicapped Access								
	*Rating	=1	Satisfactory								
		=2	Needs Repair								
		=3	Needs Replacement								
	*Const P/S	=	Present/Scheduled Construction								
FACILITY ASSESSMENT											
Cost Set: 2022					Rating	Dollar Assessment					
	A. Heating System			3	\$3,059,547.92	-					
	B. Roofing			3	\$271,028.72	-					
	C. Ventilation / Air Conditioning			2	\$31,092.00	-					
	D. Electrical Systems			3	\$1,759,644.48	-					
	E. Plumbing and Fixtures			3	\$476,576.15	-					
	F. Windows			3	\$382,650.78	-					
	G. Structure: Foundation			1	\$0.00	-					
	H. Structure: Walls and Chimneys			2	\$251,507.55	-					
	I. Structure: Floors and Roofs			1	\$0.00	-					
	J. General Finishes			3	\$2,339,428.13	-					
	K. Interior Lighting			3	\$397,642.08	-					
	L. Security Systems			3	\$235,349.84	-					
	M. Emergency/Egress Lighting			3	\$61,055.28	-					
	N. Fire Alarm			3	\$183,687.68	-					
	O. Handicapped Access			2	\$532,251.30	-					
	P. Site Condition			3	\$557,305.50	-					
	Q. Sewage System			1	\$0.00	-					
	R. Water Supply			1	\$0.00	-					
	S. Exterior Doors			3	\$62,739.45	-					
	T. Hazardous Material			3	\$290,499.46	-					
	U. Life Safety			3	\$235,473.10	-					
	V. Loose Furnishings			3	\$336,586.80	-					
	W. Technology			3	\$734,228.88	-					
-	X. Construction Contingency / Non-Construction Cost			-	\$2,980,080.09	-					
Total						\$15,178,375.19					

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	68	68%	Borderline
2.0 Structural and Mechanical Features	200	86	43%	Poor
3.0 Plant Maintainability	100	57	57%	Borderline
4.0 Building Safety and Security	200	99	50%	Borderline
5.0 Educational Adequacy	200	82	41%	Poor
6.0 Environment for Education	200	115	58%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
Total	1000	507	51%	Borderline
C=Under Contract				
Existing Square Feet			52,184	
Cost per Sq. Ft.			\$350.66	
Renovation Cost Factor			99.40%	
Cost to Renovate (Cost Factor applied)			\$15,087,304.94	
Reprogramming Cost			\$0.00	
Cost to Renovate w/ Reprogramming			\$15,087,304.94	
Cost to Replace			\$18,298,841.44	
Renovate/Replace			82.45%	
[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]				

Building Component Information - Northwest Local (47365) - Bevis Elementary School (61754)

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 (1970)		5959		3593	1445		2807	1549						
Classroom Addition (1971)		1671												
Total	0	7,630	0	3,593	1,445	0	2,807	1,549	0	0	0	0	0	0
Master Planning Considerations		Due to the building placement on the property, limited future expansion is possible to the west side of the building. An area of approximately 30,000 SF is available to the east and north sides of the building for single story additions. Limited expansion is possible to the south side of the building due to site slopes.												



## Main Assessment Menu - Northwest Local (47365) - Colerain Elementary School (6882)

## Building Summary - Colerain Elementary School (6882)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Colerain Elementary School					<b>Contact:</b> Ms. Susan Meymann			
<b>Address:</b> 4850 Poole Road Cincinnati, OH 45251					<b>Phone:</b> (513) 385-8740			
<b>Bldg. IRN:</b> 6882					<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
					<b>Date Revised:</b> 2021-08-30		<b>By:</b> Valerie Montoya	

Current Grades	K-5	Acreage:	4.00	Suitability Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	48					
Current Enrollment	669	Classrooms:	45					
Projected Enrollment	N/A							

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	51	51%	Borderline
2.0 Structural and Mechanical Features	200	78	39%	Poor
3.0 Plant Maintainability	100	49	49%	Poor
4.0 Building Safety and Security	200	94	47%	Poor
5.0 Educational Adequacy	200	89	45%	Poor
6.0 Environment for Education	200	105	53%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
<b>Total</b>	<b>1000</b>	<b>466</b>	<b>47%</b>	<b>Poor</b>

<b>C=Under Contract</b>				
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				

*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: 2022			
A.	Heating System	3	\$5,151,114.54
B.	Roofing	3	\$807,016.86
C.	Ventilation / Air Conditioning	2	\$53,929.00
D.	Electrical Systems	3	\$2,962,571.76
E.	Plumbing and Fixtures	3	\$955,406.29
F.	Windows	2	\$416,817.09
G.	Structure: Foundation	1	\$0.00
H.	Structure: Walls and Chimneys	2	\$703,642.18
I.	Structure: Floors and Roofs	1	\$0.00
J.	General Finishes	3	\$3,848,939.29
K.	Interior Lighting	3	\$669,477.96
L.	Security Systems	3	\$376,936.78
M.	Emergency/Egress Lighting	3	\$97,786.26
N.	Fire Alarm	3	\$294,194.56
O.	Handicapped Access	3	\$836,991.53
P.	Site Condition	3	\$637,678.91
Q.	Sewage System	1	\$0.00
R.	Water Supply	3	\$41,044.50
S.	Exterior Doors	3	\$85,020.75
T.	Hazardous Material	3	\$1,782,194.98
U.	Life Safety	3	\$587,192.70
V.	Loose Furnishings	2	\$244,883.54
W.	Technology	3	\$1,263,699.36
X.	Construction Contingency / Non-Construction Cost	-	\$5,329,845.89
<b>Total</b>			<b>\$27,146,384.73</b>

*[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]*

Building Component Information - Northwest Local (47365) - Colerain Elementary School (6882)

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 (1923)		5620			802									
Auditorium Fixed Seating Area (1930)														
Auditorium/Kitchen Addition (1930)	4280	296						805						
Media Center/Student Dining Addition (1950)		2276			1374		3764	573						
Classroom/Gymnasium Addition (1953)		7226		3817										
Total	4,280	15,418	0	3,817	2,176	0	3,764	1,378	0	0	0	0	0	0
<div>Master Planning Considerations</div> <div>Due to the small site size, and the fact that it is shared with Colerain Middle School and the District Maintenance Facility, as well as the building configuration on the property, limited space is available for expansion of the facility. Future consideration needs to be given to dedicated space for an on-site bus loading and unloading.</div>														

## Main Assessment Menu - Northwest Local (47365) - Houston Elementary School (16923)

## Building Summary - Houston Elementary School (16923)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Houston Elementary School					<b>Contact:</b> Denny Nagel			
<b>Address:</b> 3310 Compton Road Cincinnati, OH 45251					<b>Phone:</b> (513) 385-8000			
<b>Bldg. IRN:</b> 16923					<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
					<b>Date Revised:</b> 2021-08-27		<b>By:</b> Valerie Montoya	

Current Grades	K-5	Acreage:	9.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	34						
Current Enrollment	420	Classrooms:	32						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Original Construction	1966	2	1	45,494	1.0 The School Site	100	55	55%	Borderline
Classroom Addition	1968	2	1	9,874	2.0 Structural and Mechanical Features	200	95	48%	Poor
Classroom Addition	1998	2	1	5,840	3.0 Plant Maintainability	100	55	55%	Borderline
					4.0 Building Safety and Security	200	103	52%	Borderline
					5.0 Educational Adequacy	200	119	60%	Borderline
					6.0 Environment for Education	200	116	58%	Borderline
					LEED Observations	—	—	—	—
					Commentary	—	—	—	—
<b>Total</b>				<b>61,208</b>	<b>Total</b>	<b>1000</b>	<b>543</b>	<b>54%</b>	<b>Borderline</b>
*HA = Handicapped Access									
*Rating =1 Satisfactory									
=2 Needs Repair									
=3 Needs Replacement									
*Const P/S = Present/Scheduled Construction									
<b>FACILITY ASSESSMENT</b>				<b>Dollar</b>					
Cost Set: 2022				<b>Assessment</b>					
Rating									
A.	Heating System	3	\$3,588,625.04	-					
B.	Roofing	3	\$1,314,755.92	-					
C.	Ventilation / Air Conditioning	3	\$35,604.00	-					
D.	Electrical Systems	3	\$2,063,933.76	-					
E.	Plumbing and Fixtures	2	\$573,626.12	-					
F.	Windows	3	\$612,183.12	-					
G.	Structure: Foundation	1	\$0.00	-					
H.	Structure: Walls and Chimneys	2	\$95,012.74	-					
I.	Structure: Floors and Roofs	1	\$0.00	-					
J.	General Finishes	3	\$2,755,058.14	-					
K.	Interior Lighting	3	\$466,404.96	-					
L.	Security Systems	3	\$276,048.08	-					
M.	Emergency/Egress Lighting	3	\$71,613.36	-					
N.	Fire Alarm	3	\$215,452.16	-					
O.	Handicapped Access	3	\$530,800.68	-					
P.	Site Condition	3	\$655,544.58	-					
Q.	Sewage System	1	\$0.00	-					
R.	Water Supply	1	\$0.00	-					
S.	Exterior Doors	3	\$74,466.45	-					
T.	Hazardous Material	3	\$247,000.78	-					
U.	Life Safety	3	\$281,042.20	-					
V.	Loose Furnishings	3	\$466,404.96	-					
W.	Technology	3	\$868,231.56	-					
X.	Construction Contingency / Non-Construction Cost	-	\$3,711,404.42	-					
<b>Total</b>				<b>\$18,903,213.03</b>					

<b>C=Under Contract</b>			
Existing Square Feet			
Cost per Sq. Ft.			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
Reprogramming Cost			
Cost to Renovate w/ Reprogramming			
Cost to Replace			
Renovate/Replace			
[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]			

Building Component Information - Northwest Local (47365) - Houston Elementary School (16923)

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 (1966)		7544		4054			3900	2062						
Classroom Addition (1968)		1856												
Classroom Addition (1998)		1066												
Total	0	10,466	0	4,054	0	0	3,900	2,062	0	0	0	0	0	0
Master Planning Considerations		Due to the small site size and building location within the property, no future expansion is possible to the south and west sides of the building. An area of approximately 30,000 SF is available for a single story addition to the north side of the building. Due to the small site size, future consideration needs to be given to dedicated space for on-site bus loading and unloading, as well as parking.												

## Main Assessment Menu - Northwest Local (47365) - Monfort Heights Elementary School (25205)

## Building Summary - Monfort Heights Elementary School (25205)

<b>District:</b> Northwest Local				<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Monfort Heights Elementary School				<b>Contact:</b> Ms. Deborah Estabrook			
<b>Address:</b> 3711 West Fork Road Cincinnati, OH 45247				<b>Phone:</b> (513) 389-1570			
<b>Bldg. IRN:</b> 25205				<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
				<b>Date Revised:</b> 2021-08-30		<b>By:</b> Valerie Montoya	

Current Grades	K-5	Acreage:	9.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	38						
Current Enrollment	679	Classrooms:	34						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Original Building	1999	1	3	82,384	1.0 The School Site	100	58	58%	Borderline
					2.0 Structural and Mechanical Features	200	169	85%	Satisfactory
					3.0 Plant Maintainability	100	79	79%	Satisfactory
					4.0 Building Safety and Security	200	134	67%	Borderline
					5.0 Educational Adequacy	200	126	63%	Borderline
					6.0 Environment for Education	200	162	81%	Satisfactory
<b>Total</b>					LEED Observations	—	—	—	—
					Commentary	—	—	—	—
					<b>Total</b>	<b>1000</b>	<b>728</b>	<b>73%</b>	<b>Satisfactory</b>
					<b>C=Under Contract</b>				
FACILITY ASSESSMENT									
Cost Set: 2022									
Rating									
Dollar Assessment									
A. Heating System					Existing Square Feet				
2					82,384				
\$4,057,412.00					Cost per Sq. Ft.				
2					\$336.01				
B. Roofing					Renovation Cost Factor				
2					99.40%				
C. Ventilation / Air Conditioning					Cost to Renovate (Cost Factor applied)				
1					\$14,474,514.54				
D. Electrical Systems					Reprogramming Cost				
2					\$0.00				
E. Plumbing and Fixtures					Cost to Renovate w/ Reprogramming				
2					\$14,474,514.54				
F. Windows					Cost to Replace				
2					\$27,681,847.84				
G. Structure: Foundation					Renovate/Replace				
1					52.29%				
H. Structure: Walls and Chimneys					[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.]				
2									
I. Structure: Floors and Roofs									
1									
J. General Finishes									
2									
K. Interior Lighting									
3									
L. Security Systems									
3									
M. Emergency/Egress Lighting									
1									
N. Fire Alarm									
1									
O. Handicapped Access									
2									
P. Site Condition									
2									
Q. Sewage System									
1									
R. Water Supply									
1									
S. Exterior Doors									
3									
T. Hazardous Material									
1									
U. Life Safety									
1									
V. Loose Furnishings									
2									
W. Technology									
2									
X. Construction Contingency / Non-Construction Cost									
-									
Total					\$14,561,885.85				

Building Component Information - Northwest Local (47365) - Monfort Heights Elementary School (25205)

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 (1999)		12119		5380	2089		3899	1991						
Total	0	12,119	0	5,380	2,089	0	3,899	1,991	0	0	0	0	0	0
Master Planning Considerations		Due to steep slopes on the site, expansion to the north and west is not possible. An area of approximately 10,000 SF is available for a three story addition at the south side of the existing building. Due to the small site size, future consideration needs to be given to dedicated space for on-site bus loading and unloading, as well as parking.												

<b>District:</b> Northwest Local				<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> New Pleasant Run Elementary				<b>Contact:</b> Casey Sherz			
<b>Address:</b> 11780 Pippen Rd				<b>Phone:</b> 513.825.7070			
Cincinnati, 45231				<b>Date Prepared:</b> 2019-03-04		<b>By:</b> Chris Colotto	
<b>Bldg. IRN:</b> 30320				<b>Date Revised:</b> 2022-03-23		<b>By:</b> Valerie Montoya	
Current Grades		PK-5	Acreage:		40.00	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		36		
Current Enrollment		900	Classrooms:		36		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
LFI Addition		2016	1	3	2,640	Points Possible	
Original Building		2016	1	3	99,747	Points Earned	
<b>Total</b>					<b>102,387</b>	Percentage	
*HA		=	Handicapped Access			Rating Category	
*Rating		=1	Satisfactory				
		=2	Needs Repair				
		=3	Needs Replacement				
*Const P/S		=	Present/Scheduled Construction				
FACILITY ASSESSMENT		Cost Set: 2022		Rating	Dollar Assessment	Cover Sheet	
A. Heating System		1		\$0.00	-	1.0 The School Site	
B. Roofing		1		\$0.00	-	2.0 Structural and Mechanical Features	
C. Ventilation / Air Conditioning		1		\$0.00	-	3.0 Plant Maintainability	
D. Electrical Systems		1		\$0.00	-	4.0 Building Safety and Security	
E. Plumbing and Fixtures		1		\$0.00	-	5.0 Educational Adequacy	
F. Windows		1		\$0.00	-	6.0 Environment for Education	
G. Structure: Foundation		1		\$0.00	-	LEED Observations	
H. Structure: Walls and Chimneys		1		\$0.00	-	Commentary	
I. Structure: Floors and Roofs		1		\$0.00	-	Total	
J. General Finishes		1		\$0.00	-	1000	
K. Interior Lighting		1		\$0.00	-	1000	
L. Security Systems		1		\$0.00	-	100%	
M. Emergency/Egress Lighting		1		\$0.00	-	100%	
N. Fire Alarm		1		\$0.00	-	100%	
O. Handicapped Access		1		\$0.00	-	100%	
P. Site Condition		1		\$0.00	-	100%	
Q. Sewage System		1		\$0.00	-	100%	
R. Water Supply		1		\$0.00	-	100%	
S. Exterior Doors		1		\$0.00	-	100%	
T. Hazardous Material		1		\$0.00	-	100%	
U. Life Safety		1		\$0.00	-	100%	
V. Loose Furnishings		1		\$0.00	-	100%	
W. Technology		1		\$0.00	-	100%	
X. Construction Contingency / Non-Construction Cost		1		\$0.00	-	100%	
Total				\$0.00	-	100%	
C=Under Contract						Excellent	
Existing Square Feet						102,387	
Cost per Sq. Ft.						\$316.26	
Renovation Cost Factor						99.40%	
Cost to Renovate (Cost Factor applied)						\$0.00	
Reprogramming Cost						\$0.00	
Cost to Renovate w/ Reprogramming						\$0.00	
Cost to Replace						\$32,380,912.62	
Renovate/Replace						0.00%	
[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]							

Building Component Information - Northwest Local (47365) - New Pleasant Run Elementary (30320)

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
LFI Addition (2016)														
Original Building (2016)		12612		7199	1995		4691	3129						
Total	0	12,612	0	7,199	1,995	0	4,691	3,129	0	0	0	0	0	0
Master Planning Considerations														



<b>District:</b> Northwest Local						<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> New Struble Elementary						<b>Contact:</b> Karen Grayson			
<b>Address:</b> 2760 Jonrose Ave Cincinnati, 45239						<b>Phone:</b> 513.522.2700			
						<b>Date Prepared:</b> 2019-03-04		<b>By:</b> Chris Colotto	
<b>Bldg. IRN:</b> 36293						<b>Date Revised:</b> 2022-03-23		<b>By:</b> Valerie Montoya	
Current Grades		PK-5		Acreage:		21.00		Suitability Appraisal Summary	
Proposed Grades		N/A		Teaching Stations:		36			
Current Enrollment		900		Classrooms:		36			
Projected Enrollment		N/A							
Addition		Date	HA	Number of Floors	Current Square Feet				
Original Building		2016	1	3	99,747				
LFI Addition		2016	1	3	2,640				
<b>Total</b>				<b>102,387</b>					
		*HA	=	Handicapped Access					
		*Rating	=1	Satisfactory					
			=2	Needs Repair					
			=3	Needs Replacement					
		*Const P/S	=	Present/Scheduled Construction					
FACILITY ASSESSMENT Cost Set: 2022						Rating	Dollar Assessment		
A. Heating System						1	\$0.00		
B. Roofing						1	\$0.00		
C. Ventilation / Air Conditioning						1	\$0.00		
D. Electrical Systems						1	\$0.00		
E. Plumbing and Fixtures						1	\$0.00		
F. Windows						1	\$0.00		
G. Structure: Foundation						1	\$0.00		
H. Structure: Walls and Chimneys						1	\$0.00		
I. Structure: Floors and Roofs						1	\$0.00		
J. General Finishes						1	\$0.00		
K. Interior Lighting						1	\$0.00		
L. Security Systems						1	\$0.00		
M. Emergency/Egress Lighting						1	\$0.00		
N. Fire Alarm						1	\$0.00		
O. Handicapped Access						1	\$0.00		
P. Site Condition						1	\$0.00		
Q. Sewage System						1	\$0.00		
R. Water Supply						1	\$0.00		
S. Exterior Doors						1	\$0.00		
T. Hazardous Material						1	\$0.00		
U. Life Safety						1	\$0.00		
V. Loose Furnishings						1	\$0.00		
W. Technology						1	\$0.00		
X. Construction Contingency / Non-Construction Cost						1	\$0.00		
Total							\$0.00		

Building Component Information - Northwest Local (47365) - New Struble Elementary (36293)

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
LFI Addition (2016)														
Original Building (2016)		12612		7199	1995		4691	3129						
Total	0	12,612	0	7,199	1,995	0	4,691	3,129	0	0	0	0	0	0
Master Planning Considerations														

<b>District:</b> Northwest Local				<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> New Taylor Elementary				<b>Contact:</b> Lori Riehle			
<b>Address:</b> 3173 Springdale Road Cincinnati, 45251				<b>Phone:</b> 513.825.3000			
<b>Bldg. IRN:</b> 36921				<b>Date Prepared:</b> 2019-03-04		<b>By:</b> Chris Colotto	
				<b>Date Revised:</b> 2022-03-23		<b>By:</b> Valerie Montoya	
Current Grades		PK-5	Acreage:		32.00	Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		36		
Current Enrollment		900	Classrooms:		36		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
Original Building		2016	1	3	99,747	Points Possible	
LFI Addition		2016	1	3	2,640	Points Earned	
<b>Total</b>					<b>102,387</b>	Percentage	
*HA		=	Handicapped Access			Rating Category	
*Rating		=1	Satisfactory				
		=2	Needs Repair				
		=3	Needs Replacement				
*Const P/S		=	Present/Scheduled Construction				
FACILITY ASSESSMENT		Cost Set: 2022		Rating	Dollar Assessment	Cover Sheet	
A. Heating System		1		\$0.00	-	1.0 The School Site	
B. Roofing		1		\$0.00	-	2.0 Structural and Mechanical Features	
C. Ventilation / Air Conditioning		1		\$0.00	-	3.0 Plant Maintainability	
D. Electrical Systems		1		\$0.00	-	4.0 Building Safety and Security	
E. Plumbing and Fixtures		1		\$0.00	-	5.0 Educational Adequacy	
F. Windows		1		\$0.00	-	6.0 Environment for Education	
G. Structure: Foundation		1		\$0.00	-	LEED Observations	
H. Structure: Walls and Chimneys		1		\$0.00	-	Commentary	
I. Structure: Floors and Roofs		1		\$0.00	-	Total	
J. General Finishes		1		\$0.00	-	1000	
K. Interior Lighting		1		\$0.00	-	1000	
L. Security Systems		1		\$0.00	-	100%	
M. Emergency/Egress Lighting		1		\$0.00	-	100%	
N. Fire Alarm		1		\$0.00	-	100%	
O. Handicapped Access		1		\$0.00	-	100%	
P. Site Condition		1		\$0.00	-	100%	
Q. Sewage System		1		\$0.00	-	100%	
R. Water Supply		1		\$0.00	-	100%	
S. Exterior Doors		1		\$0.00	-	100%	
T. Hazardous Material		1		\$0.00	-	100%	
U. Life Safety		1		\$0.00	-	100%	
V. Loose Furnishings		1		\$0.00	-	100%	
W. Technology		1		\$0.00	-	100%	
X. Construction Contingency / Non-Construction Cost		1		\$0.00	-	100%	
Total				\$0.00	-	100%	
Existing Square Feet						102,387	
Cost per Sq. Ft.						\$316.26	
Renovation Cost Factor						99.40%	
Cost to Renovate (Cost Factor applied)						\$0.00	
Reprogramming Cost						\$0.00	
Cost to Renovate w/ Reprogramming						\$0.00	
Cost to Replace						\$32,380,912.62	
Renovate/Replace						0.00%	
[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]							

Building Component Information - Northwest Local (47365) - New Taylor Elementary (36921)

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
LFI Addition (2016)														
Original Building (2016)		12612		7199	1995		4691	3129						
Total	0	12,612	0	7,199	1,995	0	4,691	3,129	0	0	0	0	0	0
Master Planning Considerations														

## Main Assessment Menu - Northwest Local (47365) - Pleasant Run Elementary School (30320)

## Building Summary - Pleasant Run Elementary School (30320)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton					<b>Area:</b> Southwestern Ohio (1)				
<b>Name:</b> Pleasant Run Elementary School					<b>Contact:</b> Ms. Joan Farabee									
<b>Address:</b> 11765 Hamilton Avenue Cincinnati, OH 45231					<b>Phone:</b> (513) 825-7070									
<b>Bldg. IRN:</b> 30320					<b>Date Prepared:</b> 2009-04-22					<b>By:</b> Tim Bockbrader				
					<b>Date Revised:</b> 2016-02-16					<b>By:</b> Heather Shiets				

Current Grades	K-5	Acreage:	40.00	Suitability Appraisal Summary																																																																
Proposed Grades	N/A	Teaching Stations:	35																																																																	
Current Enrollment	499	Classrooms:	32																																																																	
Projected Enrollment	N/A																																																																			
Addition	Date	HA	Number of Floors	Current Square Feet																																																																
Original Construction	1961	2	1	42,450																																																																
Classroom Addition	1969	2	1	13,122																																																																
<b>Total</b>				<b>55,572</b>																																																																
*HA = Handicapped Access																																																																				
*Rating =1 Satisfactory																																																																				
=2 Needs Repair																																																																				
=3 Needs Replacement																																																																				
*Const P/S = Present/Scheduled Construction																																																																				
<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>Cover Sheet</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>71</td> <td>71%</td> <td>Satisfactory</td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>85</td> <td>43%</td> <td>Poor</td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>49</td> <td>49%</td> <td>Poor</td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>107</td> <td>54%</td> <td>Borderline</td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>65</td> <td>33%</td> <td>Poor</td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>100</td> <td>50%</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><b>Total</b></td> <td><b>1000</b></td> <td><b>477</b></td> <td><b>48%</b></td> <td><b>Poor</b></td> </tr> </tbody> </table>														Section	Points Possible	Points Earned	Percentage	Rating Category	Cover Sheet	—	—	—	—	1.0 The School Site	100	71	71%	Satisfactory	2.0 Structural and Mechanical Features	200	85	43%	Poor	3.0 Plant Maintainability	100	49	49%	Poor	4.0 Building Safety and Security	200	107	54%	Borderline	5.0 Educational Adequacy	200	65	33%	Poor	6.0 Environment for Education	200	100	50%	Borderline	LEED Observations	—	—	—	—	Commentary	—	—	—	—	<b>Total</b>	<b>1000</b>	<b>477</b>	<b>48%</b>	<b>Poor</b>
Section	Points Possible	Points Earned	Percentage	Rating Category																																																																
Cover Sheet	—	—	—	—																																																																
1.0 The School Site	100	71	71%	Satisfactory																																																																
2.0 Structural and Mechanical Features	200	85	43%	Poor																																																																
3.0 Plant Maintainability	100	49	49%	Poor																																																																
4.0 Building Safety and Security	200	107	54%	Borderline																																																																
5.0 Educational Adequacy	200	65	33%	Poor																																																																
6.0 Environment for Education	200	100	50%	Borderline																																																																
LEED Observations	—	—	—	—																																																																
Commentary	—	—	—	—																																																																
<b>Total</b>	<b>1000</b>	<b>477</b>	<b>48%</b>	<b>Poor</b>																																																																
<b>C=Under Contract</b>																																																																				
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																																																																				
<p>[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.]</p>																																																																				

FACILITY ASSESSMENT			Dollar	
Cost Set: 2022			Rating	Assessment
A.	Heating System	3	\$3,258,186.36	-
B.	Roofing	3	\$400,561.40	-
C.	Ventilation / Air Conditioning	3	\$32,786.00	-
D.	Electrical Systems	3	\$1,873,887.84	-
E.	Plumbing and Fixtures	2	\$495,694.25	-
F.	Windows	3	\$1,505,613.32	-
G.	Structure: Foundation	1	\$0.00	-
H.	Structure: Walls and Chimneys	2	\$143,017.33	-
I.	Structure: Floors and Roofs	1	\$0.00	-
J.	General Finishes	3	\$2,323,318.24	-
K.	Interior Lighting	3	\$423,458.64	-
L.	Security Systems	3	\$250,629.72	-
M.	Emergency/Egress Lighting	3	\$65,019.24	-
N.	Fire Alarm	3	\$195,613.44	-
O.	Handicapped Access	3	\$416,797.07	-
P.	Site Condition	3	\$429,715.16	-
Q.	Sewage System	1	\$0.00	-
R.	Water Supply	1	\$0.00	-
S.	Exterior Doors	3	\$55,116.90	-
T.	Hazardous Material	3	\$305,510.71	-
U.	Life Safety	3	\$250,380.30	-
V.	Loose Furnishings	3	\$358,439.40	-
W.	Technology	3	\$781,898.04	-
X.	Construction Contingency / Non-Construction Cost	-	\$3,314,127.37	-
<b>Total</b>			<b>\$16,879,770.73</b>	

Building Component Information - Northwest Local (47365) - Pleasant Run Elementary School (30320)

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 (1961)		6404		4113			2807	1310						
Classroom Addition (1969)		2464			2035									
Total	0	8,868	0	4,113	2,035	0	2,807	1,310	0	0	0	0	0	0
<b>Master Planning Considerations</b> An area of approximately 25,000 SF is available on the north side of the building for a single story addition. Future consideration needs to be given to dedicated space for on-site bus loading and unloading, as well as parking.														

## Main Assessment Menu - Northwest Local (47365) - Struble Elementary (36293)

## Building Summary - Struble Elementary (36293)

<b>District:</b> Northwest Local				<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Struble Elementary				<b>Contact:</b> Ms. Sue Caron			
<b>Address:</b> 2760 Jonrose Avenue Cincinnati, OH 45239				<b>Phone:</b> (513) 522-2700			
<b>Bldg. IRN:</b> 36293				<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
				<b>Date Revised:</b> 2016-02-16		<b>By:</b> Heather Shiets	

Current Grades	K-5	Acreage:	16.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	27						
Current Enrollment	405	Classrooms:	24						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Original Building	1959	2	1	31,850	1.0 The School Site	100	73	73%	Satisfactory
Classroom Addition	1969	2	1	7,114	2.0 Structural and Mechanical Features	200	81	41%	Poor
Kitchen / Classroom Addition	1961	2	1	6,430	3.0 Plant Maintainability	100	50	50%	Borderline
					4.0 Building Safety and Security	200	107	54%	Borderline
					5.0 Educational Adequacy	200	67	34%	Poor
					6.0 Environment for Education	200	106	53%	Borderline
<b>Total</b>				<b>45,394</b>	LEED Observations	—	—	—	—
					Commentary	—	—	—	—
					<b>Total</b>	<b>1000</b>	<b>484</b>	<b>48%</b>	<b>Poor</b>
					<b>C=Under Contract</b>				
					Existing Square Feet				45,394
					Cost per Sq. Ft.				\$364.15
					Renovation Cost Factor				99.40%
					Cost to Renovate (Cost Factor applied)				\$14,104,181.30
					Reprogramming Cost				\$0.00
					Cost to Renovate w/ Reprogramming				\$14,104,181.30
					Cost to Replace				\$16,530,225.10
					Renovate/Replace				85.32%
[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: 2022			Assessment C
	Rating		
A. Heating System	3	\$2,661,450.22	-
B. Roofing	3	\$298,655.64	-
C. Ventilation / Air Conditioning	2	\$27,697.00	-
D. Electrical Systems	3	\$1,530,685.68	-
E. Plumbing and Fixtures	3	\$456,264.67	-
F. Windows	3	\$1,058,578.72	-
G. Structure: Foundation	1	\$0.00	-
H. Structure: Walls and Chimneys	2	\$150,592.29	-
I. Structure: Floors and Roofs	1	\$0.00	-
J. General Finishes	3	\$2,072,329.82	-
K. Interior Lighting	3	\$345,902.28	-
L. Security Systems	3	\$204,726.94	-
M. Emergency/Egress Lighting	3	\$53,110.98	-
N. Fire Alarm	3	\$159,786.88	-
O. Handicapped Access	3	\$404,321.59	-
P. Site Condition	3	\$500,860.92	-
Q. Sewage System	1	\$0.00	-
R. Water Supply	1	\$0.00	-
S. Exterior Doors	3	\$43,389.90	-
T. Hazardous Material	3	\$356,964.99	-
U. Life Safety	3	\$199,733.60	-
V. Loose Furnishings	2	\$186,115.40	-
W. Technology	3	\$692,258.50	-
X. Construction Contingency / Non-Construction Cost	-	\$2,785,891.19	-
<b>Total</b>		<b>\$14,189,317.21</b>	

**Building Component Information - Northwest Local (47365) - Struble Elementary (36293)**

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 (1959)		5779		3423	641		2326							
Kitchen / Classroom Addition (1961)		313			408			907						
Classroom Addition (1969)		1439										3133		
Total	0	7,531	0	3,423	1,049	0	2,326	907	0	0	0	3,133	0	0
<b>Master Planning Considerations</b> An area of approximately 14,000 SF is available to the west side of the existing building for a single story addition. Due to the building location on the property, limited expansion is available to the east side of the existing building. Site slopes will make addition to the north of the existing building difficult. Existing parking lot and loading areas are located on the south side of the existing building, with limited area to the adjacent residential properties. Future consideration needs to be given to dedicated space for on-site bus loading and unloading, as well as parent pick-up and drop-off zones. The District utilizes a portion of the existing facility for Board Offices.														



## Main Assessment Menu - Northwest Local (47365) - Taylor Elementary School (36921)

## Building Summary - Taylor Elementary School (36921)

<b>District:</b> Northwest Local				<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Taylor Elementary School				<b>Contact:</b> Becky Karlak			
<b>Address:</b> 3173 Springdale Road Cincinnati, OH 45251				<b>Phone:</b> (513) 825-3000			
<b>Bldg. IRN:</b> 36921				<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
				<b>Date Revised:</b> 2016-02-16		<b>By:</b> Heather Shiets	

Current Grades	K-5	Acreage:	25.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	40						
Current Enrollment	341	Classrooms:	37						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Original Construction	1960	2	1	60,390	1.0 The School Site	100	71	71%	Satisfactory
Cooler - Freezer Addition	1999	2	1	234	2.0 Structural and Mechanical Features	200	76	38%	Poor
					3.0 Plant Maintainability	100	53	53%	Borderline
					4.0 Building Safety and Security	200	100	50%	Borderline
					5.0 Educational Adequacy	200	74	37%	Poor
					6.0 Environment for Education	200	94	47%	Poor
<b>Total</b>				<b>60,624</b>	LEED Observations	—	—	—	—
	*HA	=	Handicapped Access		Commentary	—	—	—	—
	*Rating	=1	Satisfactory		<b>Total</b>	<b>1000</b>	<b>468</b>	<b>47%</b>	<b>Poor</b>
		=2	Needs Repair		<b>C=Under Contract</b>				
		=3	Needs Replacement						
	*Const P/S	=	Present/Scheduled Construction						

FACILITY ASSESSMENT Cost Set: 2022			Rating	Dollar Assessment	Cost	
A.	Heating System	3	\$3,554,385.12	-	Existing Square Feet	
B.	Roofing	3	\$938,459.52	-	Cost per Sq. Ft.	
C.	Ventilation / Air Conditioning	3	\$35,312.00	-	Renovation Cost Factor	
D.	Electrical Systems	3	\$2,044,241.28	-	Cost to Renovate (Cost Factor applied)	
E.	Plumbing and Fixtures	2	\$621,175.41	-	Reprogramming Cost	
F.	Windows	3	\$2,316,148.54	-	Cost to Renovate w/ Reprogramming	
G.	Structure: Foundation	1	\$0.00	-	Cost to Replace	
H.	Structure: Walls and Chimneys	2	\$152,943.94	-	Renovate/Replace	
I.	Structure: Floors and Roofs	1	\$0.00	-	93.44%	
J.	General Finishes	3	\$2,401,872.09	-	[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	\$461,954.88	-		
L.	Security Systems	3	\$273,414.24	-		
M.	Emergency/Egress Lighting	3	\$70,930.08	-		
N.	Fire Alarm	3	\$213,396.48	-		
O.	Handicapped Access	3	\$509,377.89	-		
P.	Site Condition	3	\$663,752.20	-		
Q.	Sewage System	1	\$0.00	-		
R.	Water Supply	1	\$0.00	-		
S.	Exterior Doors	3	\$74,583.72	-		
T.	Hazardous Material	3	\$362,514.06	-		
U.	Life Safety	3	\$265,716.00	-		
V.	Loose Furnishings	3	\$247,599.00	-		
W.	Technology	3	\$852,979.68	-		
X.	Construction Contingency / Non-Construction Cost	-	\$3,923,690.90	-		
<b>Total</b>					\$19,984,447.03	

Building Component Information - Northwest Local (47365) - Taylor Elementary School (36921)

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 (1960)		8321		4728	1327		2985	1449						
Cooler - Freezer Addition (1999)								211						
Total	0	8,321	0	4,728	1,327	0	2,985	1,660	0	0	0	0	0	0
<b>Master Planning Considerations</b>		Due to the narrow configuration of the site and the building placement on the property, limited future expansion is possible. The District Bus Maintenance and Storage Facility utilizes 6 acres of the existing site. Future consideration should be given to separate buses from other vehicular traffic.												

<b>District:</b> Northwest Local						<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)		
<b>Name:</b> Weigel Elementary School						<b>Contact:</b> Ms. Holly Coombs				
<b>Address:</b> 3242 Banning Road Cincinnati, OH 45239						<b>Phone:</b> (513) 923-4040				
						<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader		
<b>Bldg. IRN:</b> 40170						<b>Date Revised:</b> 2019-03-05		<b>By:</b> Chris Colotto		
Current Grades		K-5	Acreage:		11.00	Suitability Appraisal Summary				
Proposed Grades		N/A	Teaching Stations:		28					
Current Enrollment		501	Classrooms:		25					
Projected Enrollment		N/A								
Addition		Date	HA	Number of Floors	Current Square Feet	Cover Sheet				
Original Construction		1965	2	2	61,894	1.0 The School Site	100	58	58%	Borderline
District Offices		1999	2	1	5,464	2.0 Structural and Mechanical Features	200	85	43%	Poor
<b>Total</b>					<b>67,358</b>	3.0 Plant Maintainability	100	53	53%	Borderline
<div>*HA = Handicapped Access</div> <div>*Rating =1 Satisfactory</div> <div>=2 Needs Repair</div> <div>=3 Needs Replacement</div> <div>*Const P/S = Present/Scheduled Construction</div>						4.0 Building Safety and Security	200	106	53%	Borderline
						5.0 Educational Adequacy	200	96	48%	Poor
						6.0 Environment for Education	200	114	57%	Borderline
						LEED Observations	—	—	—	—
						Commentary	—	—	—	—
						<b>Total</b>	<b>1000</b>	<b>512</b>	<b>51%</b>	<b>Borderline</b>
						<b>C=Under Contract</b>				
FACILITY ASSESSMENT					Dollar	Existing Square Feet				
Cost Set: 2022					Assessment	Cost per Sq. Ft.				
A.	Heating System			3	\$3,949,199.54	Renovation Cost Factor				99.40%
B.	Roofing			2	\$533,554.24	Cost to Renovate (Cost Factor applied)				
C.	Ventilation / Air Conditioning			2	\$38,679.00	Reprogramming Cost				\$0.00
						Cost to Renovate w/ Reprogramming				\$0.00
						Cost to Replace				\$0.00
D.	Electrical Systems			3	\$2,271,311.76	Renovate/Replace				N/A
E.	Plumbing and Fixtures			3	\$537,757.80	[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.]				
F.	Windows			3	\$399,320.73					
G.	Structure: Foundation			1	\$0.00					
H.	Structure: Walls and Chimneys			2	\$842,254.48					
I.	Structure: Floors and Roofs			1	\$0.00					
J.	General Finishes			3	\$2,665,395.75					
K.	Interior Lighting			3	\$513,267.96					
L.	Security Systems			3	\$303,784.58					
M.	Emergency/Egress Lighting			3	\$78,808.86					
N.	Fire Alarm			3	\$237,100.16					
O.	Handicapped Access			3	\$704,285.64					
P.	Site Condition			2	\$483,763.00					
Q.	Sewage System			1	\$0.00					
R.	Water Supply			1	\$0.00					
S.	Exterior Doors			3	\$348,878.25					
T.	Hazardous Material			3	\$170,896.60					
U.	Life Safety			3	\$355,010.20					
V.	Loose Furnishings			3	\$513,267.96					
W.	Technology			3	\$947,727.06					
- X.	Construction Contingency / Non-Construction Cost			-	\$3,883,016.27					
Total					\$19,777,279.84					

Building Component Information - Northwest Local (47365) - Weigel Elementary School (40170)

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 (1965)		8788		3922	1509		2777	1121				11817		
District Offices (1999)		1058										5463		
Total	0	9,846	0	3,922	1,509	0	2,777	1,121	0	0	0	17,280	0	0
Master Planning Considerations		Due to the narrow configuration of the site and the building placement on the property, limited future expansion is possible to the north and west sides of the building. An area of approximately 30,000 SF is available to the east of the building for a single story addition. An area of approximately 30,000 SF is available to the south of the building for a two story addition. The District Board Offices utilize 17,280 SF of the existing building.												

## Main Assessment Menu - Northwest Local (47365) - Welch Elementary School (70342)

## Building Summary - Welch Elementary School (70342)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Welch Elementary School					<b>Contact:</b> Sammie Croley			
<b>Address:</b> 12084 Deerhorn Drive Cincinnati, OH 45240					<b>Phone:</b> (513) 742-1240			
<b>Bldg. IRN:</b> 70342					<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
					<b>Date Revised:</b> 2016-02-16		<b>By:</b> Heather Shiets	

Current Grades	K-5	Acreage:	9.00	Suitability Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	30					
Current Enrollment	370	Classrooms:	27					
Projected Enrollment	N/A							

Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet	—	—	—	—
1.0 The School Site	100	58	58%	Borderline
2.0 Structural and Mechanical Features	200	98	49%	Poor
3.0 Plant Maintainability	100	57	57%	Borderline
4.0 Building Safety and Security	200	127	64%	Borderline
5.0 Educational Adequacy	200	113	57%	Borderline
6.0 Environment for Education	200	132	66%	Borderline
LEED Observations	—	—	—	—
Commentary	—	—	—	—
<b>Total</b>	<b>1000</b>	<b>585</b>	<b>59%</b>	<b>Borderline</b>

<b>Total</b>	<b>53,462</b>
--------------	---------------

*HA	=	Handicapped Access
*Rating	=1	Satisfactory
	=2	Needs Repair
	=3	Needs Replacement
*Const P/S	=	Present/Scheduled Construction

FACILITY ASSESSMENT		Rating	Dollar Assessment	Cost
Cost Set: 2022				
A.	Heating System	3	\$3,134,477.06	-
B.	Roofing	3	\$1,006,231.44	-
C.	Ventilation / Air Conditioning	2	\$31,731.00	-
D.	Electrical Systems	3	\$1,802,738.64	-
E.	Plumbing and Fixtures	2	\$485,005.90	-
F.	Windows	3	\$88,940.78	-
G.	Structure: Foundation	1	\$0.00	-
H.	Structure: Walls and Chimneys	2	\$153,028.39	-
I.	Structure: Floors and Roofs	1	\$0.00	-
J.	General Finishes	3	\$2,333,761.58	-
K.	Interior Lighting	3	\$407,380.44	-
L.	Security Systems	3	\$241,113.62	-
M.	Emergency/Egress Lighting	3	\$62,550.54	-
N.	Fire Alarm	3	\$188,186.24	-
O.	Handicapped Access	3	\$452,566.70	-
P.	Site Condition	3	\$514,948.56	-
Q.	Sewage System	1	\$0.00	-
R.	Water Supply	1	\$0.00	-
S.	Exterior Doors	3	\$46,908.00	-
T.	Hazardous Material	3	\$190,003.54	-
U.	Life Safety	3	\$246,959.80	-
V.	Loose Furnishings	3	\$344,829.90	-
W.	Technology	3	\$752,210.34	-
X.	Construction Contingency / Non-Construction Cost	-	\$3,049,774.21	-
<b>Total</b>			<b>\$15,533,346.68</b>	

Existing Square Feet	53,462
Cost per Sq. Ft.	\$350.66
Renovation Cost Factor	99.40%
Cost to Renovate (Cost Factor applied)	\$15,440,146.60
Reprogramming Cost	\$0.00
Cost to Renovate w/ Reprogramming	\$15,440,146.60
Cost to Replace	\$18,746,984.92
Renovate/Replace	82.36%

[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]

Building Component Information - Northwest Local (47365) - Welch Elementary School (70342)

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
1977 Original Building (1977)		8569		4156	2820		3460	1574						
Total	0	8,569	0	4,156	2,820	0	3,460	1,574	0	0	0	0	0	0
<div><div>Master Planning Considerations</div><div>Two areas of approximately 25,000 SF each are located at the west and east sides of the existing building for future expansion. Due to the small site size, future consideration needs to be given to dedicated space for on-site bus loading and unloading, as well as parking.</div></div>														

## Main Assessment Menu - Northwest Local (47365) - Colerain Middle School (6908)

## Building Summary - Colerain Middle School (6908)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton					<b>Area:</b> Southwestern Ohio (1)				
<b>Name:</b> Colerain Middle School					<b>Contact:</b> Mr. Chris Shisler									
<b>Address:</b> 4700 Poole Road Cincinnati, OH 45251					<b>Phone:</b> (513) 385-8490									
<b>Bldg. IRN:</b> 6908					<b>Date Prepared:</b> 2009-04-22					<b>By:</b> Tim Bockbrader				
					<b>Date Revised:</b> 2021-08-30					<b>By:</b> Valerie Montoya				

Current Grades	6-8	Acreage:	11.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	36						
Current Enrollment	718	Classrooms:	31						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Original Construction	1930	2	3	25,900	1.0 The School Site	100	46	46%	Poor
Media Center Addition	1999	2	2	5,544	2.0 Structural and Mechanical Features	200	80	40%	Poor
Classroom Addition	1954	2	3	19,944	3.0 Plant Maintainability	100	41	41%	Poor
Classroom Addition	1960	2	3	10,238	4.0 Building Safety and Security	200	98	49%	Poor
Gymnasium Addition	1948	2	2	6,246	5.0 Educational Adequacy	200	81	41%	Poor
<b>Total</b>					6.0 Environment for Education	200	112	56%	Borderline
					LEED Observations	—	—	—	—
					Commentary	—	—	—	—
					<b>Total</b>	<b>1000</b>	<b>458</b>	<b>46%</b>	<b>Poor</b>
					<b>C=Under Contract</b>				
					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			Rating	Dollar Assessment
Cost Set: 2022				
A.	Heating System	3	\$3,979,335.36	-
B.	Roofing	3	\$816,392.06	-
C.	Ventilation / Air Conditioning	2	\$33,936.00	-
D.	Electrical Systems	3	\$2,288,643.84	-
E.	Plumbing and Fixtures	3	\$693,753.12	-
F.	Windows	2	\$138,828.45	-
G.	Structure: Foundation	1	\$0.00	-
H.	Structure: Walls and Chimneys	2	\$255,469.13	-
I.	Structure: Floors and Roofs	1	\$0.00	-
J.	General Finishes	3	\$3,307,467.59	-
K.	Interior Lighting	3	\$474,939.36	-
L.	Security Systems	3	\$306,102.72	-
M.	Emergency/Egress Lighting	3	\$79,410.24	-
N.	Fire Alarm	3	\$238,909.44	-
O.	Handicapped Access	3	\$605,327.52	-
P.	Site Condition	3	\$603,254.43	-
Q.	Sewage System	1	\$0.00	-
R.	Water Supply	1	\$0.00	-
S.	Exterior Doors	3	\$85,607.10	-
T.	Hazardous Material	3	\$502,263.91	-
U.	Life Safety	3	\$403,240.20	-
V.	Loose Furnishings	3	\$296,112.96	-
W.	Technology	3	\$1,320,789.12	-
X.	Construction Contingency / Non-Construction Cost	-	\$4,013,845.17	-
<b>Total</b>			<b>\$20,443,627.72</b>	

Building Component Information - Northwest Local (47365) - Colerain Middle School (6908)

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 (1930)		3453		4269	825		2438	1120						
Gymnasium Addition (1948)		807		3099										
Classroom Addition (1954)		7117						623						
Classroom Addition (1960)		1518												
Media Center Addition (1999)		243			1331		2401							
Total	0	13,138	0	7,368	2,156	0	4,839	1,743	0	0	0	0	0	0
<b>Master Planning Considerations</b>		Due to the small site size, and the fact that it is shared with Colerain Elementary School and the District Maintenance Facility, as well as the building configuration on the property, limited space is available for expansion of the facility. Future consideration needs to be given to dedicated space for an on-site bus loading and unloading.												



## Main Assessment Menu - Northwest Local (47365) - Pleasant Run Middle School (43315)

## Building Summary - Pleasant Run Middle School (43315)

<b>District:</b> Northwest Local				<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Pleasant Run Middle School				<b>Contact:</b> Mr. David Maine			
<b>Address:</b> 11770 Pippin Road Cincinnati, OH 45231				<b>Phone:</b> (513) 851-2400			
<b>Bldg. IRN:</b> 43315				<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
				<b>Date Revised:</b> 2021-10-14		<b>By:</b> Valerie Montoya	

Current Grades	6-8	Acreage:	40.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	52						
Current Enrollment	877	Classrooms:	49						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Classroom Addition	1971	1	2	23,628	1.0 The School Site	100	71	71%	Satisfactory
Office / Student Dining / Media Center Addition	1999	1	2	13,008	2.0 Structural and Mechanical Features	200	80	40%	Poor
Original Construction	1969	2	2	60,928	3.0 Plant Maintainability	100	51	51%	Borderline
					4.0 Building Safety and Security	200	109	55%	Borderline
					5.0 Educational Adequacy	200	87	44%	Poor
					6.0 Environment for Education	200	116	58%	Borderline
<b>Total</b>				<b>97,564</b>	LEED Observations	—	—	—	—
					Commentary	—	—	—	—
					<b>Total</b>	<b>1000</b>	<b>514</b>	<b>51%</b>	<b>Borderline</b>
					<b>C=Under Contract</b>				
					Existing Square Feet				
					Cost per Sq. Ft.				\$0.00
					Renovation Cost Factor				99.40%
					Cost to Renovate (Cost Factor applied)				\$0.00
					Reprogramming Cost				\$0.00
					Cost to Renovate w/ Reprogramming				\$0.00
					Cost to Replace				\$0.00
					Renovate/Replace				N/A
					[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]				

FACILITY ASSESSMENT Cost Set: 2022			Rating	Dollar Assessment	
A.	Heating System	3	\$3,536,433.32	-	
B.	Roofing	3	\$1,451,995.11	-	
C.	Ventilation / Air Conditioning	2	\$58,782.00	-	
D.	Electrical Systems	3	\$3,142,358.08	-	
E.	Plumbing and Fixtures	3	\$979,078.29	-	
F.	Windows	3	\$576,058.66	-	
G.	Structure: Foundation	1	\$0.00	-	
H.	Structure: Walls and Chimneys	2	\$196,999.46	-	
I.	Structure: Floors and Roofs	1	\$0.00	-	
J.	General Finishes	3	\$3,818,777.07	-	
K.	Interior Lighting	3	\$743,437.68	-	
L.	Security Systems	3	\$325,863.76	-	
M.	Emergency/Egress Lighting	3	\$114,149.88	-	
N.	Fire Alarm	3	\$343,425.28	-	
O.	Handicapped Access	3	\$544,255.11	-	
P.	Site Condition	3	\$196,346.00	-	
Q.	Sewage System	1	\$0.00	-	
R.	Water Supply	1	\$0.00	-	
S.	Exterior Doors	3	\$52,771.50	-	
T.	Hazardous Material	3	\$187,119.88	-	
U.	Life Safety	3	\$418,954.40	-	
V.	Loose Furnishings	3	\$743,437.68	-	
W.	Technology	3	\$1,949,328.72	-	
X.	Construction Contingency / Non-Construction Cost	-	\$4,734,487.55	-	
<b>Total</b>			<b>\$24,114,059.43</b>		

**Building Component Information - Northwest Local (47365) - Pleasant Run Middle School (43315)**

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 (1969)		10594		5554	1594		1986	1378						
Classroom Addition (1971)		4801												
Office / Student Dining / Media Center Addition (1999)		3424			1652		1657	1010						
Total	0	18,819	0	5,554	3,246	0	3,643	2,388	0	0	0	0	0	0
<b>Master Planning Considerations</b>		An area of approximately 24,000 SF is available at the north side of the existing building, which could accommodate a two-story addition. The building could be expanded to the east and south sides of the existing building without any restrictions.												

## Main Assessment Menu - Northwest Local (47365) - White Oak Middle School (41012)

## Building Summary - White Oak Middle School (41012)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> White Oak Middle School					<b>Contact:</b> Ms. Traci Rea			
<b>Address:</b> 3130 Jessup Road Cincinnati, OH 45239					<b>Phone:</b> (513) 741-4300			
<b>Bldg. IRN:</b> 41012					<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
					<b>Date Revised:</b> 2021-08-27		<b>By:</b> Valerie Montoya	

Current Grades	6-8	Acreage:	22.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	42						
Current Enrollment	769	Classrooms:	39						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Original Construction	1961	2	3	56,790	1.0 The School Site	100	63	63%	Borderline
Music / Classroom Addition	1999	2	2	2,224	2.0 Structural and Mechanical Features	200	88	44%	Poor
Administration Offices Addition	1969	2	2	8,750	3.0 Plant Maintainability	100	52	52%	Borderline
Classroom Addition	1974	2	3	16,474	4.0 Building Safety and Security	200	100	50%	Borderline
<b>Total</b>				<b>84,238</b>	5.0 Educational Adequacy	200	90	45%	Poor
					6.0 Environment for Education	200	98	49%	Poor
					LEED Observations	—	—	—	—
					Commentary	—	—	—	—
					<b>Total</b>	<b>1000</b>	<b>491</b>	<b>49%</b>	<b>Borderline</b>

*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: 2022				
A.	Heating System	3	\$3,391,202.94	-
B.	Roofing	2	\$926,020.66	-
C.	Ventilation / Air Conditioning	2	\$47,119.00	-
D.	Electrical Systems	3	\$2,582,295.36	-
E.	Plumbing and Fixtures	3	\$835,891.44	-
F.	Windows	3	\$1,336,173.00	-
G.	Structure: Foundation	1	\$0.00	-
H.	Structure: Walls and Chimneys	2	\$932,640.42	-
I.	Structure: Floors and Roofs	1	\$0.00	-
J.	General Finishes	3	\$3,563,193.87	-
K.	Interior Lighting	3	\$641,893.56	-
L.	Security Systems	3	\$379,913.38	-
M.	Emergency/Egress Lighting	3	\$98,558.46	-
N.	Fire Alarm	3	\$296,517.76	-
O.	Handicapped Access	3	\$680,652.50	-
P.	Site Condition	3	\$702,862.94	-
Q.	Sewage System	1	\$63,324.00	-
R.	Water Supply	1	\$70,368.00	-
S.	Exterior Doors	3	\$51,012.45	-
T.	Hazardous Material	3	\$390,457.00	-
U.	Life Safety	3	\$528,098.20	-
V.	Loose Furnishings	2	\$641,893.56	-
W.	Technology	3	\$1,639,271.48	-
X.	Construction Contingency / Non-Construction Cost	-	\$4,837,043.04	-
<b>Total</b>			<b>\$24,636,403.02</b>	

<b>C=Under Contract</b>			
Existing Square Feet			
Cost per Sq. Ft.			
Renovation Cost Factor			
Cost to Renovate (Cost Factor applied)			
Reprogramming Cost			
Cost to Renovate w/ Reprogramming			
Cost to Replace			
Renovate/Replace			
N/A			

[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]

Building Component Information - Northwest Local (47365) - White Oak Middle School (41012)

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 (1961)		8088		8253	2227		3971	1315						
Administration Offices Addition (1969)		3473												
Classroom Addition (1974)		3632												
Music / Classroom Addition (1999)		314												
Total	0	15,507	0	8,253	2,227	0	3,971	1,315	0	0	0	0	0	0
Master Planning Considerations		Due to steep slopes, future expansion of this facility will be difficult. An area of approximately 10,000 SF is available to the east side of the building, which could accommodate a three-story addition. Future consideration needs to be given to dedicated space for on-site bus loading and unloading, as well as parking.												

## Main Assessment Menu - Northwest Local (47365) - Colerain High School and Career Tech Center (6890)

## Building Summary - Colerain High School and Career Tech Center (6890)

<b>District:</b> Northwest Local					<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)				
<b>Name:</b> Colerain High School and Career Tech Center					<b>Contact:</b> Ms. Maureen Heintz						
<b>Address:</b> 8801 Cheviot Road Cincinnati, OH 45251					<b>Phone:</b> (513) 385-6424						
<b>Bldg. IRN:</b> 6890					<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader				
					<b>Date Revised:</b> 2021-08-30		<b>By:</b> Valerie Montoya				
Current Grades		9-12	Acreage:		54.00	Suitability Appraisal Summary					
Proposed Grades		N/A	Teaching Stations:		96						
Current Enrollment		2226	Classrooms:		76						
Projected Enrollment		N/A									
Addition		Date	HA	Number of Floors	Current Square Feet	Section		Points Possible	Points Earned	Percentage	Rating Category
Auditorium Fixed Seating Area		1964	2	1	7,954	1.0 The School Site		100	68	68%	Borderline
1999 High School Addition		1999	2	4	14,532	2.0 Structural and Mechanical Features		200	101	51%	Borderline
1970 Career Tech Center		1970	2	1	51,734	3.0 Plant Maintainability		100	44	44%	Poor
1999 Career Tech Addition		1999	2	1	9,830	4.0 Building Safety and Security		200	111	56%	Borderline
Original Construction		1964	2	4	181,226	5.0 Educational Adequacy		200	109	55%	Borderline
Total					265,276	6.0 Environment for Education		200	127	64%	Borderline
						LEED Observations		—	—	—	—
						Commentary		—	—	—	—
						Total		1000	560	56%	Borderline
						C=Under Contract					
						Existing Square Feet					
						Cost per Sq. Ft.					\$0.00
						Renovation Cost Factor					99.40%
						Cost to Renovate (Cost Factor applied)					\$0.00
						Reprogramming Cost					\$0.00
						Cost to Renovate w/ Reprogramming					\$0.00
						Cost to Replace					\$0.00
						Renovate/Replace					N/A
						[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]					
					</						

Building Component Information - Northwest Local (47365) - Colerain High School and Career Tech Center (6890)

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 Area (1964)	7954													
Original Construction (1964)		34093		11832	2568	1222	6701	2593						
1970 Career Tech Center (1970)		8473				23956								4089
1999 Career Tech Addition (1999)		403				7705								901
1999 High School Addition (1999)		2141												3251
Total	7,954	45,110	0	11,832	2,568	32,883	6,701	2,593	0	0	0	0	0	8,241
Master Planning Considerations		There appear to be no limiting factors in the future expansion of this facility. The 1970 Career Technical Center was added as a separate detached building, located to the west side of the High School. The football stadium and track facility are located on the north side of the existing High School.												

## Main Assessment Menu - Northwest Local (47365) - Northwest High School and Career Tech Center (64683)

## Building Summary - Northwest High School and Career Tech Center (64683)

<b>District:</b> Northwest Local				<b>County:</b> Hamilton		<b>Area:</b> Southwestern Ohio (1)	
<b>Name:</b> Northwest High School and Career Tech Center				<b>Contact:</b> Mr. Todd Bowling			
<b>Address:</b> 10761 Pippin Road Cincinnati, OH 45231				<b>Phone:</b> (513) 851-7300			
<b>Bldg. IRN:</b> 64683				<b>Date Prepared:</b> 2009-04-22		<b>By:</b> Tim Bockbrader	
				<b>Date Revised:</b> 2021-08-30		<b>By:</b> Valerie Montoya	

Current Grades	9-12	Acreage:	33.00	Suitability Appraisal Summary					
Proposed Grades	N/A	Teaching Stations:	49						
Current Enrollment	1231	Classrooms:	42						
Projected Enrollment	N/A								
Addition	Date	HA	Number of Floors	Current Square Feet	Section	Points Possible	Points Earned	Percentage	Rating Category
Auditorium Fixed Seating Area	1972	2	1	3,840	1.0 The School Site	100	62	62%	Borderline
Original Construction	1972	2	3	109,550	2.0 Structural and Mechanical Features	200	85	43%	Poor
Classroom Addition	1999	1	3	38,066	3.0 Plant Maintainability	100	50	50%	Borderline
Career Tech Addition	1973	2	1	44,492	4.0 Building Safety and Security	200	109	55%	Borderline
<b>Total</b>				<b>195,948</b>	5.0 Educational Adequacy	200	98	49%	Poor
					6.0 Environment for Education	200	129	65%	Borderline
					LEED Observations	—	—	—	—
					Commentary	—	—	—	—
					<b>Total</b>	<b>1000</b>	<b>533</b>	<b>53%</b>	<b>Borderline</b>
					<b>C=Under Contract</b>				
					Existing Square Feet				
					Cost per Sq. Ft.				
					Renovation Cost Factor				
					Cost to Renovate (Cost Factor applied)				
					Reprogramming Cost				
					Cost to Renovate w/ Reprogramming				
					Cost to Replace				
					Renovate/Replace				
					[These calculations are for the case where none of the Building's Additions are slated for demolition. If the Master Plan suggests partial demolition of this Building, the Master Plan will very probably show a different Renovate/Replace ratio, which is representative of the Building without the demolished additions.]				

FACILITY ASSESSMENT			Dollar
Cost Set: 2022			Assessment C
	Rating		
A. Heating System	3	\$11,488,431.24	-
B. Roofing	3	\$2,472,443.69	-
C. Ventilation / Air Conditioning	2	\$137,291.50	-
D. Electrical Systems	3	\$5,323,781.04	-
E. Plumbing and Fixtures	2	\$1,608,970.07	-
F. Windows	3	\$1,570,176.33	-
G. Structure: Foundation	1	\$0.00	-
H. Structure: Walls and Chimneys	2	\$665,354.48	-
I. Structure: Floors and Roofs	1	\$6,000.00	-
J. General Finishes	3	\$7,627,121.74	-
K. Interior Lighting	3	\$1,203,060.84	-
L. Security Systems	3	\$879,232.68	-
M. Emergency/Egress Lighting	3	\$229,259.16	-
N. Fire Alarm	3	\$689,736.96	-
O. Handicapped Access	3	\$977,414.55	-
P. Site Condition	3	\$1,103,335.89	-
Q. Sewage System	1	\$147,493.00	-
R. Water Supply	3	\$93,820.50	-
S. Exterior Doors	3	\$157,728.15	-
T. Hazardous Material	3	\$483,175.58	-
U. Life Safety	3	\$969,538.30	-
V. Loose Furnishings	3	\$1,463,862.96	-
W. Technology	3	\$1,973,989.40	-
X. Construction Contingency / Non-Construction Cost	-	\$10,082,682.39	-
<b>Total</b>		<b>\$51,353,900.45</b>	

Building Component Information - Northwest Local (47365) - Northwest High School and Career Tech Center (64683)

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 Area (1972)	3840													
Original Construction (1972)		22950		10149		3628	3849	3310						
Career Tech Addition (1973)		4005				22814								
Classroom Addition (1999)		6118			3591		1661							
Total	3,840	33,073	0	10,149	3,591	26,442	5,510	3,310	0	0	0	0	0	0
Master Planning Considerations	Due to the property configuration and the building placement on the property, and due to sloped topography, limited area is available for future expansion. The area between the High School and the Career Tech Center, approximately 40,000 SF is available for a multiple story addition. Future consideration needs to be given to dedicated space for on-site bus loading and unloading, as well as parking and vehicular circulation.													



# Master Plan Worksheets for Monfort Heights Elementary School

## Reprogramming

Building Name: Monfort Heights Elementary School  
 Current Grades Housed: K-5 ()  
 Existing Building Size (SF): 82,384  
 OSDM Required Building Size: 81,109.08  
 Additional SF: 0  
 District Has Central Food Prep: no  
 Casework Replacment (Assessment Item J): yes  
 Large Restroom Fixture Replacement: no  
 Comprehensive Vocational: no

Projected Enrollment	
Level	Enrollment
Elementary School	702

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	12,119	12,440	0	24,880	0	
Gymnasium	5,380	6,000	0	9,000	0	
Media Center	2,089	2,106	0	4,212	0	
Student Dining	3,899	3,510	389	7,020	0	
Kitchen	1,991	2,457	0	4,914	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Total Oversized			389		0	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$0.00
CONSTRUCTION CONTINGENCY	\$0.00
SOFT COSTS (16.29%)	\$0.00
COST REGION ADJUSTMENT (99.40%)	\$0.00
TOTAL REPROGRAMMING BUDGET	\$0.00

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-321	2.58%		\$0.00	\$0.00
Ag Ed		0.00%		\$22.86	\$0.00
Gymnasium	-620	10.33%	0	\$22.86	\$0.00
Media Center	-17	0.81%	0	\$22.86	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	0	0.00%	0	\$22.86	\$0.00
Kitchen	-466	18.97%	0	\$70.36	\$0.00
Natorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym		0.00%		\$0.00	\$0.00
Total			0		\$0.00

If existing area is being converted to ES space, use conversion budget as follows:  
 Conversion to PK-K Classroom per Room \$25,154.00  
 Conversion to 1-5 Classroom per Room \$9,030.00  
 Large Group Restroom conversion per SF \$15.25

Total Students  
 Est. Classrooms

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms 9	0	\$0.00
1-5 Rooms 27	0	\$0.00
Restrooms 1,978	0	\$0.00
Total		\$0.00

## LEED

Building Name:	Monfort Heights Elementary School
Current Grades Housed:	K-5 ()
Existing Building Size (SF):	82,384
Demolished Additions	0
Cost Per SF	\$336.01
Cost To Replace	\$27,681,847.84
Leed Allowance	\$408,999.30
OSDM Required Bldg Size:	81,109.08
Additional SF:	0

LEED Allowance Funded and Project Agreement LFI	
Level	Required SF
Elementary School	81,109.08
CT Program SF Required	0
Total	81,109.08
Level	SF Addition
Elementary School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	81,109.08
Total SF Addition:	0
SF Required minus SF Addition:	81,109.08

**Oversized Spaces**

Co-Funded SF:	389
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	389

**Excess Space**

Excess Space SF:	886
Excess SF Space CT:	0
Total SF Excess Space:	886

**LEED Allowance for Co-fundable Spaces:**

Total SF Required minus SF Addition:	81,109.08
Oversized Co-funded SF:	389
Total Co-fundable SF:	81,498
Total SF x Cost / SF:	$81,498 \times \$336.01 = \$27,384,142.98$
1.5% LEED Allowance:	$\$27,384,142.98 \times 98.5\% \times 1.5\% = \$404,600.71$

**LEED Allowance for Non-Cofundable Spaces:**

Non-Cofunded SF:	Excess Space	886
Total SF x Cost / SF:		$886 \times \$336.01 = \$297,704.86$
1.5% LEED Allowance:		$297,704.86 \times 98.5\% \times 1.5\% = \$4,398.59$

Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF x Cost / SF:		$0 \times \$336.01 = \$0.00$
1.5% LEED Allowance:		$\$0.00 \times 98.5\% \times 1.5\% = \$0.00$

LEED Allowance Co-fundable:	\$404,600.71
LEED Allowance Non-Cofundable:	\$4,398.59
Total LEED Allowance:	\$408,999.30

**Co-Funded Oversized Spaces: Oversized Amount**

Corridors	0
Gymnasium	0
Media Center	0
Student Dining	389
Kitchen	0
Total	389

**Non-Cofunded Oversized Spaces: Oversized Amount**

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

**Cost Data****Complete Building Cost Data**

Total Cost To Renovate	\$14,474,514.53
M	\$0.00
N	\$289,991.68
U fire suppression ONLY	\$0.00
Subtotal	\$289,991.68
Contingency	\$20,299.42
Non-Construction Costs	\$50,546.42
Regional Cost Factor	-\$2,165.03
Total Life Safety Cost	\$358,672.49
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$358,672.49

**PALFI**

Total Enrollment	702
Elementary School SF Required	81,109.08
CT Program SF Required	0
Existing Building SF	82,384
Total Oversized	389
Total Usable Building SF:	81,995
Addition or (Excess Space) SF:*	-886
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF	
Building SF:**	82,384
Renovation Costs	\$14,474,514.53
Reprogramming Costs	\$0.00
Cost per SF to Renovate	\$175.70
Life Safety Costs	\$358,672.49
Co-Funded Life Safety Cost per SF	\$4.35
LFI Cost per SF	\$171.35
LEED Cost per SF	\$4.96
** Building SF does not include non-OSDM spaces	

**Project Agreement LFI For Non-OSDM Spaces Summary****Project Agreement LFI Excess Square Foot Summary**

Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00
TOTAL PALFI for: Monfort Heights Elementary School	\$0.00

**Project Agreement LFI Excess Square Foot Spaces**

Excess Building	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$171.35/SF	\$0.00
LEED Costs for Space: 0 SF @ \$4.96/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00

**100% Cap****Project Agreement Locally Funded Initiatives — Renovation**

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

**Project Agreement Locally Funded Initiatives — LEED Costs**

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

**Right Ratio Calculations**

Cost of Renovation	\$14,474,514.53
Reprogramming	\$0.00
LEED Allowance	\$408,999.30
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowances & manual LFI's as indicated)	\$1,588,056.11
Total Building Cost	\$16,471,569.94
Total LFI's/Building	\$0.00
Revised Project Cost	\$16,471,569.94
Right Replacement	\$27,253,461.97
100% Cap Differential	-\$10,781,892.03
Negative numbers indicate the dollars remaining until project reaches 100% cap.	
Positive numbers indicate a need for 100% Cap LFI.	

**Storm Shelter****Storm shelter to be built as part of renovation**

ES enrollment	702
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	71
Total occupants	773
SF required for occupants (@ 5 SF / occupant)	3,865
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	3,959
Usable space	83%
Required SF to allow for useless space ( $1 \div 83\% = 120\%$ )	4,770
Required SF with mechanical area (+ 0.0%)	4,770
<b>Total Required SF</b> (+ 0.0% construction factor)	<b>4,770</b>
SF cost (@ \$103.23 / SF hardened)	\$492,394.66
Peer review fees	\$17,590.50
Testing agency fees	\$29,317.50
Storm shelter construction cost	\$539,302.66
<b>Total storm shelter cost</b> ( $\times 99.40\%$ regional cost factor for Southwestern Ohio)	<b>\$536,066.84</b>

**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.



# Master Plan Worksheets for New Colerain ES

## Storm Shelter

### Storm shelter to be built as part of new construction

ES enrollment	737
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	71
Total occupants	808
SF required for occupants (@ 5 SF / occupant)	4,040
Wheelchair occupants (@ 1 / 200 occupants)	5
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	50
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	4,144
Usable space	83%
Required SF to allow for useless space ( $1 \div 83\% = 120\%$ )	4,993
Required SF with mechanical area (+ 0.0%)	4,993
<b>Total Required SF</b> (+ 0.0% construction factor)	<b>4,993</b>
SF cost (@ \$73.74 / SF hardened)	\$368,166.94
Peer review fees	\$17,590.50
Testing agency fees	\$29,317.50
Storm shelter construction cost	\$415,074.94
<b>Total storm shelter cost</b> ( $\times 99.40\%$ regional cost factor for Southwestern Ohio)	<b>\$412,584.49</b>

## 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.



# Master Plan Worksheets for New Middle School #1 - Colerain MS

## Storm Shelter

Storm shelter to be built as part of new construction		
ES enrollment		—
MS enrollment		1,165
HS enrollment		—
CTS enrollment		—
Staff		112
Total occupants		1,277
SF required for occupants (@ 5 SF / occupant)		6,385
Wheelchair occupants (@ 1 / 200 occupants)		7
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)		70
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	4	
SF required for water closets (@ 15 SF / WC)		60
Lavatories required (@ 1 lavatory / 1,000 occupants)		2
SF required for lavatories (@ 9 SF / lavatory)		18
Required shelter SF		6,533
Usable space		83%
Required SF to allow for useless space (1 ÷ 83% = 120%)		7,871
Required SF with mechanical area (+ 0.0%)		7,871
<b>Total Required SF (+ 0.0% construction factor)</b>		<b>7,871</b>
SF cost (@ \$73.74 / SF hardened)		\$580,413.76
Peer review fees		\$17,590.50
Testing agency fees		\$29,317.50
Storm shelter construction cost		\$627,321.76
<b>Total storm shelter cost</b> (× 99.40% regional cost factor for Southwestern Ohio)		<b>\$623,557.83</b>

## 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		6-8
ES enrollment		—
MS enrollment		1,165
HS enrollment		—
CT enrollment		—
Total enrollment		1,165
	<b>SF / Student</b>	<b>AREA</b>
SF per ES student	—	—
SF per MS student	135.04	157,322
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		157,322

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	<b>SF</b>	74,384MINIMUM
<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		4,557
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		18,550MAXIMUM
<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	10,000	10,000
M-PE-2	Auxiliary Gym	1	5,000	5,000
M-PE-3	P.E./Athletic Office	1	300	300
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,600	1,600
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	1,000	1,000

Food Service Spaces / Custodial Spaces / Building Services	44,240
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)	141,732
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	157,322
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	157,322

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	55
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	1,165	—	—
Teachers	—	55	—	—
Ancillary Staff	—	23	—	—
Administration	—	15	—	—
Custodial / Maintenance	—	8	—	—
Food Service	—	12	—	—
Total Staff Parking	—	113	—	—
Total Visitor	—	23	—	—
High School Student Parking	—	—	—	—
Other	—	84	—	—
TOTAL CO-FUNDED PARKING	—	220	—	—

# Master Plan Worksheets for New Middle School #2 - Pleasant Run MS

## Storm Shelter

Storm shelter to be built as part of new construction		
ES enrollment		—
MS enrollment		900
HS enrollment		—
CTS enrollment		—
Staff		81
Total occupants		981
SF required for occupants (@ 5 SF / occupant)		4,905
Wheelchair occupants (@ 1 / 200 occupants)		5
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)		50
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		5,009
Usable space		83%
Required SF to allow for useless space (1 ÷ 83% = 120%)		6,035
Required SF with mechanical area (+ 0.0%)		6,035
<b>Total Required SF (+ 0.0% construction factor)</b>		<b>6,035</b>
SF cost (@ \$73.74 / SF hardened)		\$445,016.46
Peer review fees		\$17,590.50
Testing agency fees		\$29,317.50
Storm shelter construction cost		\$491,924.46
<b>Total storm shelter cost</b> (× 99.40% regional cost factor for Southwestern Ohio)		<b>\$488,972.91</b>

## 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			6-8
ES enrollment			—
MS enrollment			900
HS enrollment			—
CT enrollment			—
Total enrollment			900
		SF / Student	AREA
SF per ES student		—	—
SF per MS student		140.58	126,522
SF per HS student		—	—
SF per CT student		—	—
Total Gross Square Feet Required from MASTER PLAN			126,522

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	59,822MINIMUM
<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		3,665
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		11,575MAXIMUM
<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	225	225
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,400	1,400
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	800	800

Food Service Spaces / Custodial Spaces / Building Services		38,922
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)		113,984
Construction Factor (11% multiplied by the facility total)		× 0.11
Gross Square Feet (GSF) Developed		126,522
Career Technical Program Space		0REQUIRED
Total Proposed Gross Square Footage		126,522

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	42
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	900	—	—
Teachers	—	42	—	—
Ancillary Staff	—	18	—	—
Administration	—	12	—	—
Custodial / Maintenance	—	6	—	—
Food Service	—	9	—	—
Total Staff Parking	—	87	—	—
Total Visitor	—	18	—	—
High School Student Parking	—	—	—	—
Other	—	63	—	—
TOTAL CO-FUNDED PARKING	—	168	—	—

# Master Plan Worksheets for New High School #1 - Colerain HS

## Storm Shelter

Storm shelter to be built as part of new construction		
ES enrollment		—
MS enrollment		—
HS enrollment		995
CTS enrollment		350
Staff		124
Total occupants		1,469
SF required for occupants (@ 5 SF / occupant)		7,345
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)	4	
SF required for water closets (@ 15 SF / WC)		60
Lavatories required (@ 1 lavatory / 1,000 occupants)		2
SF required for lavatories (@ 9 SF / lavatory)		18
Required shelter SF		7,503
Usable space		83%
Required SF to allow for useless space (1 ÷ 83% = 120%)		9,040
Required SF with mechanical area (+ 0.0%)		9,040
<b>Total Required SF (+ 0.0% construction factor)</b>		<b>9,040</b>
SF cost (@ \$73.74 / SF hardened)		\$666,591.83
Peer review fees		\$17,590.50
Testing agency fees		\$29,317.50
Storm shelter construction cost		\$713,499.83
<b>Total storm shelter cost</b> (× 99.40% regional cost factor for Southwestern Ohio)		<b>\$709,218.83</b>

## 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	9-12, CT Low Bay Comprehensive, CT High Bay Comprehensive
ES enrollment	—
MS enrollment	—
HS enrollment	995
CT enrollment	350
Total enrollment	1,345
SF per ES student	—
SF per MS student	—
SF per HS student	163.71
SF per CT student	95.00
Total Gross Square Feet Required from MASTER PLAN	196,141

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	92,739MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces		5,682
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		26,320MAXIMUM
<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
H-PE-1	Gymnasium	1	12,400	12,400
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
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	51,963
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)	176,704
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	196,141
Career Technical Program Space	24,735REQUIRED
Total Proposed Gross Square Footage	220,876

Teaching Stations  
ES Teaching Stations —  
MS Teaching Stations —  
HS Teaching Stations 47  
CT Teaching Stations 16

	Parking	ESMSHS CT
Enrollment		— —995350
Teachers		— — 47 16
Ancillary Staff		— — 20 7
Administration		— — 13 5
Custodial / Maintenance		— — 7 2
Food Service		— — 10 4
Total Staff Parking		— — 97 34
Total Visitor		— — 20 7
High School Student Parking		— —199 70
Other		— — 71 23
TOTAL CO-FUNDED PARKING		— —387134

# Master Plan Worksheets for New High School #2 - Northwest HS

## Storm Shelter

Storm shelter to be built as part of new construction		
ES enrollment		—
MS enrollment		—
HS enrollment		800
CTS enrollment		337
Staff		103
Total occupants		1,240
SF required for occupants (@ 5 SF / occupant)		6,200
Wheelchair occupants (@ 1 / 200 occupants)		7
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)		70
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	4	
SF required for water closets (@ 15 SF / WC)		60
Lavatories required (@ 1 lavatory / 1,000 occupants)		2
SF required for lavatories (@ 9 SF / lavatory)		18
Required shelter SF		6,348
Usable space		83%
Required SF to allow for useless space (1 ÷ 83% = 120%)		7,648
Required SF with mechanical area (+ 0.0%)		7,648
<b>Total Required SF (+ 0.0% construction factor)</b>		<b>7,648</b>
SF cost (@ \$73.74 / SF hardened)		\$563,977.73
Peer review fees		\$17,590.50
Testing agency fees		\$29,317.50
Storm shelter construction cost		\$610,885.73
<b>Total storm shelter cost</b> (× 99.40% regional cost factor for Southwestern Ohio)		<b>\$607,220.42</b>

## 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	9-12, CT Low Bay Comprehensive, CT High Bay Comprehensive
ES enrollment	—
MS enrollment	—
HS enrollment	800
CT enrollment	337
Total enrollment	1,137
SF per ES student	—
SF per MS student	—
SF per HS student	165.11
SF per CT student	95.00
Total Gross Square Feet Required from MASTER PLAN	164,103

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	77,590MINIMUM
<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		4,754
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		23,920MAXIMUM
<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
H-PE-1	Gymnasium	1	10,700	10,700
H-PE-2	Auxiliary Gymnasium	1	7,000	7,000
H-PE-3	Student Locker Room	1	1,300	1,300
H-PE-4	Student Restroom/Shower	1	500	500
H-PE-5	Physical Education Storage	1	600	600
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	300	300
H-PE-11	Physical Health Classroom	1	1,500	1,500
H-PE-12	Multi-use P.E. Room	1	1,400	1,400

Food Service Spaces / Custodial Spaces / Building Services	41,576
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)	147,841
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	164,103
Career Technical Program Space	40,883REQUIRED
Total Proposed Gross Square Footage	204,986

Teaching Stations

ES Teaching Stations —  
MS Teaching Stations —  
HS Teaching Stations 38  
CT Teaching Stations 16



	Parking	ESMSHS CT
Enrollment		— —800337
Teachers		— — 38 16
Ancillary Staff		— — 16 7
Administration		— — 11 4
Custodial / Maintenance		— — 5 2
Food Service		— — 8 3
Total Staff Parking		— — 78 32
Total Visitor		— — 16 7
High School Student Parking		— —160 67
Other		— — 58 25
TOTAL CO-FUNDED PARKING		— —312131

# **Program of Requirements for New High School #1 - Colerain HS** **(Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1)** **- OFCC 05.26.2022 - CB 07.11.2022)**

SF per Student		
POR SF/Student	70.67	(not to exceed Maximum Allowable)
Maximum Program SF/Student	71.69	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00	

General Info	
Number Of Students Low Bay	275
Number Of Students High Bay	75
Number of High School Students	995
Funded Programs Low Bay (50:1)	5
Funded Programs High Bay (30:1)	2
Career Tech Excess SF	

Square Footage		
Total POR SF	24,735	(not to exceed Maximum Allowable)
Maximum Program SF	25,092	(Maximum Allowable)
OSDM Bracketed SF	47,600	

	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
Program Type 1													
Programming & Software Development	N3	0	0	1,520	1,520	0.00%	0.00	\$0.00	1,520	1,520	\$515,310.40	\$515,310.40	1,520
	Program funded due to 50:1 guideline.												
Visual Design and Imaging	B2	0	0	1,520	1,520	0.00%	0.00	\$0.00	1,520	1,520	\$515,310.40	\$515,310.40	1,520
	Program funded due to 50:1 guideline.												
Program Type 2													
Allied Health and Nursing	JM	0	0	2,310	2,310	0%	0.00	\$0.00	2,310	2,310	\$747,007.80	\$747,007.80	2,310
	Program funded due to 50:1 guideline.												
Engineering and Design	F6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$876,344.70	\$876,344.70	2,310
	Program funded due to 50:1 guideline.												
Program Type 4													
Criminal Justice	P1	0	0	3,820	3,820	0.00%	0.00	\$0.00	3,820	3,820	\$1,225,417.80	\$1,225,417.80	3,820
	Program funded due to 50:1 guideline.												
Program Type 6													
Construction Design and Management	DF	0	0	4,208	4,208	0.00%	0.00	\$0.00	4,208	4,208	\$1,604,047.52	\$1,604,047.52	4,208
	Program funded due to 30:1 guideline.												
Structural Systems	DD	0	0	4,208	4,208	0.00%	0.00	\$0.00	3,038	3,038	\$1,158,055.22	\$1,158,055.22	3,038
	Program funded due to 30:1 guideline.												
Net Program Space Total		0	0				0.00	\$0.00	18,726	18,726	\$6,641,493.84	\$6,641,493.84	18,726
Building Services Spaces													
	Existing Indoor SF							Proposed New Indoor SF			Cost (\$363.78)	Final Sf	
Mechanical Electrical 5%	0							936.30			\$340,607.21	936.3	
Corridors 14%	0							2,621.64			\$953,700.20	2,621.64	
Building Services Spaces Subtotal	0							3,557.94			\$1,294,307.41	3,557.94	
Building Gross Square Footage													
	Existing Indoor SF							Proposed New Indoor SF			Cost (\$363.78)	Final Sf	
Net Program Space + Building Services Spaces (From Above)	0							22,283.94					
Construction Factor (11% Of Additional And Indoor)	0.00							2,451.23			\$891,708.45	2,451.23	
POR Totals													
	Existing Indoor SF							Proposed New Indoor SF			Cost (\$363.78)	Final Sf	
Net Program	0							18,726			\$6,641,493.84	18,726	
Regional Cost Factor 99.40%											-39,848.96		
Building Services Spaces	0							3,557.94			\$1,294,307.41	3,557.94	
Construction Factor	0.00							2,451.23			\$891,708.45	2,451.23	
Total	0							24,735.17			\$8,787,660.74	24,735	

POR Worksheet

# **Program of Requirements for New High School #1 - Colerain HS** **(Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1)** **- OFCC 05.26.2022 - CB 07.11.2022)**

SF per Student		
POR SF/Student	70.67	(not to exceed Maximum Allowable)
Maximum Program SF/Student	71.69	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00	

General Info	
Number Of Students Low Bay	275
Number Of Students High Bay	75
Number of High School Students	995
Funded Programs Low Bay (50:1)	5
Funded Programs High Bay (30:1)	2
Career Tech Excess SF	

Square Footage		
Total POR SF	24,735	(not to exceed Maximum Allowable)
Maximum Program SF	25,092	(Maximum Allowable)
OSDM Bracketed SF	47,600	

	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
Program Type 1													
Programming & Software Development	N3	0	0	1,520	1,520	0.00%	0.00	\$0.00	1,520	1,520	\$515,310.40	\$515,310.40	1,520
	Program funded due to 50:1 guideline.												
Visual Design and Imaging	B2	0	0	1,520	1,520	0.00%	0.00	\$0.00	1,520	1,520	\$515,310.40	\$515,310.40	1,520
	Program funded due to 50:1 guideline.												
Program Type 2													
Allied Health and Nursing	JM	0	0	2,310	2,310	0%	0.00	\$0.00	2,310	2,310	\$747,007.80	\$747,007.80	2,310
	Program funded due to 50:1 guideline.												
Engineering and Design	F6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$876,344.70	\$876,344.70	2,310
	Program funded due to 50:1 guideline.												
Program Type 4													
Criminal Justice	P1	0	0	3,820	3,820	0.00%	0.00	\$0.00	3,820	3,820	\$1,225,417.80	\$1,225,417.80	3,820
	Program funded due to 50:1 guideline.												
Program Type 6													
Construction Design and Management	DF	0	0	4,208	4,208	0.00%	0.00	\$0.00	4,208	4,208	\$1,604,047.52	\$1,604,047.52	4,208
	Program funded due to 30:1 guideline.												
Structural Systems	DD	0	0	4,208	4,208	0.00%	0.00	\$0.00	3,038	3,038	\$1,158,055.22	\$1,158,055.22	3,038
	Program funded due to 30:1 guideline.												
Net Program Space Total		0	0				0.00	\$0.00	18,726	18,726	\$6,641,493.84	\$6,641,493.84	18,726
Building Services Spaces													
	Existing Indoor SF							Proposed New Indoor SF			Cost (\$363.78)	Final Sf	
Mechanical Electrical 5%	0							936.30			\$340,607.21	936.3	
Corridors 14%	0							2,621.64			\$953,700.20	2,621.64	
Building Services Spaces Subtotal	0							3,557.94			\$1,294,307.41	3,557.94	
Building Gross Square Footage													
	Existing Indoor SF							Proposed New Indoor SF			Cost (\$363.78)	Final Sf	
Net Program Space + Building Services Spaces (From Above)	0							22,283.94					
Construction Factor (11% Of Additional And Indoor)	0.00							2,451.23			\$891,708.45	2,451.23	
POR Totals													
	Existing Indoor SF							Proposed New Indoor SF			Cost (\$363.78)	Final Sf	
Net Program	0							18,726			\$6,641,493.84	18,726	
Regional Cost Factor 99.40%											-39,848.96		
Building Services Spaces	0							3,557.94			\$1,294,307.41	3,557.94	
Construction Factor	0.00							2,451.23			\$891,708.45	2,451.23	
Total	0							24,735.17			\$8,787,660.74	24,735	

POR Worksheet

***Program of Requirements for New High School #2 - Northwest HS  
(Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1)  
- OFCC 05.26.2022 - CB 07.11.2022)***

SF per Student		
POR SF/Student	121.31	(not to exceed Maximum Allowable)
Maximum Program SF/Student	121.32	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00	

General Info	
Number Of Students Low Bay	273
Number Of Students High Bay	64
Number of High School Students	800
Funded Programs Low Bay (50:1)	5
Funded Programs High Bay (30:1)	2
Career Tech Excess SF	

Square Footage		
Total POR SF	40,883	(not to exceed Maximum Allowable)
Maximum Program SF	40,885	(Maximum Allowable)
OSDM Bracketed SF	45,832	

	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
<b>Program Type 1</b>													
Business and Administrative Services	C4	0	0	1,520	1,520	0.00%	0.00	\$0.00	1,520	1,520	\$574,700.80	\$574,700.80	1,520
Program funded due to 50:1 guideline.													
<b>Program Type 2</b>													
Exercise Science and Sports Medicine	J6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$740,054.70	\$740,054.70	2,310
Program funded due to 50:1 guideline.													
<b>Program Type 4</b>													
Cosmetology	M1	0	0	4,055	4,055	0.00%	0.00	\$0.00	4,055	4,055	\$1,328,336.90	\$1,328,336.90	4,055
Program funded due to 50:1 guideline.													
Criminal Justice	P1	0	0	3,820	3,820	0.00%	0.00	\$0.00	3,370	3,370	\$1,081,062.30	\$1,081,062.30	3,370
Program funded due to 50:1 guideline.													
Culinary Arts	L0	0	0	5,120	5,120	0.00%	0.00	\$0.00	4,670	4,670	\$2,028,558.20	\$2,028,558.20	4,670
Program funded due to 50:1 guideline.													
<b>Program Type 6</b>													
Ground Transportation	T9	0	0	9,068	9,068	0.00%	0.00	\$0.00	9,068	9,068	\$2,565,971.96	\$2,565,971.96	9,068
Program funded due to 30:1 guideline.													
Operations	R7	0	0	6,858	6,858	0.00%	0.00	\$0.00	5,958	5,958	\$1,611,550.14	\$1,611,550.14	5,958
Program funded due to 30:1 guideline.													
Net Program Space Total		0	0				0.00	\$0.00	30,951	30,951	\$9,930,235.00	\$9,930,235.00	30,951
<b>Building Services Spaces</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost (\$363.78)		Final Sf
Mechanical Electrical 5%		0							1,547.55		\$562,967.74		1,547.55
Corridors 14%		0							4,333.14		\$1,576,309.67		4,333.14
Building Services Spaces Subtotal		0							5,880.69		\$2,139,277.41		5,880.69
<b>Building Gross Square Footage</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost (\$363.78)		Final Sf
Net Program Space + Building Services Spaces (From Above)		0							36,831.69				
Construction Factor (11% Of Additional And Indoor)		0.00							4,051.49		\$1,473,851.03		4,051.49
<b>POR Totals</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost (\$363.78)		Final Sf
Net Program		0							30,951		\$9,930,235.00		30,951
Regional Cost Factor 99.40%											-\$59,581.41		
Building Services Spaces		0							5,880.69		\$2,139,277.41		5,880.69
Construction Factor		0.00							4,051.49		\$1,473,851.03		4,051.49
Total		0							40,883.18		\$13,483,782.03		40,883

[POR Worksheet](#)

**Program of Requirements for New High School #2 - Northwest HS  
(Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1)  
- OFCC 05.26.2022 - CB 07.11.2022)**

SF per Student		
POR SF/Student	121.31	(not to exceed Maximum Allowable)
Maximum Program SF/Student	121.32	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00	

General Info	
Number Of Students Low Bay	273
Number Of Students High Bay	64
Number of High School Students	800
Funded Programs Low Bay (50:1)	5
Funded Programs High Bay (30:1)	2
Career Tech Excess SF	

Square Footage		
Total POR SF	40,883	(not to exceed Maximum Allowable)
Maximum Program SF	40,885	(Maximum Allowable)
OSDM Bracketed SF	45,832	



	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
<b>Program Type 1</b>													
Business and Administrative Services	C4	0	0	1,520	1,520	0.00%	0.00	\$0.00	1,520	1,520	\$574,700.80	\$574,700.80	1,520
Program funded due to 50:1 guideline.													
<b>Program Type 2</b>													
Exercise Science and Sports Medicine	J6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$740,054.70	\$740,054.70	2,310
Program funded due to 50:1 guideline.													
<b>Program Type 4</b>													
Cosmetology	M1	0	0	4,055	4,055	0.00%	0.00	\$0.00	4,055	4,055	\$1,328,336.90	\$1,328,336.90	4,055
Program funded due to 50:1 guideline.													
Criminal Justice	P1	0	0	3,820	3,820	0.00%	0.00	\$0.00	3,370	3,370	\$1,081,062.30	\$1,081,062.30	3,370
Program funded due to 50:1 guideline.													
Culinary Arts	L0	0	0	5,120	5,120	0.00%	0.00	\$0.00	4,670	4,670	\$2,028,558.20	\$2,028,558.20	4,670
Program funded due to 50:1 guideline.													
<b>Program Type 6</b>													
Ground Transportation	T9	0	0	9,068	9,068	0.00%	0.00	\$0.00	9,068	9,068	\$2,565,971.96	\$2,565,971.96	9,068
Program funded due to 30:1 guideline.													
Operations	R7	0	0	6,858	6,858	0.00%	0.00	\$0.00	5,958	5,958	\$1,611,550.14	\$1,611,550.14	5,958
Program funded due to 30:1 guideline.													
Net Program Space Total		0	0				0.00	\$0.00	30,951	30,951	\$9,930,235.00	\$9,930,235.00	30,951
<b>Building Services Spaces</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost (\$363.78)		Final Sf
Mechanical Electrical 5%		0							1,547.55		\$562,967.74		1,547.55
Corridors 14%		0							4,333.14		\$1,576,309.67		4,333.14
Building Services Spaces Subtotal		0							5,880.69		\$2,139,277.41		5,880.69
<b>Building Gross Square Footage</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost (\$363.78)		Final Sf
Net Program Space + Building Services Spaces (From Above)		0							36,831.69				
Construction Factor (11% Of Additional And Indoor)		0.00							4,051.49		\$1,473,851.03		4,051.49
<b>POR Totals</b>													
		Existing Indoor SF							Proposed New Indoor SF		Cost (\$363.78)		Final Sf
Net Program		0							30,951		\$9,930,235.00		30,951
Regional Cost Factor 99.40%											-\$59,581.41		
Building Services Spaces		0							5,880.69		\$2,139,277.41		5,880.69
Construction Factor		0.00							4,051.49		\$1,473,851.03		4,051.49
Total		0							40,883.18		\$13,483,782.03		40,883

[POR Worksheet](#)

**Program of Requirements for New High School #1 - Colerain HS  
(Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1)  
- OFCC 05.26.2022 - CB 07.11.2022)**

SF per Student			Number of Low Bay Students:		275			
			Number of High Bay Students:		75		Square Footage	
POR SF/Student	70.67	(not to exceed Maximum Allowable)	Number of High School Students:		995	Total POR SF	24,735	(not to exceed Maximum Allowable)
Maximum Program SF/Student	71.69	(Maximum Allowable)	Funded Programs Low Bay: 50:1		5	Maximum Program SF	25,092	(Maximum Allowable)
OSDM Bracketed SF/Student	136.00		Funded Programs High Bay 30:1		2	OSDM Bracketed SF	47,600	
			Low Bay Programs Requiring Funds :		5			
			High Bay Programs Requiring Funds :		2			
POR Planner data Cost Set: 2022								
Program Type 1								
N3: Programming & Software Development — 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	\$339.02	\$406,824.00		
Related Office		120	0	120	\$339.02	\$40,682.40		
Related Storage		200	0	200	\$339.02	\$67,804.00		
Other		0	0	0	\$0.00	\$0.00		
Total:		1,520	0	1,520		\$515,310.40		
Reprogrammed SF: 0.00								
Comments: Program funded due to 50:1 guideline.								
B2: Visual Design and Imaging — 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	\$339.02	\$406,824.00		
Related Office		120	0	120	\$339.02	\$40,682.40		
Related Storage		200	0	200	\$339.02	\$67,804.00		
Other		0	0	0	\$0.00	\$0.00		
Total:		1,520	0	1,520		\$515,310.40		
Reprogrammed SF: 0.00								
Comments: Program funded due to 50:1 guideline.								
Program Type 2								
JM: Allied Health and Nursing — housed in new space								
Related Space		Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total		
Laboratory (includes optional restroom)		1500	0	1500	\$323.38	\$485,070.00		
Related Office		120	0	120	\$323.38	\$38,805.60		
Related Storage		200	0	200	\$323.38	\$64,676.00		
Related Changing Room		490	0	490	\$323.38	\$158,456.20		
Other		0	0	0	\$0.00	\$0.00		
Total:		2,310	0	2,310		\$747,007.80		
Reprogrammed SF: 0.00								
Comments: Program funded due to 50:1 guideline.								
F6: Engineering and Design — housed in new space								
Related Space		Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total		
Laboratory		1500	0	1500	\$379.37	\$569,055.00		
Related Office		120	0	120	\$379.37	\$45,524.40		
Related Storage		200	0	200	\$379.37	\$75,874.00		
Related Changing Room		490	0	490	\$379.37	\$185,891.30		
Other		0	0	0	\$0.00	\$0.00		
Total:		2,310	0	2,310		\$876,344.70		
Reprogrammed SF: 0.00								
Comments: Program funded due to 50:1 guideline.								
Program Type 4								

P1: Criminal Justice — 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	\$320.79	\$384,948.00
Related Classroom	900	0	900	\$320.79	\$288,711.00
Related Office	120	0	120	\$320.79	\$38,494.80
Related Storage	200	0	200	\$320.79	\$64,158.00
Related Changing Room	450	0	450	\$320.79	\$144,355.50
Weight Room	800	0	800	\$320.79	\$256,632.00
Interrogation Room	150	0	150	\$320.79	\$48,118.50
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>3,820</b>	<b>0</b>	<b>3,820</b>		<b>\$1,225,417.80</b>
Reprogrammed SF: 0.00					
<b>Comments:</b> Program funded due to 50:1 guideline.					
Program Type 6					
DF: Construction Design and Management — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	1500	0	1500	\$381.19	\$571,785.00
Related Classroom	900	0	900	\$381.19	\$343,071.00
Related Office	120	0	120	\$381.19	\$45,742.80
Related Storage	200	0	200	\$381.19	\$76,238.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$381.19	\$102,921.30
Related Restroom	68	0	68	\$381.19	\$25,920.92
Related Tool Crib	550	0	550	\$381.19	\$209,654.50
Related Reference Room	200	0	200	\$381.19	\$76,238.00
CAD Room	400	0	400	\$381.19	\$152,476.00
Other	0	0	0	\$381.19	\$0.00
<b>Total:</b>	<b>4,208</b>	<b>0</b>	<b>4,208</b>		<b>\$1,604,047.52</b>
Reprogrammed SF: 0.00					
<b>Comments:</b> Program funded due to 30:1 guideline.					
DD: Structural Systems — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	1500	0	1500	\$381.19	\$571,785.00
Related Classroom	900	0	0	\$381.19	\$0.00
Related Office	120	0	120	\$381.19	\$45,742.80
Related Storage	200	0	200	\$381.19	\$76,238.00
Related Changing Room (one per type 5, 6 & 7)	270	0	0	\$381.19	\$0.00
Related Restroom	68	0	68	\$381.19	\$25,920.92
Related Tool Crib	550	0	550	\$381.19	\$209,654.50
Related Reference Room	200	0	200	\$381.19	\$76,238.00
CAD Room	400	0	400	\$381.19	\$152,476.00
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>4,208</b>	<b>0</b>	<b>3,038</b>		<b>\$1,158,055.22</b>
Reprogrammed SF: 0.00					
<b>Comments:</b> Program funded due to 30:1 guideline.					

**Program of Requirements for New High School #2 - Northwest HS  
(Northwest Local SD (Hamilton) - ELPP - Final Amended Master Plan (A1)  
- OFCC 05.26.2022 - CB 07.11.2022)**

SF per Student			Number of Low Bay Students:		273		
			Number of High Bay Students:		64		
POR SF/Student	121.31	(not to exceed Maximum Allowable)	Number of High School Students:		800	Total POR SF	40,883
			Funded Programs Low Bay: 50:1		5		
Maximum Program SF/Student	121.32	(Maximum Allowable)	Funded Programs High Bay 30:1		2	Maximum Program SF	40,885
			Low Bay Programs Requiring Funds :		5	OSDM Bracketed SF	45,832
OSDM Bracketed SF/Student	136.00		High Bay Programs Requiring Funds :		2		
POR Planner data Cost Set: 2022							
Program Type 1							
C4: Business and Administrative Services — 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	\$385.96	\$463,152.00	
Related Office		120	0	120	\$348.59	\$41,830.80	
Related Storage		200	0	200	\$348.59	\$69,718.00	
Other		0	0	0	\$0.00	\$0.00	
Total:		1,520	0	1,520		\$574,700.80	
Reprogrammed SF: 0.00							
Comments: Program funded due to 50:1 guideline.							
Program Type 2							
J6: Exercise Science and Sports Medicine — housed in new space							
Related Space		Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory		1500	0	1500	\$320.37	\$480,555.00	
Related Office		120	0	120	\$320.37	\$38,444.40	
Related Storage		200	0	200	\$320.37	\$64,074.00	
Related Changing Room		490	0	490	\$320.37	\$156,981.30	
Other		0	0	0	\$0.00	\$0.00	
Total:		2,310	0	2,310		\$740,054.70	
Reprogrammed SF: 0.00							
Comments: Program funded due to 50:1 guideline.							
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	\$327.58	\$524,128.00	
Related Classroom		900	0	900	\$327.58	\$294,822.00	
Related Office		120	0	120	\$327.58	\$39,309.60	
Related Storage		200	0	200	\$327.58	\$65,516.00	
Related Changing Room		450	0	450	\$327.58	\$147,411.00	
Dispensary		175	0	175	\$327.58	\$57,326.50	
Laundry Room		150	0	150	\$327.58	\$49,137.00	
Facial Room		200	0	200	\$327.58	\$65,516.00	
Manicure Room		200	0	200	\$327.58	\$65,516.00	
Customer Toilet		60	0	60	\$327.58	\$19,654.80	
Other		0	0	0	\$0.00	\$0.00	
Total:		4,055	0	4,055		\$1,328,336.90	
Reprogrammed SF: 0.00							
Comments: Program funded due to 50:1 guideline.							
P1: Criminal Justice — 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	\$320.79	\$384,948.00	

Related Classroom	900	0	900	\$320.79	\$288,711.00
Related Office	120	0	120	\$320.79	\$38,494.80
Related Storage	200	0	200	\$320.79	\$64,158.00
Related Changing Room	450	0	0	\$320.79	\$0.00
Weight Room	800	0	800	\$320.79	\$256,632.00
Interrogation Room	150	0	150	\$320.79	\$48,118.50
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>3,820</b>	<b>0</b>	<b>3,370</b>		<b>\$1,081,062.30</b>

Reprogrammed SF: 0.00

**Comments:** Program funded due to 50:1 guideline.

L0: Culinary Arts — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	1800	0	1800	\$573.29	\$1,031,922.00
Related Classroom	900	0	900	\$347.26	\$312,534.00
Related Office	120	0	120	\$347.26	\$41,671.20
Related Storage	200	0	200	\$347.26	\$69,452.00
Related Changing Room	450	0	0	\$347.26	\$0.00
Restaurant	1500	0	1500	\$347.26	\$520,890.00
Dry Storage	150	0	150	\$347.26	\$52,089.00
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>5,120</b>	<b>0</b>	<b>4,670</b>		<b>\$2,028,558.20</b>

Reprogrammed SF: 0.00

**Comments:** Program funded due to 50:1 guideline.

Program Type 6					
T9: Ground Transportation — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	5000	0	5000	\$282.97	\$1,414,850.00
Related Classroom	900	0	900	\$282.97	\$254,673.00
Related Office	120	0	120	\$282.97	\$33,956.40
Related Storage	200	0	200	\$282.97	\$56,594.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$282.97	\$76,401.90
Related Restroom	68	0	68	\$282.97	\$19,241.96
Related Tool Crib	550	0	550	\$282.97	\$155,633.50
Related Reference Room	200	0	200	\$282.97	\$56,594.00
Engine Storage	800	0	800	\$282.97	\$226,376.00
Machine Room	900	0	900	\$282.97	\$254,673.00
Flammable Material Storage	60	0	60	\$282.97	\$16,978.20
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>9,068</b>	<b>0</b>	<b>9,068</b>		<b>\$2,565,971.96</b>

Reprogrammed SF: 0.00

**Comments:** Program funded due to 30:1 guideline.

R7: Operations — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	3500	0	3500	\$270.33	\$946,155.00
Related Classroom	900	0	0	\$270.33	\$0.00
Related Office	120	0	120	\$270.33	\$32,439.60
Related Storage	200	0	200	\$270.33	\$54,066.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$270.33	\$72,989.10
Related Restroom	68	0	68	\$270.33	\$18,382.44
Related Tool Crib	550	0	550	\$270.33	\$148,681.50
Related Reference Room	200	0	200	\$270.33	\$54,066.00
CNC Room	900	0	900	\$271.21	\$244,089.00
Inspection Room	150	0	150	\$271.21	\$40,681.50
Other	0	0	0	\$0.00	\$0.00
<b>Total:</b>	<b>6,858</b>	<b>0</b>	<b>5,958</b>		<b>\$1,611,550.14</b>

Reprogrammed SF: 0.00

**Comments:** Program funded due to 30:1 guideline.

## ***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Colerain Elementary School
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Aug 30, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	6882
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1923 Original Construction	21,906	\$964,004.92	\$952,304.92
1930 Auditorium Fixed Seating Area	4,280	\$9,384.00	\$9,384.00
1930 Auditorium/Kitchen Addition	5,990	\$66,414.10	\$66,414.10
1950 Media Center/Student Dining Addition	13,572	\$153,116.46	\$153,116.46
1953 Classroom/Gymnasium Addition	42,110	\$589,275.50	\$589,275.50
<b>Total</b>	<b>87,858</b>	<b>\$1,782,194.98</b>	<b>\$1,770,494.98</b>
Total with Regional Cost Factor (99.40%)	—	\$1,771,501.81	\$1,759,872.01
Regional Total with Soft Costs & Contingency	—	\$2,204,285.02	\$2,189,814.02

## ***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Colerain High School and Career Tech Center
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Aug 30, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	6890
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1964 Auditorium Fixed Seating Area	7,954	-\$44,912.76	\$477.24
1964 Original Construction	181,226	\$505,425.87	\$493,725.87
1970 1970 Career Tech Center	51,734	\$248,149.13	\$236,449.13
1999 1999 Career Tech Addition	9,830	\$589.80	\$589.80
1999 1999 High School Addition	14,532	\$871.92	\$871.92
<b>Total</b>	<b>265,276</b>	<b>\$710,123.96</b>	<b>\$732,113.96</b>
Total with Regional Cost Factor (99.40%)	—	\$705,863.22	\$727,721.28
Regional Total with Soft Costs & Contingency	—	\$878,307.72	\$905,505.77

## ***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Colerain Middle School
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Aug 30, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	6908
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1930 Original Construction	25,900	\$131,171.67	\$119,471.67
1948 Gymnasium Addition	6,246	\$13,857.72	\$13,857.72
1954 Classroom Addition	19,944	\$310,064.48	\$310,064.48
1960 Classroom Addition	10,238	\$46,504.76	\$46,504.76
1999 Media Center Addition	5,544	\$665.28	\$665.28
<b>Total</b>	<b>67,872</b>	<b>\$502,263.91</b>	<b>\$490,563.91</b>
Total with Regional Cost Factor (99.40%)	—	\$499,250.33	\$487,620.53
Regional Total with Soft Costs & Contingency	—	\$621,218.68	\$606,747.68



***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Houston Elementary School
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Aug 27, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	16923
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1966 Original Construction	45,494	\$205,637.10	\$193,937.10
1968 Classroom Addition	9,874	\$40,662.88	\$40,662.88
1998 Classroom Addition	5,840	\$700.80	\$700.80
Total	61,208	\$247,000.78	\$235,300.78
Total with Regional Cost Factor (99.40%)	—	\$245,518.78	\$233,888.98
Regional Total with Soft Costs & Contingency	—	\$305,499.75	\$291,028.75

***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Monfort Heights Elementary School
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Aug 30, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	25205
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1999 Original Building	82,384	\$4,943.04	\$4,943.04
Total	82,384	\$4,943.04	\$4,943.04
Total with Regional Cost Factor (99.40%)	—	\$4,913.38	\$4,913.38
Regional Total with Soft Costs & Contingency	—	\$6,113.74	\$6,113.74

## ***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Northwest High School and Career Tech Center
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Aug 30, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	64683
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1972 Auditorium Fixed Seating Area	3,840	\$1,306.80	\$1,306.80
1972 Original Construction	109,550	\$318,714.52	\$307,014.52
1973 Career Tech Addition	44,492	\$160,870.30	\$149,170.30
1999 Classroom Addition	38,066	\$2,283.96	\$2,283.96
<b>Total</b>	<b>195,948</b>	<b>\$483,175.58</b>	<b>\$459,775.58</b>
Total with Regional Cost Factor (99.40%)	—	\$480,276.53	\$457,016.93
Regional Total with Soft Costs & Contingency	—	\$597,609.52	\$568,667.53

## ***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Pleasant Run Middle School
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Oct 14, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	43315
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1969 Original Construction	60,928	\$102,861.57	\$151,336.57
1971 Classroom Addition	23,628	\$82,697.35	\$82,697.35
1999 Office / Student Dining / Media Center Addition	13,008	\$1,560.96	\$1,560.96
<b>Total</b>	<b>97,564</b>	<b>\$187,119.88</b>	<b>\$235,594.88</b>
Total with Regional Cost Factor (99.40%)	—	\$185,997.16	\$234,181.31
Regional Total with Soft Costs & Contingency	—	\$231,436.83	\$291,392.51

***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	Weigel Elementary School
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Mar 5, 2019
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	40170
<b>Firm:</b>	Resource International, Inc.

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1965 Original Construction	61,894	\$170,240.92	\$158,540.92
1999 District Offices	5,464	\$655.68	\$655.68
Total	67,358	\$170,896.60	\$159,196.60
Total with Regional Cost Factor (99.40%)	—	\$169,871.22	\$158,241.42
Regional Total with Soft Costs & Contingency	—	\$211,371.27	\$196,900.27

## ***Environmental Hazards Assessment Cost Estimates***

<b>Owner:</b>	Northwest Local
<b>Facility:</b>	White Oak Middle School
<b>Date of Initial Assessment:</b>	Apr 22, 2009
<b>Date of Assessment Update:</b>	Aug 27, 2021
<b>Cost Set:</b>	2022

<b>District IRN:</b>	47365
<b>Building IRN:</b>	41012
<b>Firm:</b>	OFCC

**Scope remains unchanged after cost updates.**

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1961 Original Construction	56,790	\$290,972.52	\$279,272.52
1969 Administration Offices Addition	8,750	\$35,912.80	\$35,912.80
1974 Classroom Addition	16,474	\$63,304.80	\$63,304.80
1999 Music / Classroom Addition	2,224	\$266.88	\$266.88
<b>Total</b>	<b>84,238</b>	<b>\$390,457.00</b>	<b>\$378,757.00</b>
Total with Regional Cost Factor (99.40%)	—	\$388,114.26	\$376,484.46
Regional Total with Soft Costs & Contingency	—	\$482,931.74	\$468,460.74

<b>Northwest Local</b>	SCHOOL DISTRICT
<b>Hamilton</b>	COUNTY
<b>4/18/2022</b>	DATE

**Northwest LSD (Hamilton) - ELPP - Final Amended Master Plan (A1) - OFCC 5-26-22 - CB 7-11-22****MASTER PLAN**

<b>Description of Master Plan:</b>		Build 4 new elementary schools (Colerain, Pleasant Run, Struble, and Taylor); Renovate
	*	Monfort Heights elementary school
	*	Build 2 new middle schools (Colerain and Pleasant Run)
	*	Build 2 new high schools (Colerain and Northwest)
	*	Abate and demolish Bevis, Colerain, Houston, Pleasant Run, Struble, Taylor, and Welch elementary schools; Abandon Weigel elementary school.
	*	Abate and demolish Colerain, Pleasant Run, and White Oak middle schools
	*	Abate and demolish Colerain and Northwest high schools and career tech centers

**ELPP Participant**

Step 1. Assessed Valuation	\$ 1,744,685,280
Step 2. Net Bonded Indebtedness	\$ 72,082,715
Step 3. Project Cost	\$ 358,861,837
Step 4. Required level of indebtedness	6.54%
.05 + [.0002 x ( 78 percentile** - 1)] of assessed valuation*	\$ 114,102,417

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:

	<b>Worth of Local Share</b>
Step 4:	\$ 114,102,417
minus Step 2:	\$ 72,082,715
Total:	\$ 42,019,702

Step 6. Required percentage of the project costs equals	78.00% **
(.01 x basic project costs) x 78 percentile**	\$ 279,912,233

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

<b>a. a required percentage of the project costs</b>	\$ 279,912,233
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ 42,019,702
c. Therefore, the district's share would be for	\$ 279,912,233

**Total Project Cost:**

STATE \$	78,949,604	22%
LOCAL \$	279,912,233	78%
TOTAL \$	358,861,837	

\*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%).

08/03/09



# OFCC

OHIO FACILITIES CONSTRUCTION COMMISSION

## CERTIFICATION OF NET BONDED INDEBTEDNESS

\$ <u>79,345,309.89</u>	Par Value of Net Bonded Indebtedness (ORC Section 3318.01F)
- \$ <u>7,262,594.97</u>	Less Balance of Bond Retirement Account
= \$ <u>72,082,714.92</u>	Certified Net Bonded Indebtedness

The School District Treasurer and Bond Counsel do hereby certify that the amount shown above is a true statement of the Net Bonded Indebtedness as of April 30, 2022.

## SCHOOL DISTRICT

Signed:

Amy M. Wells

Amy M. Wells  
Print Name

Northwest LSD, Hamilton  
School District & County

April 18, 2022  
Date

## BOND COUNSEL

Signed:

Bradley N. Ruwe

Bradley N. Ruwe  
Print Name

Dinsmore & Shohl LLP  
Firm Name

April 18, 2022  
Date





## Expedited Local Partnership Program

DISCRETE PORTION - **NEW**

## EXHIBIT TWO

### Northwest Local School District (Hamilton County)

**Scope of the Local Project Phase:**

The discrete part of the amended master facilities plan identified by the School District Board to be undertaken using local resources (Local Project Phase) shall consist of the following: **Phase 2: Build one new Colerain elementary school to house grades PK thru 5; build 2 new middle schools (Colerain MS and Pleasant Run MS) to house grades 6 thru 8; renovate Monfort Heights Elementary School to house grades K thru 5; allowances to abate and demolish existing Colerain Elementary School, Colerain Middle School, Pleasant Run Middle School, and White Oak Middle School. Phase 1: (Completed, Closeout Pending) - Build 3 new elementary schools (Pleasant Run, Struble, and Taylor) to house grades PK thru 5; allowances to abate and demolish existing Pleasant Run, Struble, Taylor, Bevis, and Welch elementary schools.**

**Calculation of Project Cost:****New Colerain Elementary School (PK-5 / 84,401 sf)****New Construction Costs**

Sitework Costs	\$ 2,298,551
Building Construction Cost	\$ 17,377,808
Loose Furnishings	\$ 1,185,937
Technology	\$ 1,238,539
Construction Contingency	\$ 1,163,202
Bid Contingency	\$ 1,163,202
	<b>\$ 24,427,239</b>

**Non-construction Costs**

Land Survey	\$ 19,542
Soil Borings/Phase I Envir. Report	\$ 17,099
Agency Approval Fees (Bldg. Code)	\$ 73,282
Construction Testing	\$ 212,517
Printing - Bid Documents	\$ 46,412
Advertising for Bids	\$ 4,885
Builders Risk Insurance	\$ 68,396
Design Professional Compensation	\$ 1,587,771
CM Compensation (Allocation)	\$ 1,465,634
Commissioning (includes maintenance plan advisor)	\$ 97,709
Non-Construction Contingency	\$ 339,175
	<b>\$ 3,932,422</b>

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

	\$ -
Swing Space	\$ -
Site Access Safety Improvements	\$ -
Storm Shelter	\$ 412,584
Hardening (sf) 4,993	
ERRCS	\$ 98,749
LEED	\$ -
Enhanced ADA Playground Surface	\$ 221,100
	<b>\$ 732,433</b>

Total Construction Cost	\$ 24,427,239
Total Non Construction Cost (if applicable, include <b>Reno Item "X"</b> )	\$ 3,932,422
Total Allowances	\$ 732,433
Total Career Tech Cost	\$ -
<b>Total Project Cost</b>	<b>\$ 29,092,094</b>

**New Middle School #1 - Colerain MS (6-8 / 157,322 sf)****New Construction Costs**

Sitework Costs	\$ 4,386,941
Building Construction Cost	\$ 31,901,514
Loose Furnishings	\$ 1,562,838
Technology	\$ 1,846,586
Construction Contingency	\$ 2,089,362
Bid Contingency	\$ 2,089,362
	<b>\$ 43,876,603</b>

**Non-construction Costs**

Land Survey	\$ 35,101
Soil Borings/Phase I Envir. Report	\$ 30,714
Agency Approval Fees (Bldg. Code)	\$ 131,630
Construction Testing	\$ 381,726
Printing - Bid Documents	\$ 83,366
Advertising for Bids	\$ 8,775
Builders Risk Insurance	\$ 122,854
Design Professional Compensation	\$ 2,851,979
CM Compensation (Allocation)	\$ 2,632,596
Commissioning (includes maintenance plan advisor)	\$ 175,506
Non-Construction Contingency	\$ 609,883
	<b>\$ 7,064,131</b>

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

	\$ -
Swing Space	\$ -
Site Access Safety Improvements	\$ -
Storm Shelter	\$ 623,558
Hardening (sf) 7,871	
ERRCS	\$ 184,066
LEED	\$ -
	<b>\$ 807,624</b>

Total Construction Cost	\$ 43,876,603
Total Non Construction Cost (if applicable, include <b>Reno Item "X"</b> )	\$ 7,064,131
Total Allowances	\$ 807,624
Total Career Tech Cost	\$ -
<b>Total Project Cost</b>	<b>\$ 51,748,358</b>

**New Middle School #2 - Pleasant Run MS (6-8 / 126,522 sf)****New Construction Costs**

Sitework Costs	\$ 3,528,089
Building Construction Cost	\$ 25,656,002
Loose Furnishings	\$ 1,256,874
Technology	\$ 1,485,071
Construction Contingency	\$ 1,680,318
Bid Contingency	\$ 1,680,318
	<b>\$ 35,286,671</b>

**Non-construction Costs**

Land Survey	\$ 28,229
Soil Borings/Phase I Envir. Report	\$ 24,701
Agency Approval Fees (Bldg. Code)	\$ 105,860
Construction Testing	\$ 306,994
Printing - Bid Documents	\$ 67,045
Advertising for Bids	\$ 7,057
Builders Risk Insurance	\$ 98,803
Design Professional Compensation	\$ 2,293,634
CM Compensation (Allocation)	\$ 2,117,200
Commissioning (includes maintenance plan advisor)	\$ 141,147
Non-Construction Contingency	\$ 490,483
	<b>\$ 5,681,152</b>

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

	\$ -
Swing Space	\$ -
Site Access Safety Improvements	\$ -
Storm Shelter	\$ 488,973
Hardening (sf) 6,035	
ERRCS	\$ 148,031
LEED	\$ -
	<b>\$ 637,004</b>

Total Construction Cost	\$ 35,286,671.27
Total Non Construction Cost (if applicable, include <b>Reno Item "X"</b> )	\$ 5,681,152.34
Total Allowances	\$ 637,003.91
Total Career Tech Cost	\$ -
<b>Total Project Cost</b>	<b>\$ 41,604,828</b>

**New/Reno Buildings**

New Colerain Elementary School (PK-5 / 84,401 sf)	\$ -
New Middle School #1 - Colerain MS (6-8 / 157,322 sf)	\$ -
New Middle School #2 - Pleasant Run MS (6-8 / 126,522 sf)	\$ -
<b>Total Renovation Budget</b>	<b>\$ -</b>

**New Construction Budget**

New Colerain Elementary School (PK-5 / 84,401 sf)	\$ 29,092,094.14
New Middle School #1 - Colerain MS (6-8 / 157,322 sf)	\$ 51,748,357.90
New Middle School #2 - Pleasant Run MS (6-8 / 126,522 sf)	\$ 41,604,827.52
<b>Total New Budget Breakdown</b>	<b>\$ 122,445,280</b>

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

New Colerain Elementary School (PK-5 / 84,401 sf)	\$ -
New Middle School #1 - Colerain MS (6-8 / 157,322 sf)	\$ -
New Middle School #2 - Pleasant Run MS (6-8 / 126,522 sf)	\$ -
<b>Total LFI's</b>	<b>\$ -</b>

**Abate & Demolish**

Total Budget: Colerain Elementary School	\$ 2,788,127
Total Budget: Colerain Middle School	\$ 1,068,956
Total Budget: Pleasant Run Middle School	\$ 955,803
Total Budget: White Oak Middle School	\$ 1,042,122
<b>Total Abate/Demo Breakdown</b>	<b>\$ 5,855,008</b>

**Phase One - ELPP (Closeout Pending)**

(New) Pleasant Run Elementary School (PK thru 5 / 99,747 SF)	\$ 21,014,698
(New) Struble Elementary School (PK thru 5 / 99,747 SF)	\$ 21,014,698
(New) Taylor Elementary School (PK thru 5 / 99,747 SF)	\$ 21,014,698
Abate/Demolish Bevis Elementary School	\$ 521,084
Abate/Demolish Pleasant Run Elementary School	\$ 549,663
Abate/Demolish Struble Elementary School	\$ 556,918
Abate/Demolish Taylor Elementary School	\$ 635,792
Abate/Demolish Welch Elementary School	\$ 429,439
<b>Phase One Credit</b>	<b>\$ 65,736,990</b>

<b>Total Budget for NEW</b>	<b>\$ 128,300,287</b>
<b>Phase One - ELPP (Closeout Pending)</b>	<b>\$ 65,736,990</b>
<b>Less PA LFI</b>	<b>\$ -</b>
<b>TOTAL QUALIFYING EXPENDITURES FOR NEW TAB</b>	<b>\$ 194,037,277</b>
<b>TOTAL QUALIFYING EXPENDITURES FOR RENO ONLY TAB</b>	<b>\$ 16,062,571</b>
<b>TOTAL QUALIFYING EXPENDITURES</b>	<b>\$ 210,099,848</b>

**NOTE:** Up to **\$210,099,848** 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 - RENO ONLY****EXHIBIT TWO**

### Northwest Local School District (Hamilton County)

**Scope of the Local Project Phase:**

The discrete part of the amended master facilities plan identified by the School District Board to be undertaken using local resources (Local Project Phase) shall consist of the following: **Renovate Monfort Heights Elementary School (82,384 sf) to house grades K thru 5.**

**Calculation of Project Cost:****Monfort Heights Elementary School (K thru 5 / 82,384 sf)****Renovation Construction Costs**

<b>Renovation Budget (A-W + RCF+ Reprogramming)</b>		\$	14,474,515
<b>Allowances</b>			
Emergency Responder Radio Coverage System		\$	95,353
LEED		\$	408,999
Site Access Safety Improvements		\$	-
Storm Shelter		\$	536,067
Hardening (sf)	4,770		
Swing Space		\$	-
Enhanced ADA Playground Surface		\$	210,600
Enhanced Reprogramming		\$	337,037
		\$	1,588,056
Total Construction Cost		\$	14,474,515
Total Non Construction Cost (Item X from Assessment)		\$	-
Total Allowances		\$	1,588,056
Total Career Tech Cost		\$	-
<b>Total Renovation Project Cost</b>		\$	16,062,571

Total Budget for <b>RENO/ADD</b>	\$	16,062,571
----------------------------------	----	------------

Less PA LFI	\$	-
-------------	----	---

<b>TOTAL QUALIFYING EXPENDITURES</b>	\$	16,062,571.00
--------------------------------------	----	---------------

**NOTE:** Up to **\$16,052,571** 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.

Master Plan Name Northwest Local SD (Hamilton) - ELPP - Final Amended DISCRETE PORTION Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022  
 Program ELPP 2021-01-06 (Active)  
 Rank 470  
 School District Northwest Local School District  
 School District IRN 47365  
 County Hamilton County  
 Cost Region 1 (New Construction Cost Factor: 99.40%)  
 Cost Set 2022 (for everything)  
 Bracketing Set 2022  
 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2031-2032	Grade Configurations			
PK	138	Grades	Total	Placed	Remaining
K	644	PK-12	7999	6204	1795
1	661	PK-5	4139	4139	0
2	666	6-8	2065	2065	0
3	671	9-12	1795	0	1795
4	677	PK-8	6204	6204	0
5	682	6-12	3860	2065	1795
6	670	CT	687	0	687
7	698				
8	697				
9	704				
10	673				
11	206				
12	212				
CT Offsite	0				
CT Low Bay Comprehensive	548				
CT High Bay Comprehensive	139				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
<b>Total</b>	<b>8686</b>				

Project Scope:

Discrete Portion:

Phase 1: (Completed, Closeout Pending)

Build New Pleasant Run, Struble, and Taylor Elementary Schools to house grades PK-5.

Abate/Demolish Pleasant Run, Struble, Taylor, Bevis, and Welch elementary schools.

Phase 2:

Renovations to Monfort Heights Elementary to house grades K-5.

Build New Colerain Elementary School to house grades PK-5.

Build New Middle School #1 - Colerain MS to house grades 6-8.

Build New Middle School #2 - Pleasant Run MS to house grades 6-8.

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

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

Allowance to Abate / Demolish Pleasant Run Middle to house grades 6-8 (2/3 Guideline).

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

Master Planner Commentary:

- The project budget for new buildings or building additions shown on this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver (with a preference for attaining points in the Energy and Atmosphere category).

- New Pleasant Run, New Struble and New Taylor elementary schools completed under ELPP Phase 1. Buildings filled to ELPP Square Footage. Negative additions equal to LFI square footage. Allowances include 2015 cost set and potential ELPP credit for Phase 1 projects.

- The previously existing Pleasant Run, Struble, Taylor, Bevis, and Welch elementary schools were abated and demolished under ELPP Phase 1. Allowances align the total project cost to 2015 cost set and potential ELPP credit for Phase 1 projects.

Building	Allowance	
New Colerain ES	Storm Shelter allowance (hardening 4,993 SF)	\$412,584.49
New Colerain ES	Emergency Responder Radio Coverage Systems for 84,401 SF	\$98,749.00
New Colerain ES	Enhanced ADA Playground Surface	\$221,100.00
Bevis Elementary School	Bevis ES Demolition ELPP Credit	\$521,084.38
Monfort Heights Elementary School	Enhanced Reprogramming	\$337,036.97
Monfort Heights Elementary School	LEED Allowance for building renovation	\$408,999.30
Monfort Heights Elementary School	Storm Shelter allowance (hardening 4,770 SF)	\$536,066.84
Monfort Heights Elementary School	Emergency Responder Radio Coverage Systems for 81,498 SF	\$95,353.00
Monfort Heights Elementary School	Enhanced ADA Playground Surface	\$210,600.00
New Pleasant Run Elementary	New Pleasant Run ES ELPP Credit Amount	\$21,014,697.96
New Struble Elementary	New Struble ES ELPP Credit Amount	\$21,014,697.96
New Taylor Elementary	New Taylor ES ELPP Credit Amount	\$21,014,697.96
Pleasant Run Elementary School	Pleasant Run ES Demolition ELPP Credit	\$549,662.53
Struble Elementary	Struble ES Demolition ELPP Credit	\$556,918.35
Taylor Elementary School	Taylor ES Demolition ELPP Credit	\$635,792.39
Welch Elementary School	Welch ES Demolition ELPP Credit	\$429,438.81
New Middle School #1 - Colerain MS	Storm Shelter allowance (hardening 7,871 SF)	\$623,557.83
New Middle School #1 - Colerain MS	Emergency Responder Radio Coverage Systems for 157,322 SF	\$184,066.00
New Middle School #2 - Pleasant Run MS	Storm Shelter allowance (hardening 6,035 SF)	\$488,972.91
New Middle School #2 - Pleasant Run MS	Emergency Responder Radio Coverage Systems for 126,522 SF	\$148,031.00

Northwest Local SD (Hamilton) - ELPP - Final Amended DISCRETE PORTION Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

Building	Bevis Elementary School	Colerain Elementary School	Monfort Heights Elementary School	New Pleasant Run Elementary
Program	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Cost Set	[2022]	[2022]	[2022]	[2022]
Assessing Consultant	Lawhon & Associates, Inc. - Columbus	OFCC	OFCC	OFCC
Type	Elementary	Elementary	Elementary	Elementary
Acres	14.00	4.00	9.00	40.00
Grades Housed	K-5	K-5	K-5	PK-5
Current Enrollment	490	669	679	900
Additions to Demolish	<input type="checkbox"/> 1970 Original Construction 81% 41,734 ft² <input type="checkbox"/> 1971 Classroom Addition 74% 10,450 ft²	<input type="checkbox"/> 1923 Original Construction 94% 21,906 ft² <input type="checkbox"/> 1930 Auditorium Fixed Seating Area 47% 4,280 ft² <input type="checkbox"/> 1930 Auditorium/Kitchen Addition 98% 5,990 ft² <input type="checkbox"/> 1950 Media Center/Student Dining Addition 83% 13,572 ft² <input type="checkbox"/> 1953 Classroom/Gymnasium Addition 82% 42,110 ft²	<input type="checkbox"/> 1999 Original Building 52% 82,384 ft²	<input type="checkbox"/> 2016 LFI Addition 0% 2,640 ft² <input type="checkbox"/> 2016 Original Building 0% 99,747 ft²
Grades Housed - Proposed	—	—	K-5	PK-5
Projected Enrollment	—	—	702	900
CT Projected Enrollment	—	—	—	—
Scope of Work	No Action ELPP / Abate Demo	Abate/Demolish	Renovate	No Action - ELPP
CEFPI Rating	Borderline	Poor	Satisfactory	Excellent
Existing ft²	52,184	87,858	82,384	102,387
Cost/ft² (DM)	\$350.66	\$336.01	\$336.01	\$316.26
Cost to Replace	\$18,298,841.44	\$29,521,166.58	\$27,681,847.84	\$32,380,912.62
Cost to Renovate	—	\$26,983,506.42	\$14,474,514.53	—
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	0%	91%	52%	0%
Right Replacement	—	—	\$27,253,461.97	\$31,545,986.22
Right Ratio	—	—	59%	67%
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	166 x 115.54 = 19,180	150 x 110.83 = 16,625
Elementary (PK-5)	— x — = 0	— x — = 0	702 x 115.54 = 81,109	900 x 110.83 = 99,747
Middle (6-8)	— x — = 0	— x — = 0	— x — = 0	— x — = 0
High (9-12)	— x — = 0	— x — = 0	— x — = 0	— x — = 0
Career Technical Core Space	— x — = 0	— x — = 0	— x — = 0	— x — = 0
Total ft² Required	—	—	81,109.08	99,747
ft² Existing	52,184	87,858	82,384	102,387
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	—	—	389	—
Less Oversized ft²	52,184	87,858	81,995	102,387
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	52,184	87,858	81,995	102,387
Addition ft²	-52,184	-87,858	—	-2,640
Cost per ft²	see below	see below	see below	\$0.00
Total Addition Cost	—	—	—	—
—	Cost of Additions	Cost of Additions	Cost of Additions	Cost of Additions
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost
Elementary (PK-5)	x = \$0.00	x = \$0.00	x = \$0.00	x = \$0.00
Middle (6-8)	x = \$0.00	x = \$0.00	x = \$0.00	x = \$0.00
High (9-12)	x = \$0.00	x = \$0.00	x = \$0.00	x = \$0.00
Career Technical Program Space	—	—	—	—
CT Existing ft²	—	—	—	—
CT New ft²	—	—	—	—
CT Total ft²	—	—	—	—
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft²	—	—	82,384	99,747
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings	—	—	—	—
Cost to Reno & Reprogram	—	—	\$14,474,514.53	—
Total Addition Cost	—	—	—	—
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	—	\$0.00	\$14,474,514.53	—
Asbestos Abatement	\$0.00	\$2,189,814.02	\$0.00	\$0.00
Demolition	\$0.00	\$598,312.98	\$0.00	\$0.00
Exclude Storm Shelter	—	—	—	—
Specific Allowance	\$521,084.38	\$0.00	\$1,588,056.11	\$21,014,697.96
Total Building Cost	\$521,084.38	\$2,788,127.00	\$16,062,570.64	\$21,014,697.96
Project Agreement LFI	\$0.00	\$0.00	\$0.00	\$0.00
Co-Funded Portion	\$521,084.38	\$2,788,127.00	\$16,062,570.64	\$21,014,697.96
Page Subtotal	—	\$40,386,479.98	—	—
General Allowance	—	\$0.00	—	—
Total Project Agreement LFI	—	\$0.00	—	—
Total Co-Funded Project	—	\$210,099,848.41	—	—
Total Project Cost	—	\$210,099,848.41	—	—

Northwest Local SD (Hamilton) - ELPP - Final Amended DISCRETE PORTION Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

Building	New Struble Elementary				New Taylor Elementary				Pleasant Run Elementary School				Struble Elementary			
Program	Expedited Local Partnership Program (ELPP)				Expedited Local Partnership Program (ELPP)				Expedited Local Partnership Program (ELPP)				Expedited Local Partnership Program (ELPP)			
Cost Set	[2022]				[2022]				[2022]				[2022]			
Assessing Consultant	OFCC				OFCC				Lawhon & Associates, Inc. - Columbus				Lawhon & Associates, Inc. - Columbus			
Type	Elementary				Elementary				Elementary				Elementary			
Acres	21.00				32.00				40.00				16.00			
Grades Housed	PK-5				PK-5				K-5				K-5			
Current Enrollment	900				900				499				405			
Additions to Demolish	<input type="checkbox"/> 2016 LFI Addition 0% 2,640 ft²				<input type="checkbox"/> 2016 LFI Addition 0% 2,640 ft²				<input type="checkbox"/> 1961 Original Construction 82% 42,450 ft²				<input type="checkbox"/> 1959 Original Building 87% 31,850 ft²			
	<input type="checkbox"/> 2016 Original Building 0% 99,747 ft²				<input type="checkbox"/> 2016 Original Building 0% 99,747 ft²				<input type="checkbox"/> 1969 Classroom Addition 85% 13,122 ft²				<input type="checkbox"/> 1961 Kitchen / Classroom Addition 83% 6,430 ft²			
													<input type="checkbox"/> 1969 Classroom Addition 79% 7,114 ft²			
Grades Housed - Proposed	PK-5				PK-5				—				—			
Projected Enrollment	900				900				—				—			
CT Projected Enrollment	—				—				—				—			
Scope of Work	No Action - ELPP				No Action - ELPP				No Action ELPP / Abate Demo				No Action ELPP / Abate Demo			
CEFPI Rating	Excellent				Excellent				Poor				Poor			
Existing ft²	102,387				102,387				55,572				45,394			
Cost/ft² (DM)	\$316.26				\$316.26				\$350.66				\$364.15			
Cost to Replace	\$32,380,912.62				\$32,380,912.62				\$19,486,877.52				\$16,530,225.10			
Cost to Renovate	—				—				—				—			
Reprogramming	\$0.00				\$0.00				\$0.00				\$0.00			
Renovate+Replace	0%				0%				0%				0%			
Right Replacement	\$31,545,986.22				\$31,545,986.22				—				—			
Right Ratio	67%				67%				—				—			
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)	150 x	110.83 =	16,625		150 x	110.83 =	16,625		— x	— =	0		— x	— =	0	
Elementary (PK-5)	900 x	110.83 =	99,747		900 x	110.83 =	99,747		— x	— =	0		— x	— =	0	
Middle (6-8)	— x	=	0		— x	=	0		— x	=	0		— x	=	0	
High (9-12)	— x	=	0		— x	=	0		— x	=	0		— x	=	0	
Career Technical Core Space	— x	=	0		— x	=	0		— x	=	0		— x	=	0	
Total ft² Required	99,747				99,747				—				—			
ft² Existing	102,387				102,387				55,572				45,394			
Large Group Restroom Fixture Replacement	No				No				No				No			
Comprehensive Vocational	No				No				No				No			
Oversized ft²	—				—				—				—			
Less Oversized ft²	102,387				102,387				55,572				45,394			
CT ft² Existing	—				—				—				—			
CT ft² Not Programmed	—				—				—				—			
Less CT ft²	102,387				102,387				55,572				45,394			
Addition ft²	-2,640				-2,640				-55,572				-45,394			
Cost per ft²	\$0.00				\$0.00				see below				see below			
Total Addition Cost	—				—				—				—			
—	Cost of Additions				Cost of Additions				Cost of Additions				Cost of Additions			
Cost Of New SF	SF Required	\$/SF	Cost		SF Required	\$/SF	Cost		SF Required	\$/SF	Cost		SF Required	\$/SF	Cost	
Elementary (PK-5)	x	=	\$0.00		x	=	\$0.00		x	=	\$0.00		x	=	\$0.00	
Middle (6-8)	x	=	\$0.00		x	=	\$0.00		x	=	\$0.00		x	=	\$0.00	
High (9-12)	x	=	\$0.00		x	=	\$0.00		x	=	\$0.00		x	=	\$0.00	
Career Technical Program Space																
CT Existing ft²	—				—				—				—			
CT New ft²	—				—				—				—			
CT Total ft²	—				—				—				—			
CT Program Total	\$0.00				\$0.00				\$0.00				\$0.00			
Total Proposed ft²	99,747				99,747				—				—			
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	—				—				—				—			
Asbestos Abatement	\$0.00				\$0.00				\$0.00				\$0.00			
Demolition	\$0.00				\$0.00				\$0.00				\$0.00			
Exclude Storm Shelter	—				—				—				—			
Specific Allowance	\$21,014,697.96				\$21,014,697.96				\$549,662.53				\$556,918.35			
Total Building Cost	\$21,014,697.96				\$21,014,697.96				\$549,662.53				\$556,918.35			
Project Agreement LFI	\$0.00				\$0.00				\$0.00				\$0.00			
Co-Funded Portion	\$21,014,697.96				\$21,014,697.96				\$549,662.53				\$556,918.35			
Page Subtotal	\$43,135,976.80															
General Allowance	\$0.00															
Total Project Agreement LFI	\$0.00															
Total Co-Funded Project	\$210,099,848.41															
Total Project Cost	\$210,099,848.41															



Northwest Local SD (Hamilton) - ELPP - Final Amended DISCRETE PORTION Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

Building Program	Taylor Elementary School Expedited Local Partnership Program (ELPP) [2022]	Welch Elementary School Expedited Local Partnership Program (ELPP) [2022]	Colerain Middle School Expedited Local Partnership Program (ELPP) [2022]	Pleasant Run Middle School Expedited Local Partnership Program (ELPP) [2022]
Assessing Consultant	Lawhon & Associates, Inc. - Columbus	Lawhon & Associates, Inc. - Columbus	OFCC	OFCC
Type	Elementary	Elementary	Middle	Middle
Acres	25.00	9.00	11.00	40.00
Grades Housed	K-5	K-5	6-8	6-8
Current Enrollment	341	370	718	877
Additions to Demolish	<input type="checkbox"/> 1960 Original Construction 94% 60,390 ft <sup>2</sup> <input type="checkbox"/> 1999 Cooler - Freezer Addition 54% 234 ft <sup>2</sup>	<input type="checkbox"/> 1977 1977 Original Building 82% 53,462 ft <sup>2</sup>	<input type="checkbox"/> 1930 Original Construction 89% 25,900 ft <sup>2</sup> <input type="checkbox"/> 1948 Gymnasium Addition 81% 6,246 ft <sup>2</sup> <input type="checkbox"/> 1954 Classroom Addition 85% 19,944 ft <sup>2</sup> <input type="checkbox"/> 1960 Classroom Addition 76% 10,238 ft <sup>2</sup> <input type="checkbox"/> 1999 Media Center Addition 50% 5,544 ft <sup>2</sup>	<input type="checkbox"/> 1969 Original Construction 73% 60,928 ft <sup>2</sup> <input type="checkbox"/> 1971 Classroom Addition 56% 23,628 ft <sup>2</sup> <input type="checkbox"/> 1999 Office / Student Dining / Media Center Addition 62% 13,008 ft <sup>2</sup>
Grades Housed - Proposed	—	—	—	—
Projected Enrollment	—	—	—	—
CT Projected Enrollment	—	—	—	—
Scope of Work	No Action ELPP / Abate Demo	No Action ELPP / Abate Demo	Abate/Demolish	Abate/Demolish
CEEPI Rating	Poor	Borderline	Poor	Borderline
Existing ft <sup>2</sup>	60,624	53,462	67,872	97,564
Cost/ft <sup>2</sup> (DM)	\$350.66	\$350.66	\$365.19	\$343.62
Cost to Replace	\$21,258,411.84	\$18,746,984.92	\$24,786,175.68	\$33,524,941.68
Cost to Renovate	—	—	\$20,320,965.95	\$23,969,375.06
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	0%	0%	82%	71%
Right Replacement	—	—	—	—
Right Ratio	—	—	—	—
Addition Required	No	No	No	No
	<b>Addition ft<sup>2</sup></b>	<b>Addition ft<sup>2</sup></b>	<b>Addition ft<sup>2</sup></b>	<b>Addition ft<sup>2</sup></b>
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 <sup>2</sup> Required	—	—	—	—
ft <sup>2</sup> Existing	60,624	53,462	67,872	97,564
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft <sup>2</sup>	—	—	—	—
Less Oversized ft <sup>2</sup>	60,624	53,462	67,872	97,564
CT ft <sup>2</sup> Existing	—	—	—	—
CT ft <sup>2</sup> Not Programmed	—	—	—	—
Less CT ft <sup>2</sup>	60,624	53,462	67,872	97,564
Addition ft <sup>2</sup>	-60,624	-53,462	-67,872	-97,564
Cost per ft <sup>2</sup>	see below	see below	see below	see below
<b>Total Addition Cost</b>	—	—	—	—
	<b>Cost of Additions</b>	<b>Cost of Additions</b>	<b>Cost of Additions</b>	<b>Cost of Additions</b>
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 <sup>2</sup>	—	—	—	—
CT New ft <sup>2</sup>	—	—	—	—
CT Total ft <sup>2</sup>	—	—	—	—
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft <sup>2</sup>	—	—	—	—
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 Project Cost	\$0.00	\$0.00	\$0.00	\$0.00
Asbestos Abatement	\$0.00	\$0.00	\$606,747.68	\$291,392.51
Demolition	\$0.00	\$0.00	\$462,208.32	\$664,410.84
Exclude Storm Shelter	—	—	—	—
Specific Allowance	\$635,792.39	\$429,438.81	\$0.00	\$0.00
Total Building Cost	\$635,792.39	\$429,438.81	\$1,068,956.00	\$955,803.35
Project Agreement LFI	\$0.00	\$0.00	\$0.00	\$0.00
Co-Funded Portion	\$635,792.39	\$429,438.81	\$1,068,956.00	\$955,803.35
Page Subtotal	—	—	\$3,089,990.55	—
General Allowance	—	—	\$0.00	—
Total Project Agreement LFI	—	—	\$0.00	—
Total Co-Funded Project	—	—	\$210,099,848.41	—
Total Project Cost	—	—	\$210,099,848.41	—



Northwest Local SD (Hamilton) - ELPP - Final Amended DISCRETE PORTION Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 master plan for Northwest Local School District of Hamilton County (47365)

Building Program	White Oak Middle School Expedited Local Partnership Program (ELPP) [2022]	New Colerain ES New Elementary	New Middle School #2 - Pleasant Run MS New Middle	New Middle School #1 - Colerain MS New Middle
Cost Set	—	—	—	—
Assessing Consultant	OFCC	—	—	—
Type	Middle	Elementary	Middle	Middle
Acres	22.00	—	—	—
Grades Housed	6-8	—	—	—
Current Enrollment	769	—	—	—
Additions to Demolish	<input type="checkbox"/> 1961 Original Construction 82% 56,790 ft² <input type="checkbox"/> 1969 Administration Offices Addition 79% 8,750 ft² <input type="checkbox"/> 1974 Classroom Addition 73% 16,474 ft² <input type="checkbox"/> 1999 Music / Classroom Addition 67% 2,224 ft²	—	—	—
Grades Housed - Proposed	—	PK-5	6-8	6-8
Projected Enrollment	—	737	900	1165
CT Projected Enrollment	—	—	—	—
Scope of Work	Abate/Demolish	Build New	Build New	Build New
CEFPI Rating	Borderline	—	—	—
Existing ft²	84,238	—	—	—
Cost/ft² (DM)	\$344.53	—	—	—
Cost to Replace	\$29,022,518.14	\$0.00	\$0.00	\$0.00
Cost to Renovate	\$24,488,584.60	—	—	—
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate÷Replace	84%	—	—	—
Right Replacement	—	—	—	—
Right Ratio	—	—	—	—
Addition Required	No	No	No	No
—	<b>Addition ft²</b>	<b>New ft²</b>	<b>New ft²</b>	<b>New ft²</b>
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	166 x 114.52 = 19,010	— x — = 0	— x — = 0
Elementary (PK-5)	— x — = 0	737 x 114.52 = 84,401	— x — = 0	— x — = 0
Middle (6-8)	— x — = 0	— x — = 0	900 x 140.58 = 126,522	1,165 x 135.04 = 157,322
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	—	84,401.24	126,522	157,321.6
ft² Existing	84,238	—	—	—
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft²	—	0	—	—
Less Oversized ft²	84,238	—	—	—
CT ft² Existing	—	—	—	—
CT ft² Not Programmed	—	—	—	—
Less CT ft²	84,238	—	—	—
Addition ft²	-84,238	84,401	126,522	157,322
Cost per ft²	see below	see below	see below	see below
<b>Total Addition Cost</b>	—	—	—	—
—	<b>Cost of Additions</b>	<b>Cost to Rebuild</b>	<b>Cost to Rebuild</b>	<b>Cost to Rebuild</b>
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	84,401.24 x \$336.01 = \$28,359,660.65	0 x = \$0.00	0 x = \$0.00
Middle (6-8)	x = \$0.00	0 x = \$0.00	126,522 x \$323.80 = \$40,967,823.60	157,321.6 x \$323.80 = \$50,940,734.08
High (9-12)	x = \$0.00	0 x = \$0.00	0 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	—	84,401	126,522	157,322
Total to Rebuild	\$0.00	\$28,359,660.65	\$40,967,823.60	\$50,940,734.08
Total to Rebuild All Buildings	—	—	—	—
Cost to Reno & Reprogram	—	\$0.00	\$0.00	\$0.00
Total Addition Cost	—	—	—	—
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$0.00	\$28,359,660.65	\$40,967,823.60	\$50,940,734.08
Asbestos Abatement	\$468,460.74	\$0.00	\$0.00	\$0.00
Demolition	\$573,660.78	\$0.00	\$0.00	\$0.00
Exclude Storm Shelter	—	—	—	—
<b>Specific Allowance</b>	\$0.00	\$732,433.49	\$637,003.91	\$807,623.83
Total Building Cost	\$1,042,121.52	\$29,092,094.14	\$41,604,827.51	\$51,748,357.91
Project Agreement LFI	\$0.00	\$0.00	\$0.00	\$0.00
Co-Funded Portion	\$1,042,121.52	\$29,092,094.14	\$41,604,827.51	\$51,748,357.91
Page Subtotal	—	\$123,487,401.08	—	—
General Allowance	—	\$0.00	—	—
Total Project Agreement LFI	—	\$0.00	—	—
Total Co-Funded Project	—	\$210,099,848.41	—	—
Total Project Cost	—	\$210,099,848.41	—	—

**Specific Allowances for Master Plan Northwest Local SD (Hamilton) - ELPP - Final Amended DISCRETE PORTION Master Plan (A1) - OFCC 05.26.2022 - CB 07.11.2022 - Northwest Local**

[Return To MasterPlan](#)

**Specific Allowances**

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Bevis Elementary School	ELPP Credit	Bevis ES Demolition ELPP Credit	\$521,084.38	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Monfort Heights Elementary School	Renovation Adjustment	Enhanced Reprogramming	\$337,036.97	Enhanced reprogramming allowance for media center and extended learning areas.	Base CM & A/E Services	yes
Monfort Heights Elementary School	LEED	LEED Allowance for building renovation	\$408,999.30		Base CM & A/E Services	yes
Monfort Heights Elementary School	Storm Shelter	Storm Shelter allowance (hardening 4,770 SF)	\$536,066.84		Base CM & A/E Services	yes
Monfort Heights Elementary School	ERRCS	Emergency Responder Radio Coverage Systems for 81,498 SF	\$95,353.00	\$1.17/SF	Base CM & A/E Services	yes
Monfort Heights Elementary School	Site Development	Enhanced ADA Playground Surface	\$210,600.00	25 SF/student × \$12/SF × 702 elementary school students	Base CM & A/E Services	yes
New Pleasant Run Elementary	ELPP Credit	New Pleasant Run ES ELPP Credit Amount	\$21,014,697.96	Estimated ELPP Credit - Phase 1	Base CM & A/E Services	yes
New Struble Elementary	ELPP Credit	New Struble ES ELPP Credit Amount	\$21,014,697.96	Estimated ELPP Credit - Phase 1	Base CM & A/E Services	yes
New Taylor Elementary	ELPP Credit	New Taylor ES ELPP Credit Amount	\$21,014,697.96	Estimated ELPP Credit - Phase 1	Base CM & A/E Services	yes
Pleasant Run Elementary School	ELPP Credit	Pleasant Run ES Demolition ELPP Credit	\$549,662.53	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Struble Elementary	ELPP Credit	Struble ES Demolition ELPP Credit	\$556,918.35	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Taylor Elementary School	ELPP Credit	Taylor ES Demolition ELPP Credit	\$635,792.39	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
Welch Elementary School	ELPP Credit	Welch ES Demolition ELPP Credit	\$429,438.81	Estimated ELPP Credit Adjustment - Phase 1 (2015 Cost Set)	Base CM & A/E Services	yes
[New] New Colerain ES	Storm Shelter	Storm Shelter allowance (hardening 4,993 SF)	\$412,584.49		Base CM & A/E Services	yes
[New] New Colerain ES	ERRCS	Emergency Responder Radio Coverage Systems for 84,401 SF	\$98,749.00	\$1.17/SF	Base CM & A/E Services	yes

Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
[New] New Colerain ES	Site Development	Enhanced ADA Playground Surface	\$221,100.00	25 SF/student × \$12/SF × 737 elementary school students	Base CM & A/E Services	yes
[New] New Middle School #2 - Pleasant Run MS	Storm Shelter	Storm Shelter allowance (hardening 6,035 SF)	\$488,972.91		Base CM & A/E Services	yes
[New] New Middle School #2 - Pleasant Run MS	ERRCS	Emergency Responder Radio Coverage Systems for 126,522 SF	\$148,031.00	\$1.17/SF	Base CM & A/E Services	yes
[New] New Middle School #1 - Colerain MS	Storm Shelter	Storm Shelter allowance (hardening 7,871 SF)	\$623,557.83		Base CM & A/E Services	yes
[New] New Middle School #1 - Colerain MS	ERRCS	Emergency Responder Radio Coverage Systems for 157,322 SF	\$184,066.00	\$1.17/SF	Base CM & A/E Services	yes
<b>Total</b>			<b>\$69,502,107.68</b>			

[Return To MasterPlan](#)

# Master Plan Worksheets for Monfort Heights Elementary School

## Reprogramming

Building Name: Monfort Heights Elementary School  
 Current Grades Housed: K-5 ()  
 Existing Building Size (SF): 82,384  
 OSDM Required Building Size: 81,109.08  
 Additional SF: 0  
 District Has Central Food Prep: no  
 Casework Replacment (Assessment Item J) yes  
 Large Restroom Fixture Replacement no  
 Comprehensive Vocational no

Projected Enrollment	
Level	Enrollment
Elementary School	702

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	12,119	12,440	0	24,880	0	
Gymnasium	5,380	6,000	0	9,000	0	
Media Center	2,089	2,106	0	4,212	0	
Student Dining	3,899	3,510	389	7,020	0	
Kitchen	1,991	2,457	0	4,914	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Total Oversized			389		0	

Reprogramming Costs	
HARD COST SUB-TOTAL	\$0.00
CONSTRUCTION CONTINGENCY	\$0.00
SOFT COSTS (16.29%)	\$0.00
COST REGION ADJUSTMENT (99.40%)	\$0.00
TOTAL REPROGRAMMING BUDGET	\$0.00

Large Spaces Reprogramming					
Space	SF Undersized	% Undersized	Reprogram SF	Cost/SF	Cost
Auditorium		0.00%		\$0.00	\$0.00
Corridors	-321	2.58%		\$0.00	\$0.00
Ag Ed		0.00%		\$22.86	\$0.00
Gymnasium	-620	10.33%	0	\$22.86	\$0.00
Media Center	-17	0.81%	0	\$22.86	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	0	0.00%	0	\$22.86	\$0.00
Kitchen	-466	18.97%	0	\$70.36	\$0.00
Natorium		0.00%		\$0.00	\$0.00
Indoor Track		0.00%		\$0.00	\$0.00
Adult Education		0.00%		\$0.00	\$0.00
Board Offices		0.00%		\$0.00	\$0.00
Outside Agency		0.00%		\$0.00	\$0.00
Auxiliary Gym		0.00%		\$0.00	\$0.00
Total			0		\$0.00

If existing area is being converted to ES space, use conversion budget as follows:  
 Conversion to PK-K Classroom per Room \$25,154.00  
 Conversion to 1-5 Classroom per Room \$9,030.00  
 Large Group Restroom conversion per SF \$15.25

Total Students  
 Est. Classrooms

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms 9	0	\$0.00
1-5 Rooms 27	0	\$0.00
Restrooms 1,978	0	\$0.00
Total		\$0.00

## LEED

Building Name:	Monfort Heights Elementary School
Current Grades Housed:	K-5 ()
Existing Building Size (SF):	82,384
Demolished Additions	0
Cost Per SF	\$336.01
Cost To Replace	\$27,681,847.84
Leed Allowance	\$408,999.30
OSDM Required Bldg Size:	81,109.08
Additional SF:	0

**LEED Allowance Funded and Project Agreement LFI**

Level	Required SF
Elementary School	81,109.08
CT Program SF Required	0
Total	81,109.08
Level	SF Addition
Elementary School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	81,109.08
Total SF Addition:	0
SF Required minus SF Addition:	81,109.08

**Oversized Spaces**

Co-Funded SF:	389
Non-Co-Funded SF:	0
Total SF Oversized Spaces:	389

**Excess Space**

Excess Space SF:	886
Excess SF Space CT:	0
Total SF Excess Space:	886

**LEED Allowance for Co-fundable Spaces:**

Total SF Required minus SF Addition:	81,109.08
Oversized Co-funded SF:	389
Total Co-fundable SF:	81,498
Total SF x Cost / SF:	$81,498 \times \$336.01 = \$27,384,142.98$
1.5% LEED Allowance:	$\$27,384,142.98 \times 98.5\% \times 1.5\% = \$404,600.71$

**LEED Allowance for Non-Cofundable Spaces:**

Non-Cofunded SF:	Excess Space	886
Total SF x Cost / SF:		886 x \$336.01 = \$297,704.86
1.5% LEED Allowance:		297,704.86 x 98.5% x 1.5% = \$4,398.59

Non-Cofunded SF:	Excess Building Component OSDM Space	0
Total SF x Cost / SF:	0 x 336.01 =	\$0.00
1.5% LEED Allowance:	\$0.00 x 98.5% x 1.5% =	\$0.00

LEED Allowance Co-fundable:	\$404,600.71
LEED Allowance Non-Cofundable:	\$4,398.59
Total LEED Allowance:	\$408,999.30

**Co-Funded Oversized Spaces: Oversized Amount**

Corridors	0
Gymnasium	0
Media Center	0
Student Dining	389
Kitchen	0
Total	389

**Non-Cofunded Oversized Spaces: Oversized Amount**

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

**Cost Data****Complete Building Cost Data**

Total Cost To Renovate	\$14,474,514.53
M	\$0.00
N	\$289,991.68
U fire suppression ONLY	\$0.00
Subtotal	\$289,991.68
Contingency	\$20,299.42
Non-Construction Costs	\$50,546.42
Regional Cost Factor	-\$2,165.03
Total Life Safety Cost	\$358,672.49
less total non-cofunded PALFI life safety	\$0.00
Total Co-Funded Life Safety Cost	\$358,672.49

**PALFI**

Total Enrollment	702
Elementary School SF Required	81,109.08
CT Program SF Required	0
Existing Building SF	82,384
Total Oversized	389
Total Usable Building SF:	81,995
Addition or (Excess Space) SF:*	-886
* No addition or excess space if between 1,000 SF and -1,000 SF	

LFI Calculation - Excess SF	
Building SF:**	82,384
Renovation Costs	\$14,474,514.53
Reprogramming Costs	\$0.00
Cost per SF to Renovate	\$175.70
Life Safety Costs	\$358,672.49
Co-Funded Life Safety Cost per SF	\$4.35
LFI Cost per SF	\$171.35
LEED Cost per SF	\$4.96
** Building SF does not include non-OSDM spaces	

**Project Agreement LFI For Non-OSDM Spaces Summary****Project Agreement LFI Excess Square Foot Summary**

Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00
TOTAL PALFI for: Monfort Heights Elementary School	\$0.00

**Project Agreement LFI Excess Square Foot Spaces**

Excess Building	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Corridors	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$171.35/SF	\$0.00
LEED Cost For Space 0 SF @ \$4.96/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$171.35/SF	\$0.00
LEED Costs for Space: 0 SF @ \$4.96/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$0.00
Total Excess Square Footage LEED PALFI:	\$0.00

**100% Cap****Project Agreement Locally Funded Initiatives — Renovation**

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

**Project Agreement Locally Funded Initiatives — LEED Costs**

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

**Right Ratio Calculations**

Cost of Renovation	\$14,474,514.53
Reprogramming	\$0.00
LEED Allowance	\$408,999.30
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowances & manual LFI's as indicated)	\$1,588,056.11
Total Building Cost	\$16,471,569.94
Total LFI's/Building	\$0.00
Revised Project Cost	\$16,471,569.94
Right Replacement	\$27,253,461.97
100% Cap Differential	-\$10,781,892.03
Negative numbers indicate the dollars remaining until project reaches 100% cap.	
Positive numbers indicate a need for 100% Cap LFI.	

**Storm Shelter****Storm shelter to be built as part of renovation**

ES enrollment	702
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	71
Total occupants	773
SF required for occupants (@ 5 SF / occupant)	3,865
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	3,959
Usable space	83%
Required SF to allow for useless space ( $1 \div 83\% = 120\%$ )	4,770
Required SF with mechanical area (+ 0.0%)	4,770
<b>Total Required SF</b> (+ 0.0% construction factor)	<b>4,770</b>
SF cost (@ \$103.23 / SF hardened)	\$492,394.66
Peer review fees	\$17,590.50
Testing agency fees	\$29,317.50
Storm shelter construction cost	\$539,302.66
<b>Total storm shelter cost</b> ( $\times 99.40\%$ regional cost factor for Southwestern Ohio)	<b>\$536,066.84</b>

**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.



# Master Plan Worksheets for New Colerain ES

## Storm Shelter

### Storm shelter to be built as part of new construction

ES enrollment	737
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	71
Total occupants	808
SF required for occupants (@ 5 SF / occupant)	4,040
Wheelchair occupants (@ 1 / 200 occupants)	5
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	50
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	4,144
Usable space	83%
Required SF to allow for useless space ( $1 \div 83\% = 120\%$ )	4,993
Required SF with mechanical area (+ 0.0%)	4,993
<b>Total Required SF</b> (+ 0.0% construction factor)	<b>4,993</b>
SF cost (@ \$73.74 / SF hardened)	\$368,166.94
Peer review fees	\$17,590.50
Testing agency fees	\$29,317.50
Storm shelter construction cost	\$415,074.94
<b>Total storm shelter cost</b> ( $\times 99.40\%$ regional cost factor for Southwestern Ohio)	<b>\$412,584.49</b>

## 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-5
ES enrollment		737
MS enrollment		—
HS enrollment		—
CT enrollment		—
Total enrollment		737
	<b>SF / Student</b>	<b>AREA</b>
SF per ES student	114.52	84,401
SF per MS student	—	—
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		84,401

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	<b>SF</b>	39,906MINIMUM
<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		2,445
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		5,100MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		
<b>Space</b>	<b>Qty</b>	<b>SF</b>
E-PE-1 Gymnasium	1	4,700
E-PE-2 P. E. Workroom/Storage	1	400
Food Service Spaces / Custodial Spaces / Building Services		
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)		76,037
Construction Factor (11% multiplied by the facility total)		× 0.11
Gross Square Feet (GSF) Developed		84,401
Career Technical Program Space		0REQUIRED
Total Proposed Gross Square Footage		84,401

Teaching Stations

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

Parking

	<b>ES</b>	<b>MS</b>	<b>HS</b>	<b>CT</b>
Enrollment	737	—	—	—
Teachers	29	—	—	—
Ancillary Staff	15	—	—	—
Administration	10	—	—	—
Custodial / Maintenance	5	—	—	—
Food Service	7	—	—	—
Total Staff Parking	66	—	—	—
Total Visitor	15	—	—	—
High School Student Parking	—	—	—	—
Other	35	—	—	—
TOTAL CO-FUNDED PARKING	116	—	—	—

# Master Plan Worksheets for New Middle School #2 - Pleasant Run MS

## Storm Shelter

### Storm shelter to be built as part of new construction

ES enrollment	—
MS enrollment	900
HS enrollment	—
CTS enrollment	—
Staff	81
Total occupants	981
SF required for occupants (@ 5 SF / occupant)	4,905
Wheelchair occupants (@ 1 / 200 occupants)	5
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	50
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	5,009
Usable space	83%
Required SF to allow for useless space ( $1 \div 83\% = 120\%$ )	6,035
Required SF with mechanical area (+ 0.0%)	6,035
<b>Total Required SF</b> (+ 0.0% construction factor)	<b>6,035</b>
SF cost (@ \$73.74 / SF hardened)	\$445,016.46
Peer review fees	\$17,590.50
Testing agency fees	\$29,317.50
Storm shelter construction cost	\$491,924.46
<b>Total storm shelter cost</b> ( $\times 99.40\%$ regional cost factor for Southwestern Ohio)	<b>\$488,972.91</b>

## 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		6-8
ES enrollment		—
MS enrollment		900
HS enrollment		—
CT enrollment		—
Total enrollment		900
	<b>SF / Student</b>	<b>AREA</b>
SF per ES student	—	—
SF per MS student	140.58	126,522
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		126,522

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	<b>SF</b>	59,822MINIMUM
<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		3,665
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		11,575MAXIMUM
<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	225	225
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,400	1,400
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	800	800

Food Service Spaces / Custodial Spaces / Building Services	38,922
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)	113,984
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	126,522
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	126,522

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	42
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	900	—	—
Teachers	—	42	—	—
Ancillary Staff	—	18	—	—
Administration	—	12	—	—
Custodial / Maintenance	—	6	—	—
Food Service	—	9	—	—
Total Staff Parking	—	87	—	—
Total Visitor	—	18	—	—
High School Student Parking	—	—	—	—
Other	—	63	—	—
TOTAL CO-FUNDED PARKING	—	168	—	—

# Master Plan Worksheets for New Middle School #1 - Colerain MS

## Storm Shelter

Storm shelter to be built as part of new construction		
ES enrollment		—
MS enrollment		1,165
HS enrollment		—
CTS enrollment		—
Staff		112
Total occupants		1,277
SF required for occupants (@ 5 SF / occupant)		6,385
Wheelchair occupants (@ 1 / 200 occupants)		7
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)		70
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	4	
SF required for water closets (@ 15 SF / WC)		60
Lavatories required (@ 1 lavatory / 1,000 occupants)		2
SF required for lavatories (@ 9 SF / lavatory)		18
Required shelter SF		6,533
Usable space		83%
Required SF to allow for useless space (1 ÷ 83% = 120%)		7,871
Required SF with mechanical area (+ 0.0%)		7,871
<b>Total Required SF (+ 0.0% construction factor)</b>		<b>7,871</b>
SF cost (@ \$73.74 / SF hardened)		\$580,413.76
Peer review fees		\$17,590.50
Testing agency fees		\$29,317.50
Storm shelter construction cost		\$627,321.76
<b>Total storm shelter cost</b> (× 99.40% regional cost factor for Southwestern Ohio)		<b>\$623,557.83</b>

## 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		6-8
ES enrollment		—
MS enrollment		1,165
HS enrollment		—
CT enrollment		—
Total enrollment		1,165
	<b>SF / Student</b>	<b>AREA</b>
SF per ES student	—	—
SF per MS student	135.04	157,322
SF per HS student	—	—
SF per CT student	—	—
Total Gross Square Feet Required from MASTER PLAN		157,322

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	<b>SF</b>	74,384MINIMUM
<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		4,557
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		18,550MAXIMUM
<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	10,000	10,000
M-PE-2	Auxiliary Gym	1	5,000	5,000
M-PE-3	P.E./Athletic Office	1	300	300
M-PE-4	Staff Shower	1	150	150
M-PE-5	Student Locker Room	1	1,600	1,600
M-PE-6	Student Restroom/Shower	1	500	500
M-PE-7	Physical Education Storage	1	1,000	1,000

Food Service Spaces / Custodial Spaces / Building Services	44,240
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)	141,732
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	157,322
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	157,322

Teaching Stations

ES Teaching Stations	—
MS Teaching Stations	55
HS Teaching Stations	—
CT Teaching Stations	—

Parking

	ES	MS	HS	CT
Enrollment	—	1,165	—	—
Teachers	—	55	—	—
Ancillary Staff	—	23	—	—
Administration	—	15	—	—
Custodial / Maintenance	—	8	—	—
Food Service	—	12	—	—
Total Staff Parking	—	113	—	—
Total Visitor	—	23	—	—
High School Student Parking	—	—	—	—
Other	—	84	—	—
TOTAL CO-FUNDED PARKING	—	220	—	—

## EXPEDITED LOCAL PARTNERSHIP PROGRAM

4/22/2022

DISCRETE PORTION WORKSHEET - Summary

**School District:** Northwest Local Schools  
**Architect:** SHP Design  
**RPC:** Resource International, Inc.

**Phase 1: 2015 Cost Set****Phase 2: 2022 Cost Set**

Identified In The Approved Master Plan	
<i>Item</i>	<i>Budgeted Cost</i>
New Buildings - Phase 1	\$63,044,094
Demolition and Abatement - Phase 1	\$2,692,896
New Buildings - Phase 2	\$122,445,280
Demolition and Abatement - Phase 2	\$5,855,008
Building Additions	\$0
Demolition and Abatement Accompanying Building Additions	\$0
Renovation Work - Phase 2	\$16,062,571
<b>Total from Approved Master Plan</b>	<b>\$210,099,848</b>

Funded By The School District	
<i>Local Initiatives</i>	<i>School District Budget</i>
As Part of a New Building - Phase 1	\$9,554,179.00
As Part of a Building Addition	\$0.00
Renovation Work	\$0.00
<b>Total Local Initiative</b>	<b>\$9,554,179.00</b>

<b>Total From Approved Master Plan + Total Local Initiative</b>	<b>\$219,654,027</b>
---	----------------------

School District Project Funding

	Phase 1	Phase 2
Dollar Amount	\$76,000,000	TBD
Levy Type or Other Funding	Bond	Bond
Mils	2.82	TBD
Levy Date	11/3/2015	11/8/2022

**OFCC Reviewed By:** Valerie Montoya

DISCRETE PORTION WORKSHEET - New Building and Local Initiative Projects

School District: Northwest Local Schools  
Architect: SHP Design  
RPC: Resource International, Inc.

Completed Under ELPP Phase 1 - Closeout  
Pending

2015 MP costs

From the approved master plan:  
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	New Pleasant Run Elementary School to house 900 students in grades PK-5.	99,747	\$21,014,698
2	New Struble Elementary School to house 900 students in grades PK-5	99,747	\$21,014,698
3	New Taylor Elementary School to house 900 students in grades PK-5	99,747	\$21,014,698
	Totals	299,241	\$63,044,093.88

Optional Cost - Complete Building Demolition and Abatement		From Master Plan			
	Building Name	Size (sf)	Demolition	Abatement	Total
1	Pleasant Run Elementary School	55,572	\$250,074	\$299,589	\$549,663
2	Struble Elementary School	45,394	\$204,273	\$352,645	\$556,918
3	Taylor Elementary School	60,624	\$272,808	\$362,984	\$635,792
4	Welch Elementary School	53,462	\$240,579	\$188,860	\$429,439
5	Bevis Elementary School	52,184	\$234,828	\$286,256	\$521,084
	Totals	267,236	\$1,202,562	\$1,490,334	\$2,692,896.46

Local Initiative		From the School District	
	Description	Size (sf)	Cost
1	New Pleasant Run ES additional SF and upgrades; Budget Overage	2,640	\$4,039,183.00
2	New Struble ES additional SF and upgrades; Budget Overage	2,640	\$2,863,166.00
3	New Taylor ES additional SF and upgrades; Budget Overage	2,640	\$2,651,830.00
4			
5			
	Totals	7,920	\$9,554,179.00

DISCRETE PORTION WORKSHEET - New Building and Local Initiative Projects

School District: Northwest Local Schools  
Architect: SHP Design  
RPC: Resource International, Inc.

Phase 2 Discrete Portion

2022 MP costs

From the approved master plan:  
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	New Colerain Run Elementary School to house 737 students in grades PK-5. Includes storm shelter, ERRCS, and enhanced ADA Playground surface allowances.	84,401	\$29,092,094
2	New Colerain Middle School to house 1,165 students in grades 6-8. Includes storm shelter and ERRCS allowances.	157,322	\$51,748,358
3	New Pleasant Run Middle School to house 900students in grades 6-8. Includes storm shelter and ERRCS allowances.	126,522	\$41,604,828
	Totals	368,245	\$122,445,279.56

Optional Cost - Complete Building Demolition and Abatement		From Master Plan			
	Building Name	Size (sf)	Demolition	Abatement	Total
1	Colerain Elementary School	87,858	\$598,313	\$2,189,814	\$2,788,127
2	Colerain Middle School	67,872	\$462,208	\$606,748	\$1,068,956
3	Pleasant Run Middle School	97,564	\$664,411	\$291,393	\$955,803
4	White Oak Middle School	84,238	\$573,661	\$468,461	\$1,042,122
	Totals	337,532	\$2,298,593	\$3,556,415	\$5,855,008

Local Initiative		From the School District	
	Description	Size (sf)	Cost
1			
2			
3			
4			
5			
	Totals	0	\$0.00

OFCC Reviewed By: Valerie Montoya



DISCRETE PORTION WORKSHEET- Renovation Project

School District: Northwest Local Schools

Architect: SHP Design

RPC: Resource International, Inc.

Building Name: Monfort Heights Elementary School

Renovation Cost Factor: 99.40%  
Phase 2 Discrete Portion 2022 Costs

Renovation Work - Coordinate with Facility Assessment								
Original Assessment Information			Discrete Portion Cost (supplied by school district)	Comparison to Original Assessment			Discrete Amount	Scope of Work - Discrete Portion Description (supplied by the school district) and RPC Comments in Italics
Item	Facility Assessment	Facility Assessment (taken from Main Assessment Menu)	1999 Original Building	Discrete Project Amount by Line Item	Fundable Amount - Not To Exceed Facility Assessment	Variance from Facility Assessment	Renovation Cost Factor Adjustment (applied to Discrete Project Amount)	
								Full System Replacement
A	Heating System	\$4,057,412	\$4,057,412	\$4,057,412	\$4,057,412	\$0	\$4,033,068	
B	Roofing	\$326,921	\$326,921	\$326,921	\$326,921	\$0	\$324,960	Full System Replacement, Tapered Insulation
C	Ventilation / Air Conditioning	\$0	\$0	\$0	\$0	\$0	\$0	N/A
D	Electrical Systems	\$83,060	\$83,060	\$83,060	\$83,060	\$0	\$82,562	Lightning protection, Grounding, Outlets and Circuits
E	Plumbing and Fixtures	\$150,428	\$150,428	\$150,428	\$150,428	\$0	\$149,526	Replacement of toilets, urinals, sinks, water coolers, and hydrants.
F	Windows	\$29,460	\$29,460	\$29,460	\$29,460	\$0	\$29,283	Screens and window blinds
G	Structure: Foundation	\$0	\$0	\$0	\$0	\$0	\$0	N/A
H	Structure: Walls and Chimneys	\$159,113	\$159,113	\$159,113	\$159,113	\$0	\$158,158	Masonry cleaning, sealing, and caulking. Repair landing.
I	Structure: Floors and Roofs	\$0	\$0	\$0	\$0	\$0	\$0	N/A
J	General Finishes	\$2,698,530	\$2,698,530	\$2,698,530	\$2,698,530	\$0	\$2,682,338	Complete replacement of finishes and toilet partitions/accessories.
K	Interior Lighting	\$627,766	\$627,766	\$627,766	\$627,766	\$0	\$623,999	Complete replacement of interior lighting
L	Security Systems	\$371,552	\$371,552	\$371,552	\$371,552	\$0	\$369,323	Complete replacement of security system and exterior site lighting
M	Emergency/Egress Lighting	\$0	\$0	\$0	\$0	\$0	\$0	N/A
N	Fire Alarm	\$289,992	\$289,992	\$289,992	\$289,992	\$0	\$288,252	Complete replacement of fire alarm system
O	Handicapped Access	\$51,247	\$51,247	\$51,247	\$51,247	\$0	\$50,940	Provide ADA restroom fixtures and power assist door.
P	Site Condition	\$827,184	\$827,184	\$827,184	\$827,184	\$0	\$822,221	Complete site work
Q	Sewage System	\$0	\$0	\$0	\$0	\$0	\$0	N/A
R	Water Supply	\$0	\$0	\$0	\$0	\$0	\$0	N/A
S	Exterior Doors	\$64,499	\$64,499	\$64,499	\$64,499	\$0	\$64,112	Replace all exterior doors
T	Hazardous Material	\$4,943	\$4,943	\$4,943	\$4,943	\$0	\$4,913	Disposal of flourescent lamps and ballasts
U	Life Safety	\$87,327	\$87,327	\$87,327	\$87,327	\$0	\$86,803	Provide generator
V	Loose Furnishings	\$627,766	\$627,766	\$627,766	\$627,766	\$0	\$623,999	Replacement of loose furnishings
W	Technology	\$1,245,646	\$1,245,646	\$1,245,646	\$1,245,646	\$0	\$1,238,172	Complete replacement of technology
	Subtotal	\$11,702,846	\$11,702,846	\$11,702,846	\$11,702,846	\$0	\$11,632,628	
	Construction Contingency	\$819,199		\$819,199		\$0	\$814,284	
	Non-Construction Costs	\$2,039,841		\$2,039,841		\$0	\$2,027,602	
X	Non-Construction Cost Total	\$2,859,040		\$2,859,040	\$2,859,040	\$0	\$2,841,886	
	Cost to Renovate	\$14,561,886		\$14,561,886	\$14,561,886	\$0	\$14,474,515	
	Regional Cost Factor Adjustment	\$14,474,515		\$14,474,515	n/a	n/a	n/a	
	Allowances (from master plan)	\$1,588,056				n/a	\$1,588,056	Enhanced Reprogramming, LEED, Storm Shelter, ERRCS, Enhanced ADA Playground Surface
	Total Cost to Renovate	\$16,062,571		\$14,474,515	n/a	n/a	\$16,062,571	

OFCC Reviewed By: Valerie Montoya

<b>Northwest Local</b>	SCHOOL DISTRICT
<b>Hamilton</b>	COUNTY
<b>4/18/2022</b>	DATE

**Northwest LSD (Hamilton) - ELPP - Final Amended DISCRETE PORTION Master Plan (A1) - OFCC 5-26-22 - CB 7-11-22** MASTER PLAN

<b>Description of Master Plan:</b>	*	Build 1 New Elementary (Colerain) and renovate Monfort Elementary Schools (Phase 2)
	*	Build 2 New Middle Schools (Colerain, Pleasant Run) (Phase 2)
		Abate/Demolish existing Colerain Elementary, Colerain Middle, Pleasant Run Middle, and White
	*	Oak Middle School (Phase 2)
	*	Build 3 New Elementary Schools (Pleasant, Struble, Taylor) Phase 1 (Pending Closeout)
	*	Abate/Demolish existing Pleasant Run, Struble, Taylor, Bevis, and Welch elementary schools - Phase 1 (Pending Closeout)

**ELPP Participant**

Step 1. Assessed Valuation	\$	1,744,685,280
Step 2. Net Bonded Indebtedness	\$	72,082,715
Step 3. Project Cost	\$	210,099,848
Step 4. Required level of indebtedness		6.54%
.05 + [.0002 x ( 78 percentile** - 1)]		
of assessed valuation*	\$	114,102,417

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

	<u>Worth of Local Share</u>
Step 4:	\$ 114,102,417
minus Step 2:	\$ 72,082,715
Total:	<u>\$ 42,019,702</u>

Step 6. Required percentage of the project costs equals	78.00% **
(.01 x basic project costs) x 78 percentile**	\$ 163,877,881

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

a. a required percentage of the project costs	\$ 163,877,881
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ 42,019,702
c. Therefore, the district's share would be for	\$ 163,877,881

**Total Project Cost:**

STATE \$	<u>46,221,966.56</u>	22%
LOCAL \$	<u>163,877,881.44</u>	78%
TOTAL \$	<u>210,099,848.00</u>	

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

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

08/03/09



Expedited Local Partnership Program  
**LOCALLY FUNDED INITIATIVE (LFI)**  
**EXHIBIT THREE**

**Northwest Local School District (Hamilton 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: Phase 1: Additional square footage, material upgrades, and budget overages at 3 new elementary schools (Pleasant Run, Struble, and Taylor).

**SCOPE OF WORK:**

Additional square footage of 2.640 sf for classrooms, material upgrades, and budget overages at new Pleasant Run ES	\$4,039,183
Additional square footage of 2.640 sf for classrooms, material upgrades, and budget overages at new Struble ES	\$2,863,166
Additional square footage of 2.640 sf for classrooms, material upgrades, and budget overages at new Taylor ES	\$2,651,830
<b>Phase 1 Total LFI Cost:</b>	<b>\$9,554,179</b>



February 22, 2022

Darrell Yater, Superintendent  
Northwest Local School District – Hamilton County  
3240 Banning Road  
Cincinnati, OH 45239

Dear Superintendent Yater:

Per your acceptance dated February 22, 2022, the draft report dated February 2, 2022 has been finalized and submitted to the Ohio Facilities Construction Commission. Enclosed is the final report.

The master plan year is the 2031-32 school year with a projected enrollment of 8,686 students.

**Northwest Local School District  
Master Planning Year Projected Enrollment**

Grade	2031-32
Pre-K - 12 Total	7,979
Ungraded	20
Career Tech Comprehensive - Low Bay	548
Career Tech Comprehensive - High Bay	139
Total	8,686

Source: FutureThink

We appreciate the opportunity to serve Northwest Local Schools.

Sincerely,

Tracy V. Healy  
President

5685 Tynecastle Loop  
Dublin, OH 43016

614-264-2638  
[www.futurethinkinc.com](http://www.futurethinkinc.com)



*FutureThink*  
PLAN TO EMPOWER

# FINAL REPORT



OHIO FACILITIES CONSTRUCTION COMMISSION

## **Northwest Local School District**

Hamilton County

Enrollment Projections

February 22, 2022

## Northwest Local School District

---

**INTRODUCTION**

---

Based on a request from the Ohio Facilities Construction Commission, **FutureThink** was contracted to develop enrollment projections for the Northwest Local School District.

This report contains ten-year enrollment projections, which were developed for the Northwest Local School District by analyzing the following data:

- ▶ Live birth data
- ▶ Historical enrollment
- ▶ Community school enrollment
- ▶ Open enrollment
- ▶ Community demographics
- ▶ Housing information

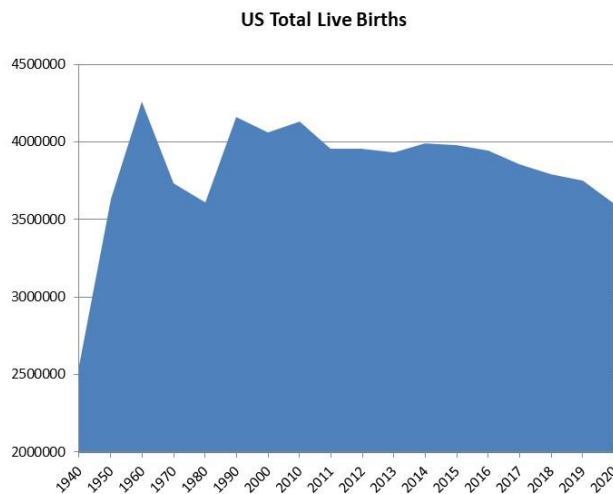
The projections presented in this report are meant to serve as a planning tool for the future and represent the most likely direction of the District.



## Northwest Local School District

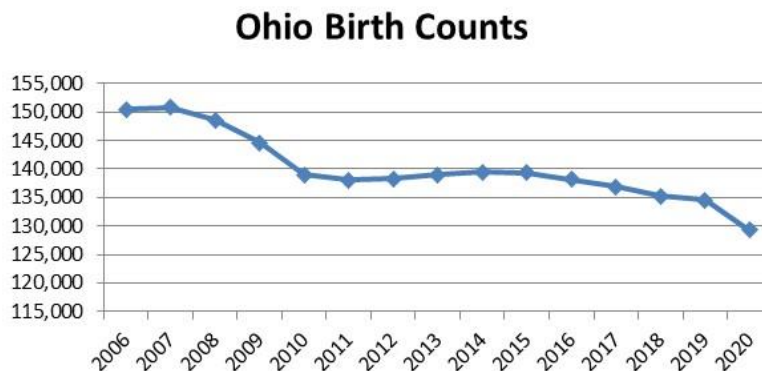
## NATIONAL &amp; OHIO TRENDS IN ENROLLMENT

Tracing the landscape of the country's public school enrollment back over the past 80 years reveals demographic, economic, and social changes. The United States as a whole continues to undergo major shifts in public student enrollment. The baby boom of the late 1940s and 50s was followed by the baby bust of the 1960s and 70s. An "echo" baby boom occurred in the 1980s, which then was followed by the echo baby bust from 1990 to 2000. There was a slight uptick from 2000 to 2010. There has been steady decline since 2014. The decrease from 2019 to 2020 was approximately 4 percent.



Source: CDC, NVSS, National Vital Statistics Rapid Reports, Report 012, Number 2, May 2021

Ohio has experienced a similar trend in live births as seen around the country. Births increased slightly in 2006 and 2007, but there has been steady decline since 2014. In 2020, the birth count total was 129,309, also a decrease of approximately 4% from the 2019 count.

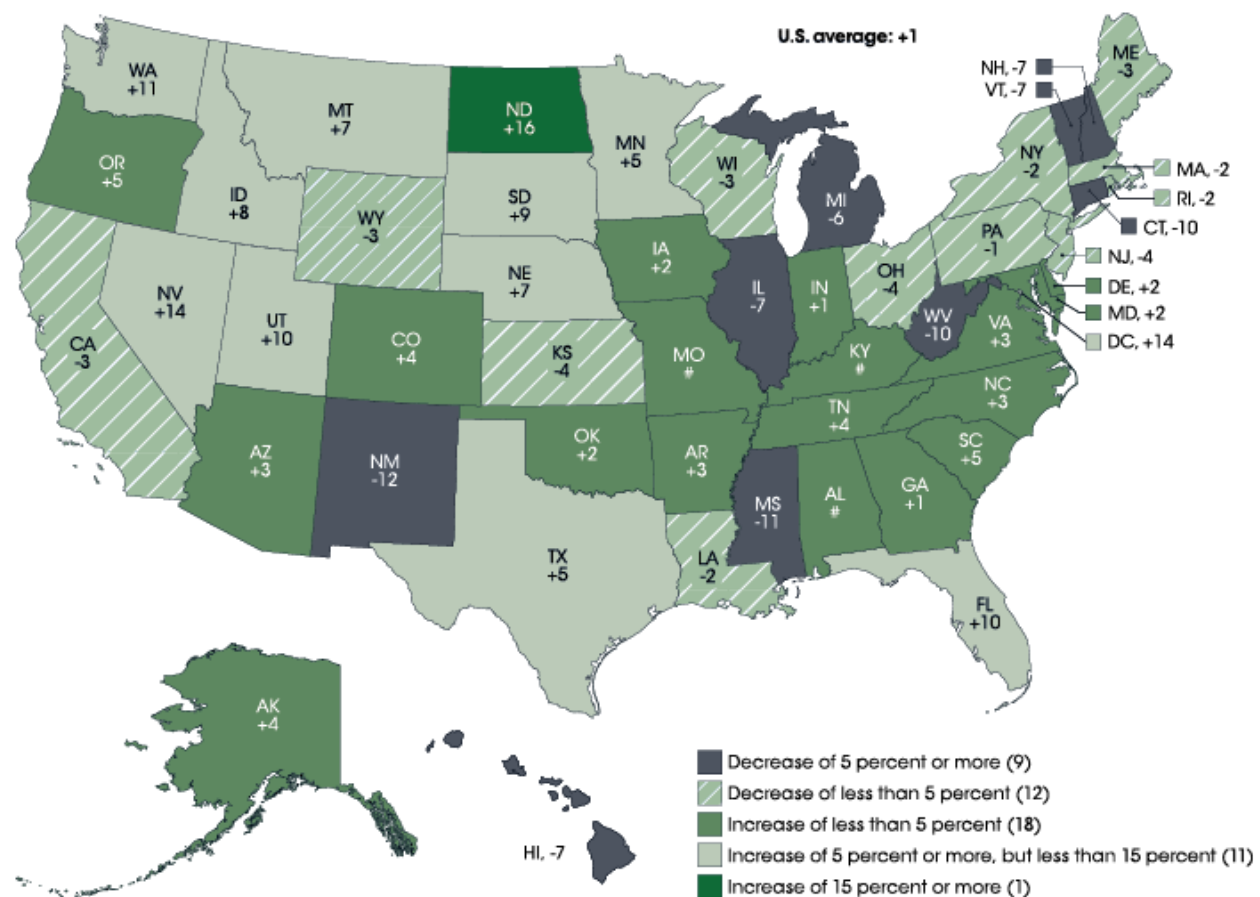


## Northwest Local School District

In addition, to births dropping in Ohio, the state is also aging. The median age in 2020 was 40.2 years of age while the national median age was 38.0 years. In 2010, the median age in Ohio was 38.3 years.

In 2017-18, approximately 50.3 million students were enrolled in grades Pre-K-12 in the United States. Overall, enrollment is projected to increase by approximately 1% by the 2028-29 school year.

The figure below illustrates the projected change in Pre-K-12 public school enrollment from the 2016-17 to the 2029-30 school year. Growth is expected to continue primarily in the southeast and west. Ohio is projected to experience a decrease of 4 percent.



SOURCE: U.S. Department of Education, National Center for Education Statistics, Common Core of Data (CCD), "State Nonfiscal Survey of Public Elementary/Secondary Education," 2017–18; and State Public Elementary and Secondary Enrollment Projection Model, 1980 through 2029. See *Digest of Education Statistics 2019*, [table 203.20](#)





## Northwest Local School District

In Ohio, enrollment has declined steadily for both public and non-public school enrollment. From 2011-12 to 2020-21, public school enrollment declined by 121,387 students or approximately 7% statewide.

## Ohio Public School Enrollment

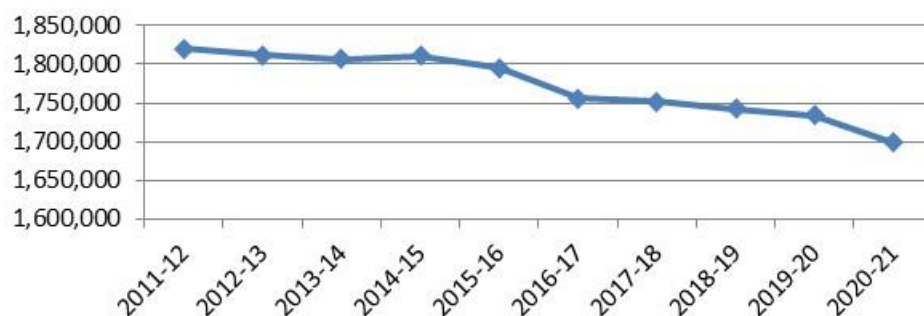
2010-11 - 2019-20

Year	October Headcount*
2011-12	1,820,312
2012-13	1,811,532
2013-14	1,806,267
2014-15	1,810,577
2015-16	1,795,339
2016-17	1,755,552
2017-18	1,751,888
2018-19	1,742,715
2019-20	1,733,911
2020-21	1,698,925

Source: Ohio Department of Education

\*includes grades K-12 and ungraded

## Ohio Public School Enrollment



## Northwest Local School District

From 2011-12 to 2020-21, non-public school enrollment has declined by 17,058 students or approximately 10 percent.

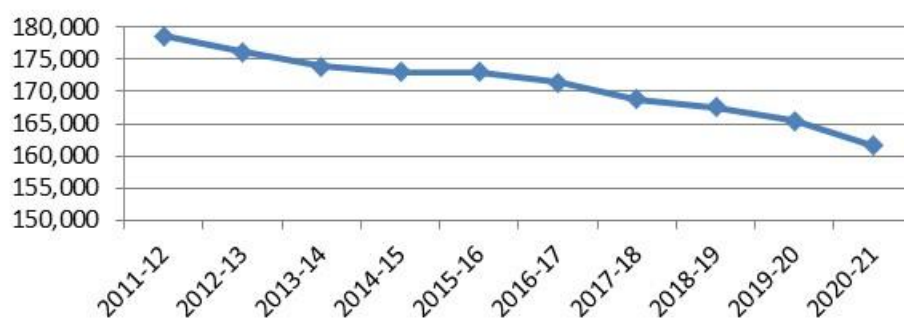
### Ohio Chartered Non-Public School Enrollment 2010-11 - 2019-20

Year	October ADM*
2011-12	178,702
2012-13	176,166
2013-14	173,966
2014-15	173,030
2015-16	172,990
2016-17	171,426
2017-18	168,857
2018-19	167,558
2019-20	165,511
2020-21	161,644

Source: Ohio Department of Education

\*includes grades K-12

### Ohio Non-Public School Enrollment



## Northwest Local School District

Out of 609 school districts, only 64 (or approximately 11%) gained enrollment in grades K - 12 from the 2011-12 to the 2020-21 school year and 5 districts experienced neither gain or loss in enrollment.

Of the 539 school districts who lost enrollment, only 68 (or 13%) lost less than 5 percent, and 103 districts (or 19%) lost between 5 and 10 percent. Approximately 46% (or 246 districts) lost between 10 and 20 percent, and approximately 23% (or 123 districts) lost more than 20 percent.

For those districts that gained enrollment, 20 (or 31%) increased by less than 5 percent, and 20 (or 31%) increased between 5 and 10 percent. Thirteen districts (or 20%) increased between 10 and 20%, and 11 districts (or 17%) increased over 20 percent.

Analyzing enrollment from a county perspective, only 7 of the 88 counties in Ohio gained K – 12 enrollment from the 2011-12 to the 2020-21 school year: Delaware, Hancock, Marion, Licking, Franklin, Warren, and Hamilton.

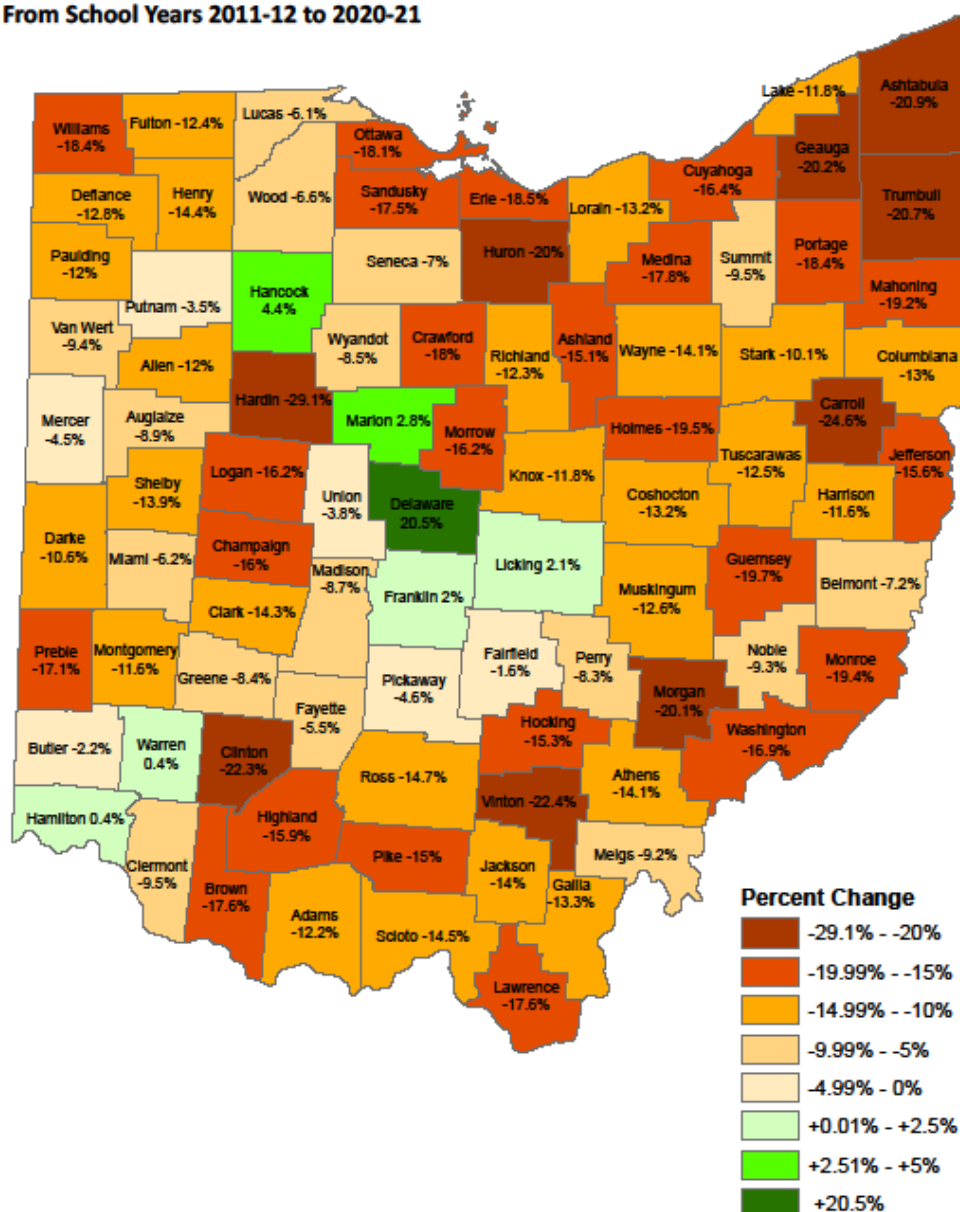
County	2011-12	2020-21	Difference	%
Delaware	27223	32817	5594	20.55%
Hancock	10900	11378	478	4.39%
Marion	9478	9741	263	2.77%
Licking	26428	26995	567	2.15%
Franklin	164293	167503	3210	1.95%
Warren	36112	36259	147	0.41%
Hamilton	99668	100029	361	0.36%

Hardin County had the highest percentage loss of students at approximately 29 percent. Sixty-seven percent of the counties (59 total) experienced a decline of greater than 10 percent. The map on the following page illustrates the gain/loss for each county from the 2011-12 to the 2020-21 school year.



## Northwest Local School District

**Student Enrollment Growth/Loss**  
**From School Years 2011-12 to 2020-21**



**Northwest Local School District****ENROLLMENT PROJECTION METHODOLOGIES**

---

When projecting future enrollments, it is vital to track the number of births, the patterns of enrollment, the amount of new housing activity, and the change in household composition.

In addition, any of the following factors could cause a significant change in projected student enrollments:

- ▶ Boundary adjustments
- ▶ New school openings
- ▶ Changes/additions in program offerings
- ▶ Preschool programs
- ▶ Change in grade configuration
- ▶ Interest rates/unemployment shifts
- ▶ Magnet/charter/private school opening or closure
- ▶ Zoning changes
- ▶ Unplanned new housing activity
- ▶ Planned, but not built, housing

Obviously, certain factors can be gauged and planned for far better than others. For instance, it may be relatively straightforward to gather housing data from local builders regarding the total number of lots in a planned subdivision and calculate the potential student yield. However, planning for changes in the unemployment rate, and how these may either boost or reduce public school enrollment, proves more difficult. In any case, it is essential to gather a wide variety of information in preparation for producing enrollment projections.

When looking ahead at a school district's enrollment over the next two, five, or ten years, it is helpful to approach the process from a global perspective. For example: How many new homes have been constructed each year? How many births have occurred each year in relation to the resident population? Is housing experiencing a turnover – if so, what is the composition of families moving in/out? Are more or less students attending private school or being home-schooled? What new educational policies are in place now that could affect student enrollment figures?

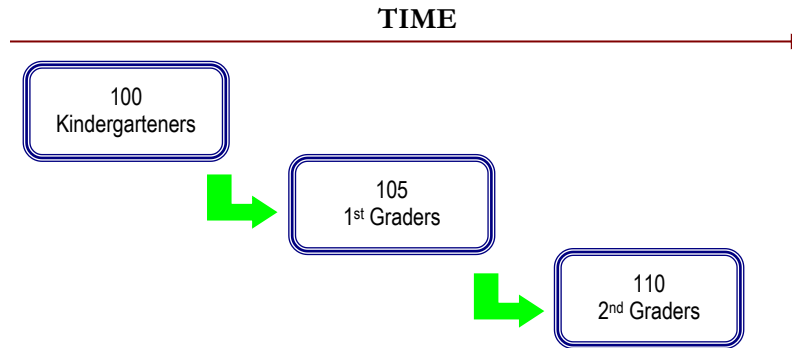
The data sets generated from questions such as these have led to the development of general methodologies to project future student enrollments. They are as follows:



## Northwest Local School District

### Cohort Survival Method

A cohort is a group of persons [in this case, students]. The cohort survival projection methodology uses previous live birth data and historical student enrollments to “age” a known population or cohort throughout the school grades. For instance, a cohort begins when a group of kindergarteners enrolls in grade K and moves to first grade the following year, second grade the next year, and so on.



A “survival ratio” is developed to track how this group of students grew or shrunk in number as they moved through the grade levels. By determining survival ratios for each grade transition [i.e., 1st to 2nd grade] over a ten-year period of time, patterns emerge and projection ratios can be developed to be used as a multiplier.

For example, if student enrollment has consistently increased from the 8th to the 9th grade over the past ten years, the survival ratios for each year would be greater than 100 percent. Through analysis of the survival ratios, the projection ratio is determined and is multiplied by the current 8th grade to develop a projection for next year’s 9th grade.

This methodology can be carried through to develop ten years of projection figures. Because there is not a grade cohort to follow for students coming into kindergarten, live birth counts are used to develop a survival ratio. Babies born five years previous to the kindergarten class are compared in number, and a ratio can be developed to project future kindergarten enrollments.

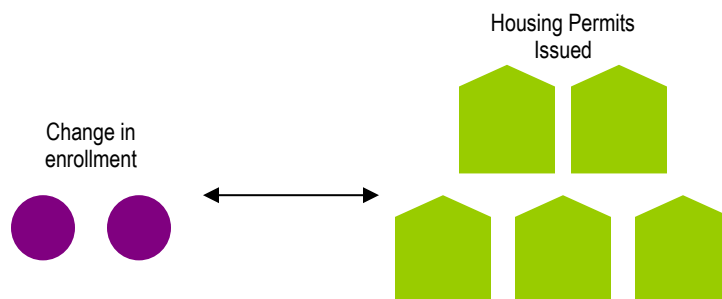
The cohort survival method is useful in areas where population is stable [relatively flat, growing steadily, or declining steadily], and where there have been no significant fluctuations in enrollment, births, and housing patterns from year to year.



## Northwest Local School District

### Housing

Enrollment projections can also be determined by analyzing the housing data for the areas that make up a school district. Yield factors can be established by comparing the historic change in enrollment from year to year divided by the total number of building or occupancy permits issued. For example, if student enrollment has increased by approximately 100 students each year and approximately 200 building permits have been issued each year for the past ten years, then the yield factor would be approximately .5 students per building permit.



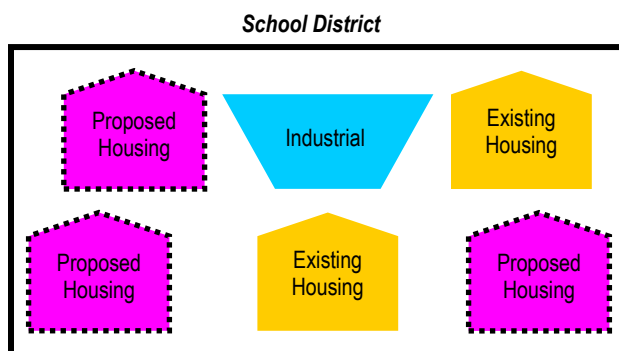
Once yield factors are established, the number of new students per year can be estimated by multiplying the yield factor by the number of projected new housing units. This method is effective when the rate of kindergarten enrollment far exceeds the live birth counts.

If housing demolitions are occurring in a district, these must also be taken into account. For instance, if housing demolitions/withdrawals have increased rapidly over recent years while new housing starts have remained relatively constant over many years, the conclusion may be that some of the new housing starts will simply be replacements for the families displaced by the demolitions. Of course, housing value and household composition would need to be further analyzed to confirm that this is indeed the case. It is possible that enrollment may remain flat or decline even though there is new housing occurring in the area.

## Northwest Local School District

### Land-Saturation Analysis

Housing data also drives the land-saturation analysis enrollment methodology. In areas where there is a high rate of development and the future development patterns in the area are clear, a “build-out” scenario can be developed. The scenario takes into consideration the remaining acreage to be developed, planned rate of completion, zoning policies, density per acre, type of housing, and ratios of school-age children per household type. This method is particularly useful in areas experiencing rapid growth.



### Geographic Information Systems

While not a methodology, the need for better tools and easier manipulation of data has led to a new industry standard in planning – GIS [Geographic Information Systems]. GIS technology allows school districts to quickly analyze countless data sets including birth data, housing information, and enrollment statistics.

When paired with enrollment projections, GIS becomes an invaluable information-management and decision-making tool. Often, county or city offices are already implementing GIS technology and data can be shared and expanded among these organizations in the district. GIS tables and maps are included within this report illustrating population, age, and income estimates and projections.

The cohort survival was the primary method used in the development of the enrollment projections for the Northwest Local School District.



**Northwest Local School District****HISTORICAL ENROLLMENT**

Over the past ten years, student enrollment in the Northwest Local School District has decreased by 590 students in grades Pre-K – 12, including ungraded, career technical and full-time JVS students. Total enrollment for the 2021-22 school year is 8,889 students.

The approximate percentages of mainstreamed special education students [Pre-K – 12] for the current school year are as follows:

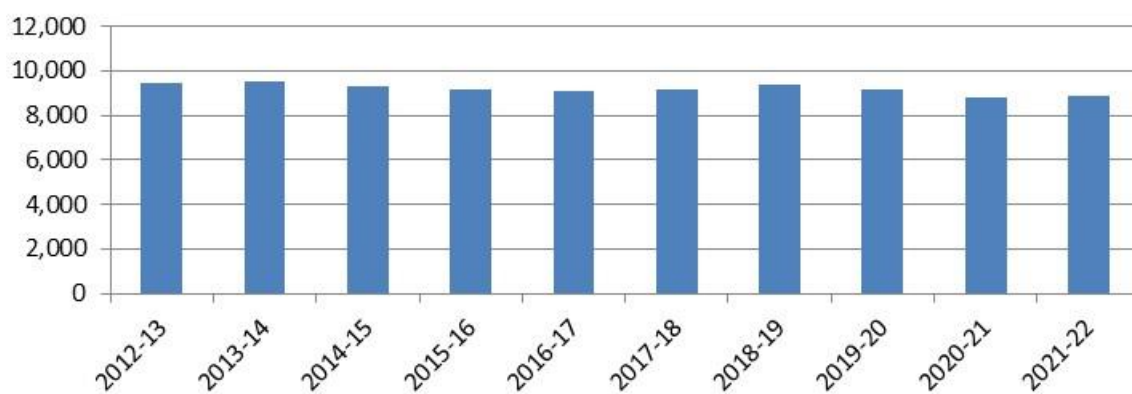
- Pre-K – 94%
- K-5 – 10%
- 6-8 – 13%
- 9-12 – 24%

The approximate percentages of self-contained special education students [Pre-K – 12] for the current school year are as follows:

- Pre-K – 6%
- K-5 – 3%
- 6-8 – 2%
- 9-12 – 3%

The following graph illustrates the District's Pre-K – 12 enrollment history from 2012-13 through 2021-22.

**Northwest Local School District  
Historical Enrollment**



## Northwest Local School District

The following tables illustrate the District's enrollment history from 2012-13 through 2021-22.

## Northwest Local School District

## Historical Enrollment

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Pre-K (regular)*	105	74	117	78	59	87	74	80	19	81
Pre-K (ECE)	35	35	35	65	74	74	84	84	84	84
Pre-K (special needs)	96	95	121	99	83	115	96	87	98	88
K	690	687	608	579	557	600	657	617	589	644
1	680	720	695	644	622	596	659	640	586	605
2	692	673	679	710	673	642	621	633	630	591
3	683	695	666	699	700	702	651	634	616	635
4	657	695	689	648	720	690	716	664	602	627
5	648	673	693	705	647	743	709	707	640	608
6	693	673	671	684	692	656	766	715	680	662
7	737	723	688	675	678	712	696	766	700	696
8	749	751	689	674	667	688	730	688	744	696
9	789	865	814	786	707	686	731	737	678	759
10	751	719	738	736	717	722	702	688	721	671
11	293	269	231	301	237	212	242	187	248	241
12	360	283	325	322	264	235	243	244	237	215
Pre-K - 12 Total	8,658	8,630	8,459	8,405	8,097	8,160	8,377	8,171	7,872	7,903
Ungraded	19	26	15	8	13	23	22	21	19	18
Career Tech Comprehensive - Low Bay	390	503	505	434	601	637	605	601	523	597
Career Tech Comprehensive - High Bay	205	199	143	108	177	157	171	150	151	156
JVS Full-Time	207	191	186	189	170	169	172	220	228	215
Grand Total	9,479	9,549	9,308	9,144	9,058	9,146	9,347	9,163	8,793	8,889

Source: Ohio Department of Education, EMIS; Northwest Local School District

## Northwest Local School District

## Historical Enrollment by Grade Group

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Pre-K (ECE, special needs)	131	130	156	164	157	189	180	171	182	172
K - 5	4,050	4,143	4,030	3,985	3,919	3,973	4,013	3,895	3,663	3,710
6 - 8	2,179	2,147	2,048	2,033	2,037	2,056	2,192	2,169	2,124	2,054
9 - 12	2,193	2,136	2,108	2,145	1,925	1,855	1,918	1,856	1,884	1,886
Pre-K - 12 Total	8,553	8,556	8,342	8,327	8,038	8,073	8,303	8,091	7,853	7,822
Ungraded	19	26	15	8	13	23	22	21	19	18
Career Tech Comprehensive - Low Bay	390	503	505	434	601	637	605	601	523	597
Career Tech Comprehensive - High Bay	205	199	143	108	177	157	171	150	151	156
Grand Total	9,167	9,284	9,005	8,877	8,829	8,890	9,101	8,863	8,546	8,593

Source: Ohio Department of Education, EMIS; Northwest Local School District

\*regular Pre-K and full-time JVS enrollments are not included in grade group table above or in the projected enrollment figures

## Northwest Local School District

## COMMUNITY SCHOOL ENROLLMENT

In Ohio, community school enrollment has increased over the last decade. From 2010-11 to 2019-20, enrollment has increased by approximately 3% from 99,658 students in 341 community schools to 102,634 students in 314 community schools.

## State of Ohio

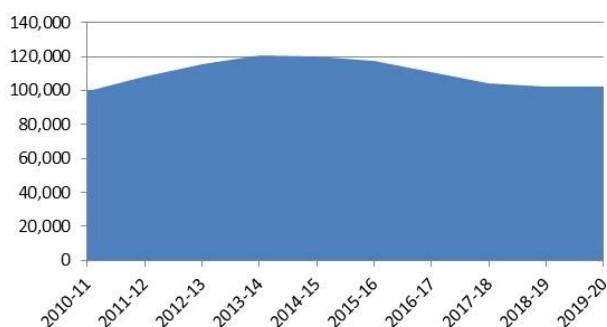
## Community School Enrollment (Pre-K - 12)

Grade	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Grand Total	99,658	108,124	115,225	120,893	120,200	117,282	110,961	104,380	102,563	102,634

Source: Ohio Department of Education, Ohio Community Schools Annual Report 2020-21

FTE students

## Ohio Community School Enrollment



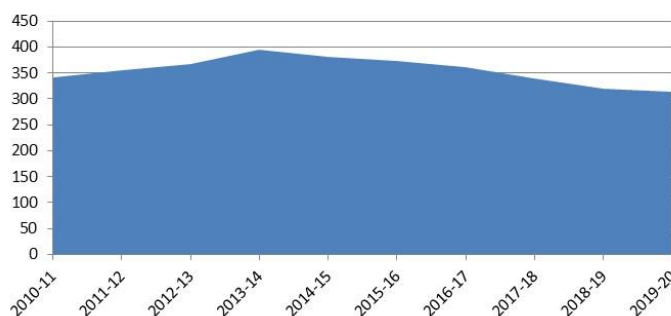
## State of Ohio

## Number of Community Schools

Grade	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Grand Total	341	355	367	395	381	373	362	340	320	314

Source: Ohio Department of Education, Ohio Community Schools Annual Report 2020-21

## Number of Community Schools in Ohio



## Northwest Local School District

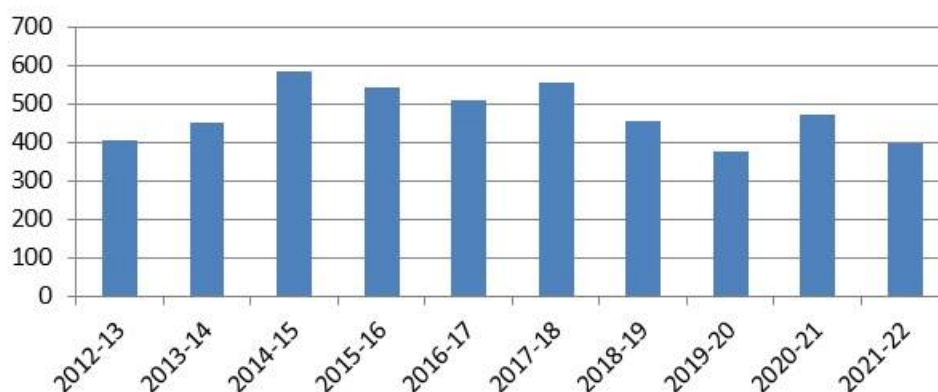
Since 2012-13, the number of Northwest Local School District students attending community schools has decreased from 406 to 398 students with some fluctuation. Enrollment of Northwest Local School District students attending community schools should be closely monitored as it may have a significant impact on District enrollment in the future.

**Northwest Local School District  
Community School Enrollment**

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Pre-K	0	0	0	0	0	0	0	0	0	2
K	50	45	70	53	64	74	45	41	58	44
1	41	45	38	44	35	51	40	35	43	43
2	35	41	39	36	38	35	39	35	35	34
3	19	32	45	30	36	37	34	21	33	26
4	30	18	37	33	29	33	31	30	39	29
5	21	28	24	32	33	34	22	28	35	30
6	19	29	35	29	31	41	27	20	37	28
7	28	28	25	33	31	41	34	25	24	30
8	30	34	49	30	39	29	31	31	33	18
9	33	42	64	66	43	44	26	16	31	22
10	30	32	57	39	37	38	34	25	27	27
11	34	38	53	57	43	52	31	31	27	23
12	36	36	49	59	51	47	61	35	49	42
Ungraded	0	2	0	1	0	0	0	1	0	0
<b>Grand Total</b>	<b>406</b>	<b>450</b>	<b>585</b>	<b>542</b>	<b>510</b>	<b>556</b>	<b>455</b>	<b>374</b>	<b>471</b>	<b>398</b>

Source: Ohio Department of Education, EMIS; Northwest Local School District

**Northwest Local School District  
Students Attending Community Schools**



**Northwest Local School District****OPEN ENROLLMENT**

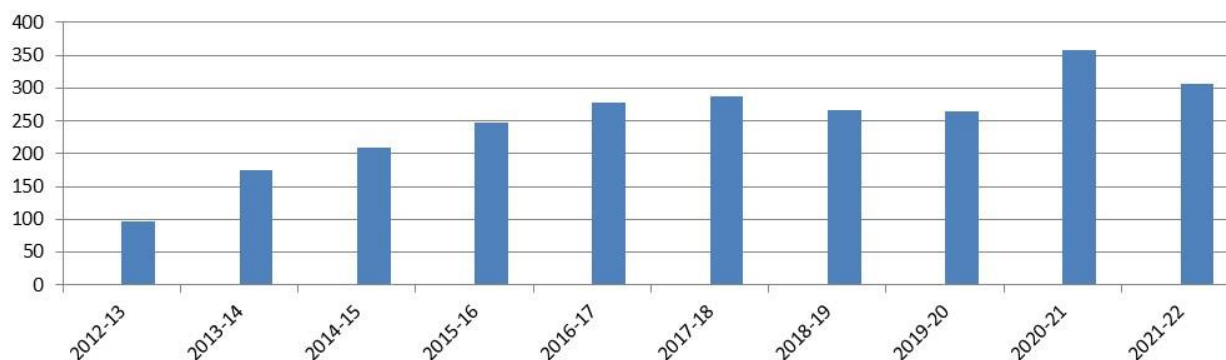
Since 2012-13, the number of Northwest Local School District students “open enrolling” out of the District has increased from 97 to 307 students with some fluctuation. There are no students “open enrolling” into the District. Significant changes in the number of students “open enrolling” into or out of the District from year to year can impact enrollment projections and should be monitored.

**Northwest Local School District  
Open Enrollment - OUT**

Grade	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Pre-K	0	0	0	3	2	1	1	2	4	2
K	17	10	12	17	15	12	23	6	15	14
1	8	13	15	13	15	14	11	24	14	14
2	5	10	12	15	15	10	17	12	30	15
3	5	7	12	21	20	20	8	14	18	29
4	7	7	10	16	24	20	15	7	26	13
5	6	10	4	14	19	18	20	16	17	20
6	1	15	13	9	23	19	16	21	24	11
7	8	10	16	11	13	28	19	14	31	19
8	4	17	15	22	12	21	25	25	25	31
9	7	15	34	22	27	20	24	31	40	27
10	7	17	21	38	26	30	20	29	36	36
11	11	17	23	21	39	31	34	24	41	32
12	11	27	23	26	26	42	34	39	36	43
Ungraded	0	0	0	0	1	1	0	0	1	1
<b>Grand Total</b>	<b>97</b>	<b>175</b>	<b>210</b>	<b>248</b>	<b>277</b>	<b>287</b>	<b>267</b>	<b>264</b>	<b>358</b>	<b>307</b>

Source: Ohio Department of Education, EMIS; Northwest Local School District

**Northwest Local School District  
Open Enrollment - Out**



**Northwest Local School District****LIVE BIRTH DATA**

Utilization of live birth data is recommended when projecting future kindergarten enrollments as it provides a helpful overall trend. The live birth counts are used in determining a birth-to-kindergarten survival ratio. This ratio identifies the percentage of children born in a representative area who attend kindergarten in the District five years later. The survival ratios for birth-to-kindergarten as well as grades 1-12 can be found later in this report.

The Ohio Department of Health [ODH] information warehouse provides information about live birth events for Ohio residents. Information about events occurring outside of Ohio to Ohio residents is included. Information about events occurring inside Ohio to non-Ohio residents is not included.

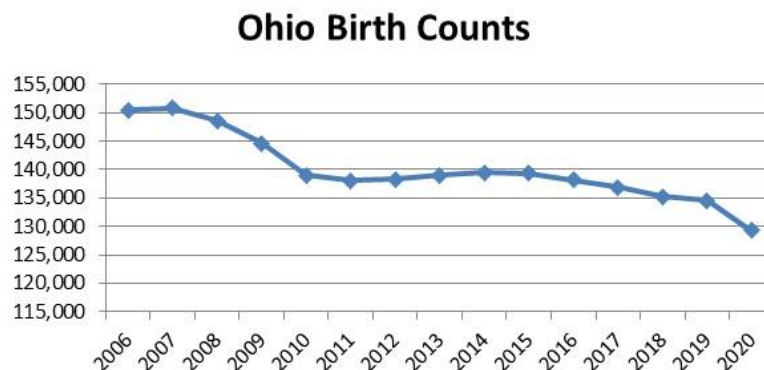
Data is arranged by the residence of the mother. For example, if a mother lives in Powell, Delaware County but delivers her baby in Columbus, Franklin County, the birth is counted in Powell, Delaware County.

The number of live births is recorded by:

- ▶ State
- ▶ County
- ▶ City/Town
- ▶ Census Tract
- ▶ Zip Code
- ▶ Address [not available to the public]

Live birth counts are different from live birth rates. The live birth count is the actual number of live births. A birth rate is the number of births per 1,000 women in a specified population group. Birth rates are provided for counties only and for 9 age groups from 10-14 years to 45+ years.

Ohio has experienced a similar trend in live births as seen around the country. Births increased slightly in 2006 and 2007, but there has been steady decline since 2014. In 2020, the birth count total was 129,309, a decrease of approximately 4% from the 2019 count.



## Northwest Local School District

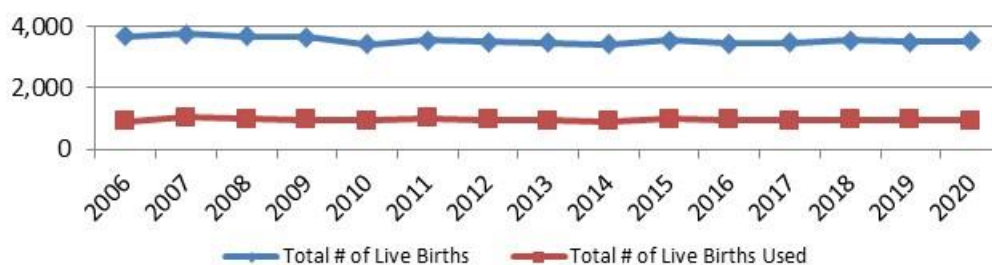
The following table and graph include the live birth counts for zip codes 45002, 45014, 45211, 45231, 45239, 45240, 45247, 45248, 45251, and 45252. However, upon analysis of the map on page 19, only zip codes 45239, 45251, and 45252 were used for projection purposes.

Northwest Local School District  
Live Birth Count by Zip Code  
2006-2020

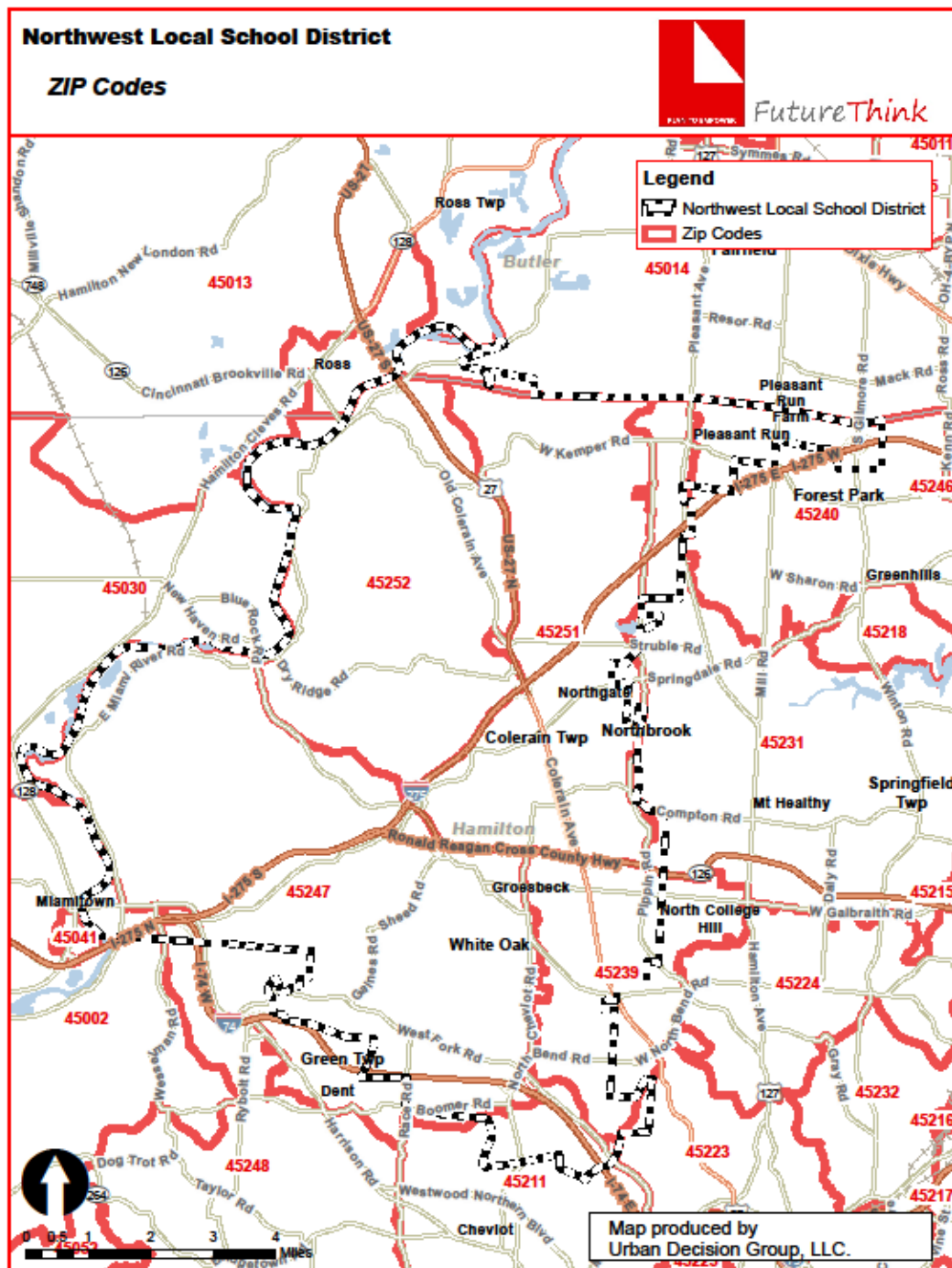
Year	45002	45014	45211	45231	45239	45240	45247	45248	45251	45252	Total # of Live Births	Total # of Live Births Used
2006	229	606	650	609	418	403	223	286	230	36	3,690	907
2007	205	587	663	585	484	425	201	264	302	40	3,756	1,027
2008	184	624	616	574	446	434	227	247	281	36	3,669	990
2009	157	606	673	574	417	395	202	298	294	36	3,652	949
2010	158	557	598	507	432	384	183	272	292	27	3,410	934
2011	147	532	618	541	465	439	209	278	295	35	3,559	1,004
2012	151	574	600	493	423	396	220	303	289	34	3,483	966
2013	168	566	592	540	429	399	210	264	250	45	3,463	934
2014	150	580	593	516	377	380	214	287	265	43	3,405	899
2015	159	596	592	505	415	404	230	323	291	36	3,551	972
2016	159	564	540	553	412	393	227	283	272	36	3,439	947
2017	188	536	593	483	398	455	224	282	265	40	3,464	927
2018	189	579	550	541	414	417	237	305	278	27	3,537	956
2019	174	596	542	508	403	435	228	290	288	28	3,492	947
2020	191	577	575	554	385	413	216	283	281	42	3,517	924

Source: Ohio Department of Health, Public Health Data Warehouse

Northwest Local School District  
Live Birth Count by Zip Code



## Northwest Local School District





## Northwest Local School District

## DEMOGRAPHICS

The Northwest Local School District is comprised of Fairfield City and Fairfield, Colerain, Crosby, Green and Springfield townships in Butler and Hamilton counties. General demographic data is included in the following tables for the areas located completely or partially in the District.

## General Demographic Information

	Hamilton County	State of Ohio
Per Capita Income	\$35,570	\$31,552
Median Household Income	\$57,212	\$56,602
Persons Below Poverty	15.8%	14.0%

Source: US Census, American Community Survey, 2019 5-Year Estimates

## Total Population

	2010 Census	2020 Census
Butler County	368,130	390,357
Fairfield City (pt.)	42,510	44,907
Fairfield Township	21,373	22,645
Hamilton County	802,374	830,639
Colerain Township	58,499	59,239
Crosby Township	2,767	6,030
Green Township	58,370	60,424
Springfield Township	36,319	35,862

Source: 2010: DEC Summary File 2; 2020 Decennial Census

Also included are block group estimates and projections provided by ESRI. ESRI uses a time series of estimates from the U.S. Census Bureau that includes the latest estimates and inter-censal estimates adjusted for error of closure. The Census Bureau's time series is consistent, but testing has revealed improved accuracy by using a variety of sources to track county population trends.

ESRI also employs a time series of building permits and housing starts plus residential deliveries. Data sources are integrated and then analyzed by Census Block Groups.

Sources of data include:

- ▶ Supplementary Surveys of the Census Bureau
- ▶ Bureau of Labor Statistics' (BLS) Local Area Unemployment Statistics
- ▶ BLS Occupational Employment Statistics
- ▶ InfoUSA
- ▶ U.S. Bureau of the Census' Current Population Survey
- ▶ National Planning Association Data Service



## Northwest Local School District

Below is a list of definitions as they appear on the U.S. Census Bureau website, to aid in interpretation of the following tables and maps.

**Household:**

*A household includes all the people who occupy a housing unit as their usual place of residence.*

**Average family size:**

*A measure obtained by dividing the number of members of families by the total number of families (or family householders).*

**Family household (Family):**

*A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.*

**Householder:**

*The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.*



## Northwest Local School District

The following tables illustrate the current estimates and 5-year population projections based on block groups that comprise the state and school district, indicating areas of current and projected growth. The tables have been developed to determine selected age group projections and projections for household income, family size, and total households.

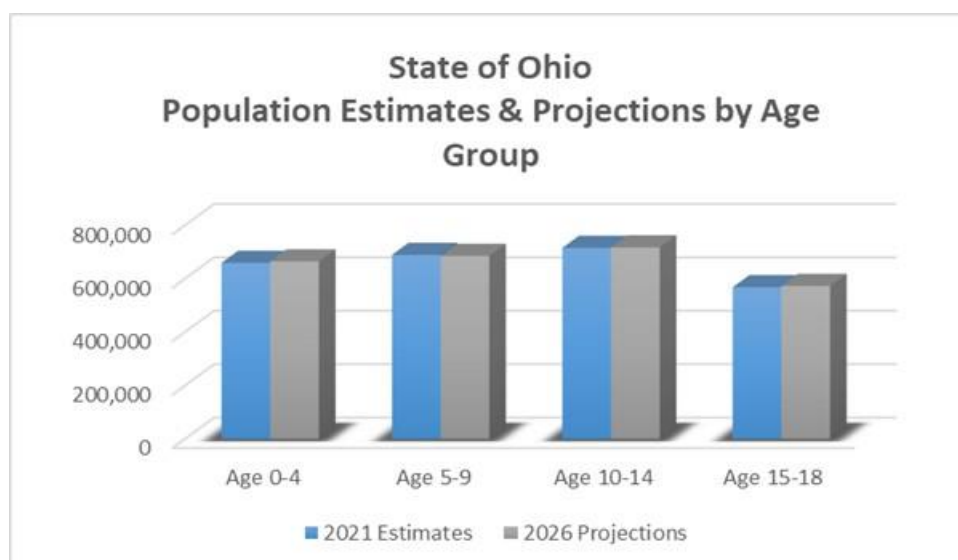
The total population in the State of Ohio is 11,839,300. This population is projected to increase by 126,863 people, or approximately 1% over a 5-year period.

The 0-18-year-old population in the State currently totals 2,630,394. This population is projected to increase by 8,711 children, or less than 1 percent.

The median age is projected to increase by approximately 2% from 40.5 to 41.2 years of age.

State of Ohio	2021 Estimates	2026 Projections	Change 2021-26	Change 2021-26 (%)
Total Population	11,839,300	11,966,163	126,863	1.1%
Age 0-4	658,995	664,484	5,489	0.8%
Age 5-9	688,748	685,425	-3,323	-0.5%
Age 10-14	714,974	716,908	1,934	0.3%
Age 15-18	567,677	572,288	4,611	0.8%
Total Age 0-18	2,630,394	2,639,105	8,711	0.3%
Median Age	40.5	41.2	0.7	1.7%

Source: ESRI

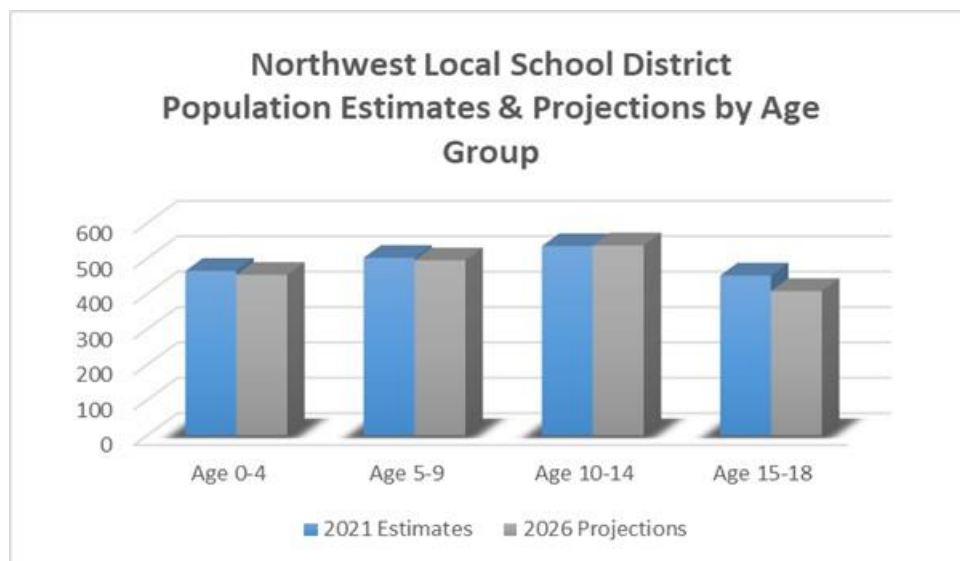


## Northwest Local School District

The total population in the District is 73,611. This population is projected to decrease by 572 people, or less than 1% over a 5-year period. The 0-18-year-old population in the District currently totals 16,400. This population is projected to decrease by 95 people, or less than 1 percent. The median age is projected to increase by 1%, from 40.8 to 41.2 years of age.

Northwest Local School District	2021 Estimates	2026 Projections	Change 2021-26	Change 2021-26 (%)
Total Population	73,611	73,039	-572	-0.8%
Age 0-4	4,129	4,135	6	0.1%
Age 5-9	4,314	4,261	-53	-1.2%
Age 10-14	4,489	4,506	17	0.4%
Age 15-18	3,468	3,403	-65	-1.9%
Total Age 0-18	16,400	16,305	-95	-0.6%
Median Age	40.8	41.2	0.4	1.0%

Source: ESRI



## Northwest Local School District

Median and average household incomes in the State are projected to increase by approximately 10% and 12%, respectively over a 5-year period. The average family size is projected to remain the same, and the total number of family households is projected to increase by less than 1 percent.

State of Ohio	2021 Estimates	2026 Projections	Change 2021-26	Change 2021-26 (%)
Median Household Income	\$57,725	\$63,217	\$5,492	9.5%
Average Household Income	\$79,579	\$88,887	\$9,308	11.7%
Average Family Size	3.01	3.01	0.00	0.0%
Total Family Households	3,015,209	3,031,783	16,574	0.5%

Source: ESRI

Median and average household incomes in the District are projected to increase by approximately 11% and 13% over a 5-year period. The average family size is projected to decrease slightly, and the total number of family households is projected to decrease by 1 percent.

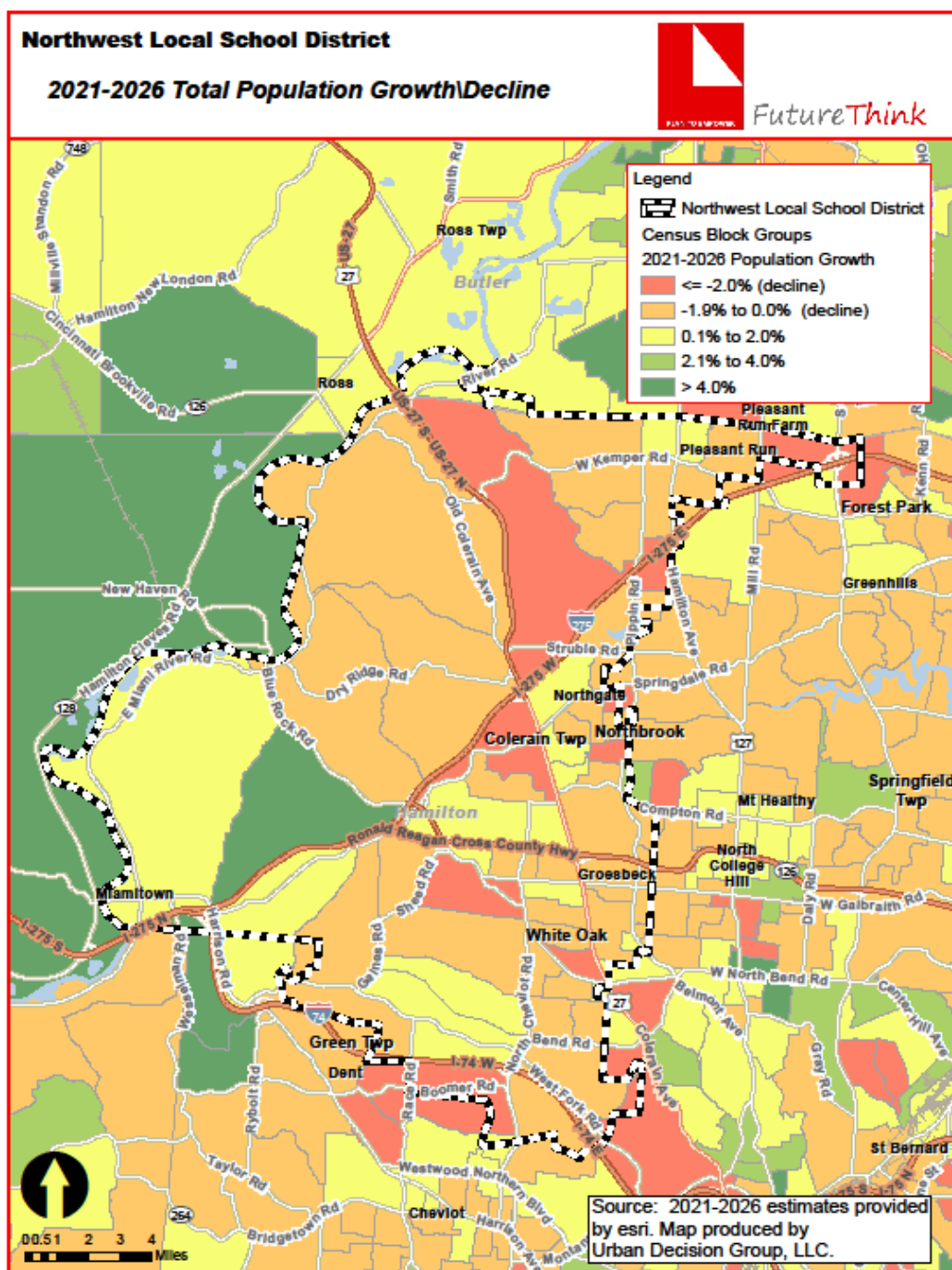
Northwest Local School District	2021 Estimates	2026 Projections	Change 2021-26	Change 2021-26 (%)
Median Household Income	\$70,466	\$78,177	\$7,711	10.9%
Average Household Income	\$91,494	\$102,909	\$11,415	12.5%
Average Family Size	3.05	3.04	-0.01	-0.3%
Total Family Households	19,955	19,762	-193	-1.0%

Source: ESRI

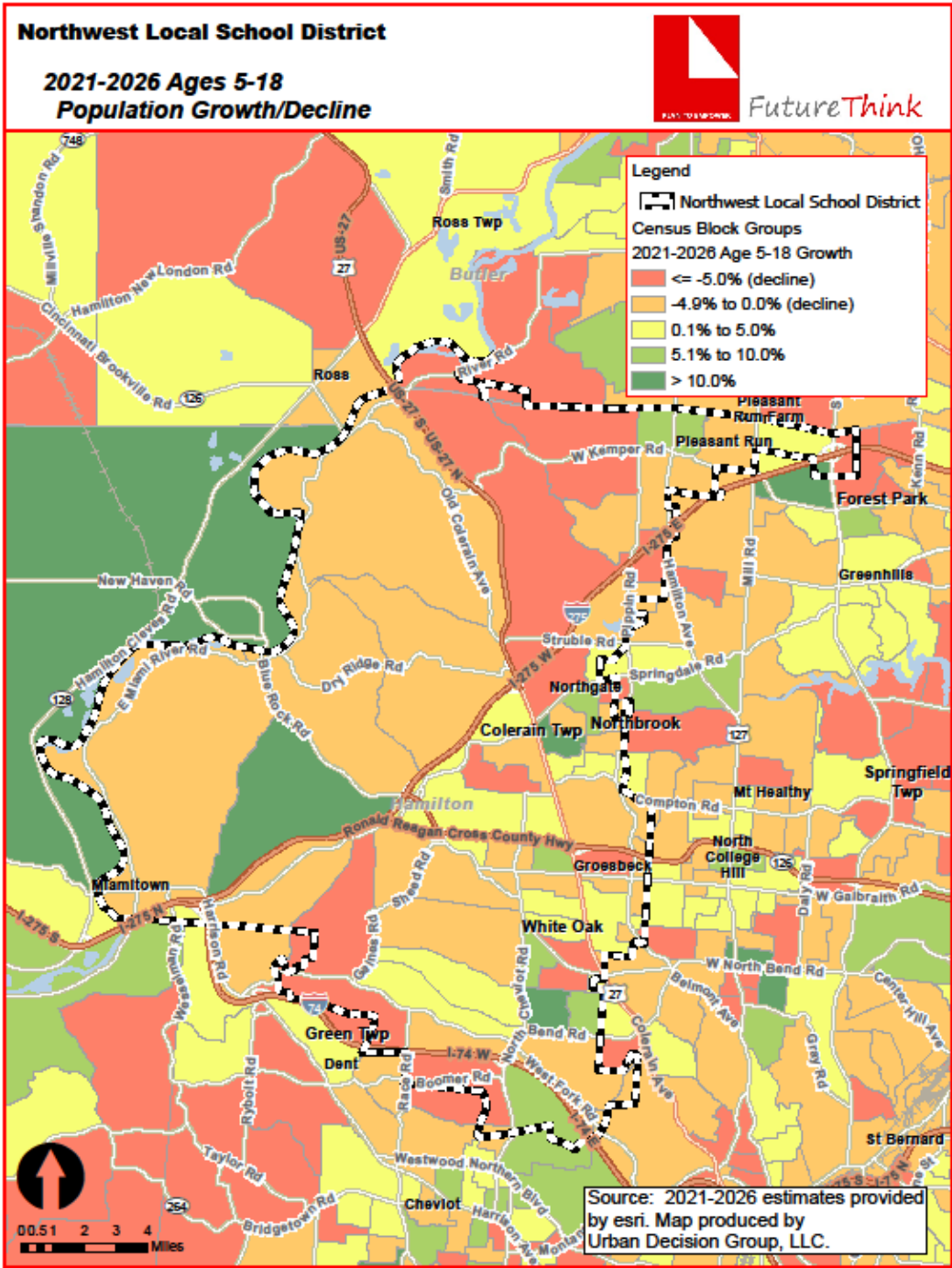
The maps on the following pages illustrate the data identified in the tables. The color coding identifies areas within the District that may be increasing or decreasing at different rates than others.



## Northwest Local School District

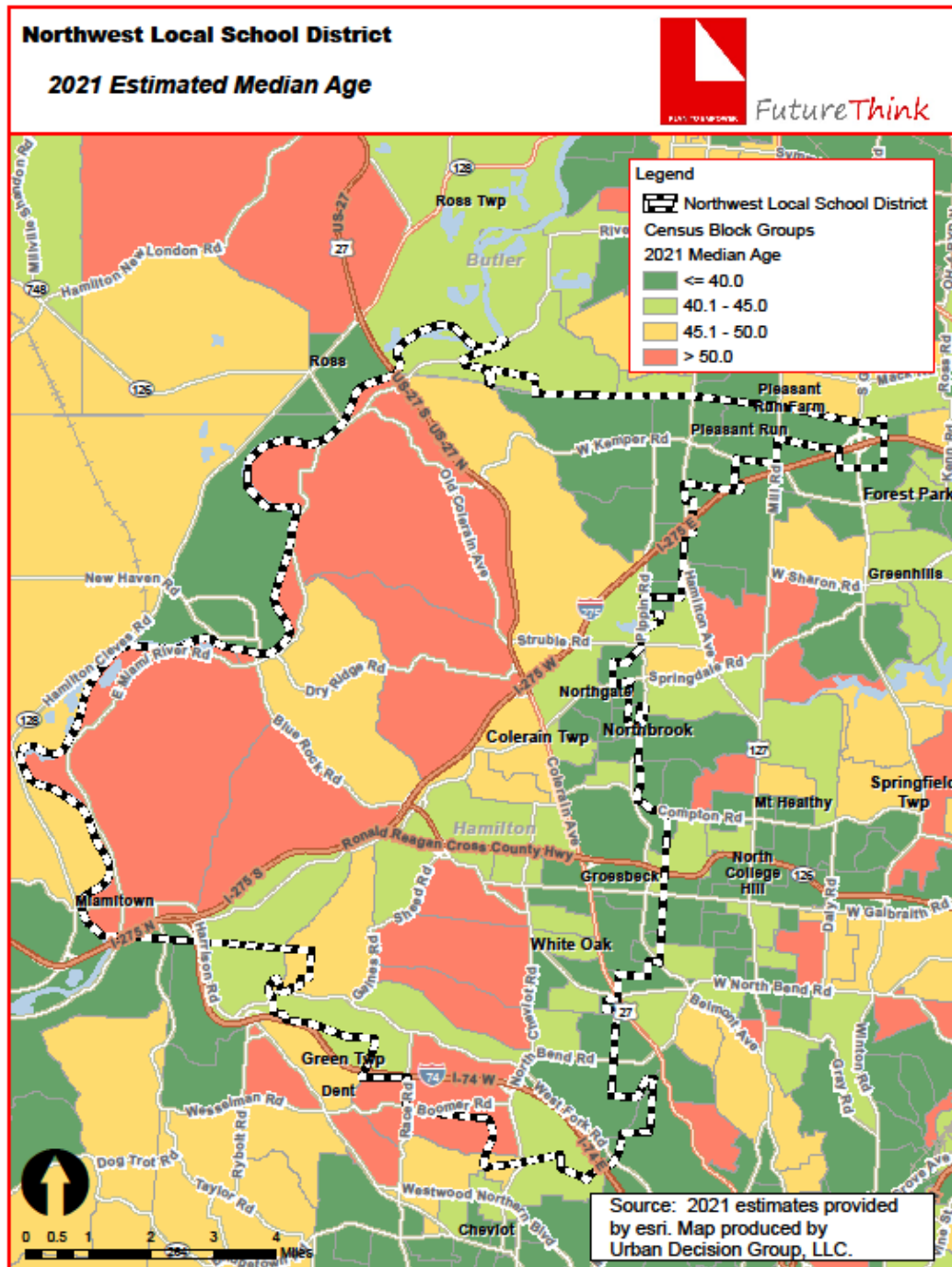


Northwest Local School District



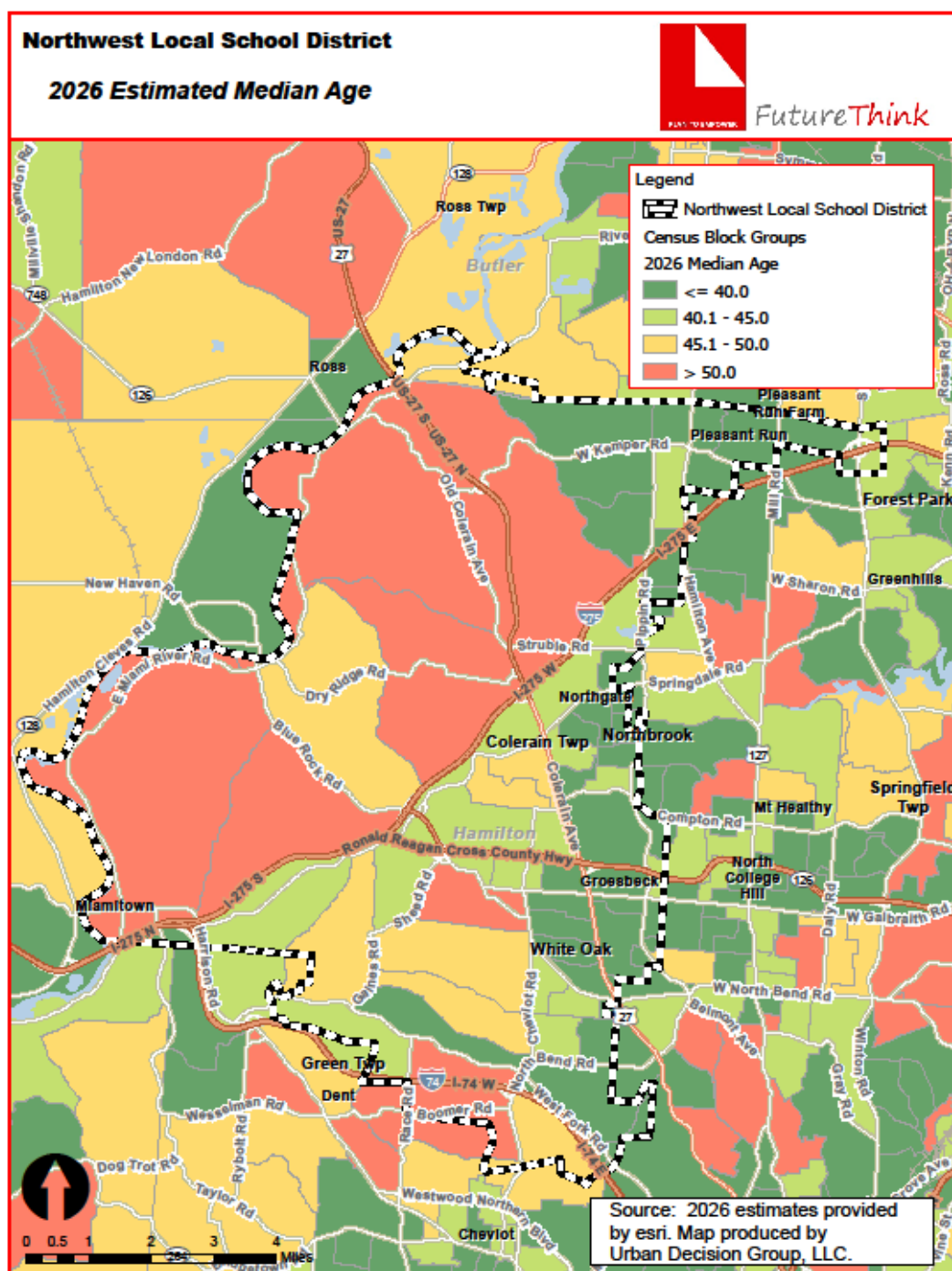


## Northwest Local School District

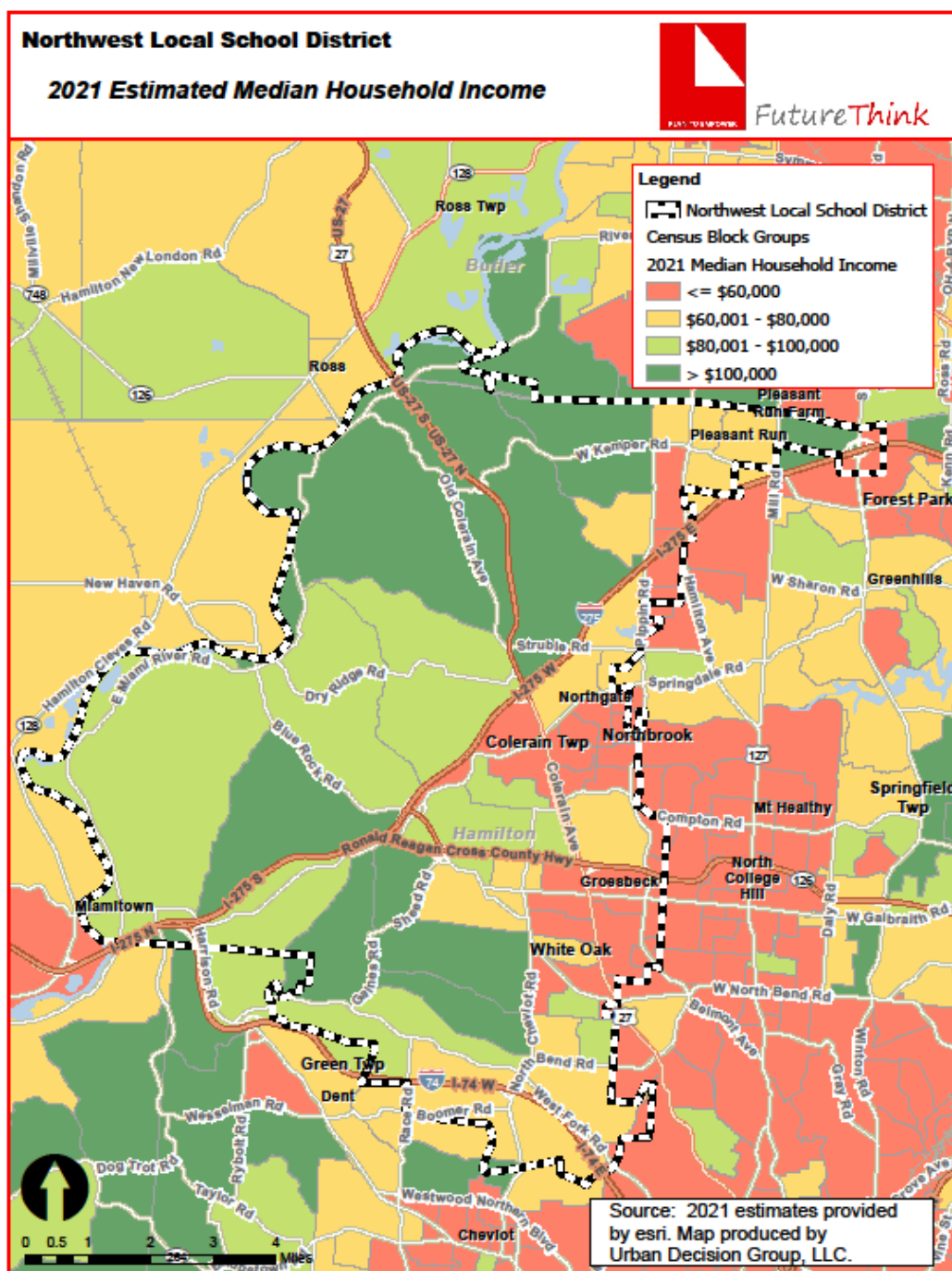




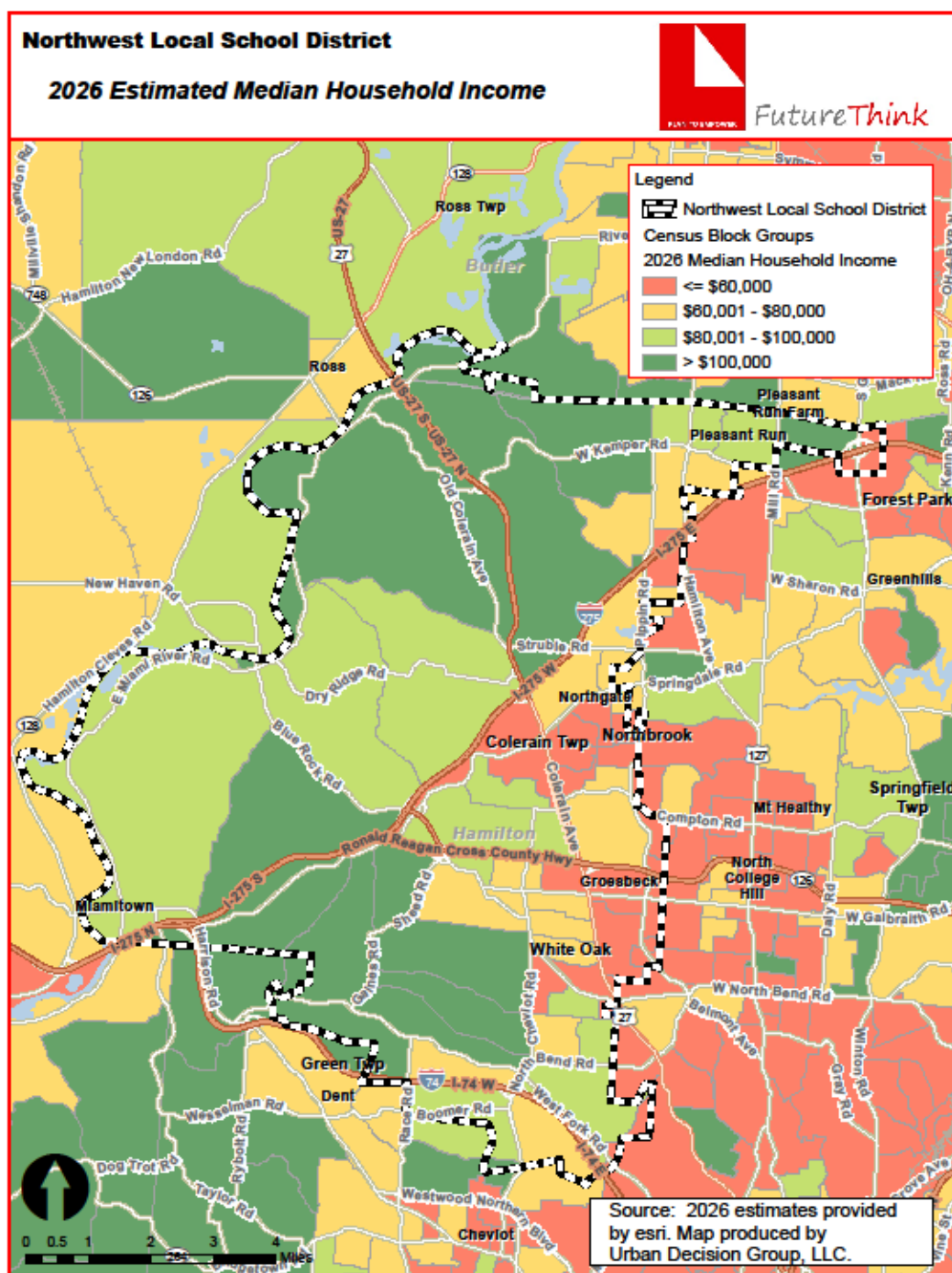
## Northwest Local School District



## Northwest Local School District



## Northwest Local School District



## Northwest Local School District

## HOUSING INFORMATION

The chart below illustrates the number of single-family dwelling building permits issued each year in Fairfield City and Butler and Hamilton counties.

# of Building Permits Issued for Single Family Dwellings			
Year	Fairfield	Butler County	Hamilton County
2011	17	393	423
2012	16	488	435
2013	11	611	582
2014	9	583	573
2015	11	591	634
2016	18	706	745
2017	23	737	787
2018	17	694	749
2019	8	793	732
2020	8	1,134	709
2021*	10	890	674

Source: SOCDs Building Permits Database

\*preliminary through November 2021

There are several housing developments underway in District, including:

- Redwood – 130 rental units for 55+
- Springdale – 60-70 townhomes
- Crosley Meadows – 60 single family homes
- Hunters Ridge (Phase 2) – 45 lots
- Cooper Creek – 8 single family homes
- Abbey Town; Kemper – 60 single family homes



## Northwest Local School District

## SURVIVAL RATIOS

The chart below demonstrates the changes in enrollment as students move through the system. Percentages greater than 100 indicate that there are more students than there were in the previous grade the previous year. In other words, there was growth and new students entered the system. Percentages less than 100 indicate that there was decline with students leaving the system.

- Birth to Kindergarten: This ratio indicates the number of children born in the area who attend kindergarten in the District 5 years later. Percentages less than 100% result from movement out of the district, attendance at a non-public or charter school, or residence in another district within the same area.

The following table illustrates the survival ratios for the Northwest Local School District.

from	to	birth -> K	K->1	1->2	2->3	3->4	4->5	5->6	6->7	7->8	8->9	9->10	10->11	11->12
2012	2013	69.4%	104.3%	99.0%	100.4%	101.8%	102.4%	103.9%	104.3%	101.9%	115.5%	91.1%	35.8%	96.6%
2013	2014	64.1%	101.2%	94.3%	99.0%	99.1%	99.7%	99.7%	102.2%	95.3%	108.4%	85.3%	32.1%	120.8%
2014	2015	62.0%	105.9%	102.2%	102.9%	97.3%	102.3%	98.7%	100.6%	98.0%	114.1%	90.4%	40.8%	139.4%
2015	2016	55.5%	107.4%	104.5%	98.6%	103.0%	99.8%	98.2%	99.1%	98.8%	104.9%	91.2%	32.2%	87.7%
2016	2017	62.1%	107.0%	103.2%	104.3%	98.6%	103.2%	101.4%	102.9%	101.5%	102.8%	102.1%	29.6%	99.2%
2017	2018	70.3%	109.8%	104.2%	101.4%	102.0%	102.8%	103.1%	106.1%	102.5%	106.3%	102.3%	33.5%	114.6%
2018	2019	68.6%	97.4%	96.1%	102.1%	102.0%	98.7%	100.8%	100.0%	98.9%	101.0%	94.1%	26.6%	100.8%
2019	2020	60.6%	95.0%	98.4%	97.3%	95.0%	96.4%	96.2%	97.9%	97.1%	98.5%	97.8%	36.0%	126.7%
2020	2021	68.0%	102.7%	100.9%	100.8%	101.8%	101.0%	103.4%	102.4%	99.4%	102.0%	99.0%	33.4%	86.7%
	average	64.51%	103.422%	100.30%	100.8%	100.06%	100.7%	100.6%	101.7%	99.3%	105.941%	94.828%	33.348%	108.060%
	standard deviation	4.670%	4.596%	3.404%	2.095%	2.556%	2.117%	2.483%	2.439%	2.233%	5.467%	5.505%	3.813%	17.226%



Northwest Local School District

ENROLLMENT PROJECTION

Enrollment projections were developed after analyzing the data collected in this report. The projections indicate an increase of 93 students in grades Pre-K through 12, not including regular Pre-K or full-time JVS students, from the 2021-22 to the 2031-32 school year. The following tables and graph illustrate projected enrollments by grade and by grade group through the 2031-32 school year.

Preschool:

The Ohio School Design Manual [OSDM] provides space for preschool students with disabilities and a maximum of 40 ECE preschool students. The Northwest Local School District funds preschool through the following sources:

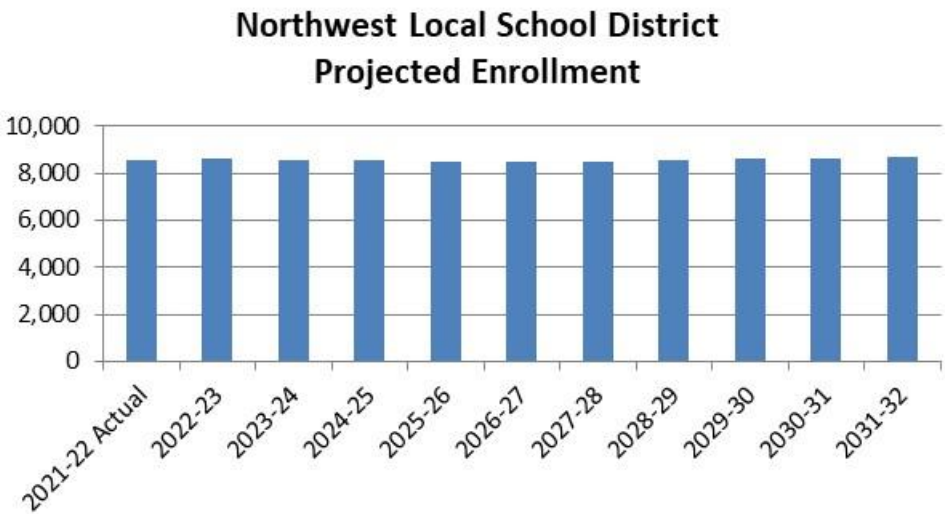
- General fund
- Tuition
- ECE Entitlement

Kindergarten:

The OSDM provides space for all day, every day kindergarten.

Career Technical:

Due to the specialized space requirements, career technical students are pulled out of the 11<sup>th</sup> and 12<sup>th</sup> grade enrollments and projected separately.



## Northwest Local School District

Northwest Local School District  
Projected Enrollment

Grade	2021-22 Actual	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Pre-K (ECE)	84	40	40	40	40	40	40	40	40	40	40
Pre-K (special needs)	88	94	97	96	94	96	96	96	96	96	96
K	644	634	654	647	632	642	642	642	642	642	642
1	605	662	651	672	665	649	659	659	659	659	659
2	591	610	667	656	676	670	654	664	664	664	664
3	635	596	614	672	661	681	675	659	669	669	669
4	627	641	601	620	678	667	687	681	664	675	675
5	608	634	647	607	626	684	673	694	687	671	681
6	662	607	632	646	605	624	683	671	692	686	669
7	696	673	617	642	656	615	634	694	682	704	697
8	696	689	666	610	635	649	609	628	686	675	696
9	759	726	718	694	636	662	677	634	654	715	703
10	671	714	682	675	652	598	622	636	596	615	672
11	241	224	238	227	225	217	199	207	212	198	205
12	215	257	238	253	242	239	231	212	220	225	211
Pre-K - 12 Total	7,822	7,801	7,762	7,757	7,723	7,733	7,781	7,817	7,863	7,934	7,979
Ungraded	18	20	19	19	19	19	19	20	20	20	20
Career Tech Comprehensive - Low Bay	597	634	627	633	616	601	567	552	569	558	548
Career Tech Comprehensive - High Bay	156	161	159	161	156	153	144	140	145	142	139
Grand Total	8,593	8,616	8,567	8,570	8,514	8,506	8,511	8,529	8,597	8,654	8,686

Source: FutureThink

Northwest Local School District  
Projected Enrollment by Grade Group

Grade	2021-22 Actual	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Pre-K (ECE, special needs)	172	134	137	136	134	136	136	136	136	136	136
K - 5	3,710	3,777	3,834	3,874	3,938	3,993	3,990	3,999	3,985	3,980	3,990
6 - 8	2,054	1,969	1,915	1,898	1,896	1,888	1,926	1,993	2,060	2,065	2,062
9 - 12	1,886	1,921	1,876	1,849	1,755	1,716	1,729	1,689	1,682	1,753	1,791
Pre-K - 12 Total	7,822	7,801	7,762	7,757	7,723	7,733	7,781	7,817	7,863	7,934	7,979
Ungraded	18	20	19	19	19	19	19	20	20	20	20
Career Tech Comprehensive - Low Bay	597	634	627	633	616	601	567	552	569	558	548
Career Tech Comprehensive - High Bay	156	161	159	161	156	153	144	140	145	142	139
Grand Total	8,593	8,616	8,567	8,570	8,514	8,506	8,511	8,529	8,597	8,654	8,686

Source: FutureThink

## Northwest Local School District

---

**CONCLUSION**

---

As with any projection, the District should pay close attention to live birth counts, enrollment in elementary schools, community school enrollment, open enrollment, and any housing growth. Each of these factors will have an impact on future student enrollment.

**FutureThink** is pleased to have had the opportunity to provide the District with enrollment projection services. We hope this document will provide the necessary information to make informed decisions about the future of the Northwest Local School District.





## Northwest Local School District

### APPENDIX

---

The following documents are included in the appendix:

- District Acceptance
- District Questionnaire

The March 2016 Enrollment Projection Report is available upon request.





Tracy Healy <thealy@futurethinkinc.com>

## Northwest LSD (Hamilton) DRAFT Enrollment Projection Report

Darrell Yater <dyater@nwlsd.org>

Tue, Feb 22, 2022 at 8:22 AM

To: Tracy Healy <thealy@futurethinkinc.com>

Cc: "Drerup, Melanie" <Melanie.Drerup@ofcc.ohio.gov>, "Parker, Janice" <Janice.Parker@ofcc.ohio.gov>, Joseph.Macneil@ofcc.ohio.gov, Valerie.Montoya@ofcc.ohio.gov, Chris.Bruner@ofcc.ohio.gov, Barbara.Mattei-Smith@ofcc.ohio.gov, Christopher McKee <cmckee@nwlsd.org>

Tracy,

We have reviewed the documents and I accept the report.

Thanks,

**Darrell Yater**

Superintendent

Northwest Local School District

3240 Banning Road

Cincinnati, Oh 45239

513-923-1000 ext. 3915

[dyater@nwlsd.org](mailto:dyater@nwlsd.org)



### Mission

The Northwest Local School District will create a responsive learning community where all students are valued, challenged and guided along a pathway to success.

### Core Beliefs:

- We believe students and staff excel best when they feel welcomed in the building, safe in their classrooms and trustful of each other
- We believe all students and staff can learn and deserve opportunities to show and achieve success
- We believe valuing diversity and working to understand one another is vital and important
- We believe a high priority should be placed on providing holistic support to ensure success for all
- We believe building and maintaining collaborative relationships with community members is foundational to teaching and learning in NWLSD

[Quoted text hidden]



### NWLSD Mission

The Northwest Local School District will create a responsive learning community where all students are valued, challenged and guided along a pathway to success.

### NWLSD Core Beliefs:

- We believe students and staff excel best when they feel welcomed in the building, safe in their classrooms and trustful of each other

**District Questionnaire for Northwest Local of Hamilton County (47365) [Thealy]**

District Questionnaire has been submitted for review

**Enrollment Report For Northwest Local of Hamilton County (47365)****Contact Information**

Superintendent Name: Darrell Yater  
 Superintendent Email: dyater@nwlsd.org  
 Superintendent Phone: (513) 923-1000  
 Contact Name (if different from Superintendent):  
 Contact Title:  
 Contact Email:  
 Contact Phone:

**K12 Enrollment**

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
<b>K</b>	690	687	608	579	557	600	657	617	589	644
<b>1</b>	680	720	695	644	622	596	659	640	586	605
<b>2</b>	692	673	679	710	673	642	621	633	630	591
<b>3</b>	683	695	666	699	700	702	651	634	616	635
<b>4</b>	657	695	689	648	720	690	716	664	602	627
<b>5</b>	648	673	693	705	647	743	709	707	640	608
<b>6</b>	693	673	671	684	692	656	766	715	680	662
<b>7</b>	737	723	688	675	678	712	696	766	700	696
<b>8</b>	749	751	689	674	667	688	730	688	744	696
<b>9</b>	789	865	814	786	707	686	731	737	678	759
<b>10</b>	751	719	738	736	717	722	702	688	721	671
<b>11</b>	703	758	586	610	642	613	642	562	594	633
<b>12</b>	752	687	618	555	637	628	619	620	565	576
<b>Ungraded</b>	19	26	15	8	13	23	22	21	19	18
<b>Total</b>	<b>9243</b>	<b>9345</b>	<b>8849</b>	<b>8713</b>	<b>8672</b>	<b>8701</b>	<b>8921</b>	<b>8692</b>	<b>8364</b>	<b>8421</b>

**All Day Kindergarten**

Do you offer kindergarten to all students, all day, every day?
yes

## Preschool Enrollment

Do you **house** Preschool/Pre-K students in your facilities, **including** Pre-K students in a program run by an ESC or other agency?  
yes

Please select your district's preschool funding sources:  
General Fund Tuition ECE Entitlement

Early Childhood Education (ECE) grant funding (known as entitlement and public preschool) is distributed by the Ohio Department of Education to districts to provide preschool services for 3- and 4-year old children of income eligible families.

Do you house Early Childhood Education (ECE) students in your facilities?

yes

Please provide ECE enrollment data:

Grade	2012–2013	2013–2014	2014–2015	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020	2020–2021	2021–2022
ECE	35	35	35	65	74	74	84	84	84	84

Is your District the ECE grantee yes

Do you house Pre-K students with disabilities in your facilities?

yes

Please provide enrollment data:

Grade	2012–2013	2013–2014	2014–2015	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020	2020–2021	2021–2022
Pre-K with disabilities	96	95	121	99	83	115	96	87	98	88

Do you house other Pre-K students in your facilities that are not students with disabilities and are not enrolled in ECE, or Federal Head Start (e.g., tuition-based or funded with other sources)?

yes

Please provide enrollment data:

Grade	2012–2013	2013–2014	2014–2015	2015–2016	2016–2017	2017–2018	2018–2019	2019–2020	2020–2021	2021–2022
Pre-K Other (not disabled, not enrolled in ECE, or Federal Head Start)	105	74	117	78	59	87	74	80	19	81

## Student Teacher Ratios

What are your district's current average student to teacher ratios for the following grade groups?

Include core teachers only.

- K–3 22 to 1
- 4–5 27 to 1
- 6–8 30 to 1
- 9–12 30 to 1

## Grade Configurations

PK through PK  
K through 5  
6 through 8  
9 through 12

## Students with Disabilities

### Definitions:

- **IE13** — Special Education outside the regular class less than 21% of the day.
- **IE14** — Special Education outside the regular class at least 21% of the day and no more than 60% of the day.
- **IE15** — Special Education outside the regular class more than 60% of the day.

Please provide the current school year enrollment for students with disabilities by ODE program code and grade configuration.

Code	PK-PK	K-5	6-8	9-12
<b>IE13</b>	48	339	229	380
<b>IE14</b>	0	27	29	74
<b>IE15</b>	16	102	40	62
<b>Total</b>	<b>64</b>	<b>468</b>	<b>298</b>	<b>516</b>

\*These students should be included in the October headcount

Does your District house additional students with disabilities from other school districts? (i.e., county programs, etc.) no

## Community Enrollment

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
<b>PreK</b>	0	0	0	0	0	0	0	0	0	2
<b>K</b>	50	45	70	53	64	74	45	41	58	44
<b>1</b>	41	45	38	44	35	51	40	35	43	43
<b>2</b>	35	41	39	36	38	35	39	35	35	34
<b>3</b>	19	32	45	30	36	37	34	21	33	26
<b>4</b>	30	18	37	33	29	33	31	30	39	29
<b>5</b>	21	28	24	32	33	34	22	28	35	30
<b>6</b>	19	29	35	29	31	41	27	20	37	28
<b>7</b>	28	28	25	33	31	41	34	25	24	30
<b>8</b>	30	34	49	30	39	29	31	31	33	18
<b>9</b>	33	42	64	66	43	44	26	16	31	22
<b>10</b>	30	32	57	39	37	38	34	25	27	27
<b>11</b>	34	38	53	57	43	52	31	31	27	23
<b>12</b>	36	36	49	59	51	47	61	35	49	42
<b>Ungraded</b>	0	2	0	1	0	0	0	1	0	0
<b>Total</b>	<b>406</b>	<b>450</b>	<b>585</b>	<b>542</b>	<b>510</b>	<b>556</b>	<b>455</b>	<b>374</b>	<b>471</b>	<b>398</b>

## Open Enrollment (In)

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
<b>Prek</b>	0	0	0	0	0	0	0	0	0	0
<b>K</b>	0	0	0	0	0	0	0	0	0	0
<b>1</b>	0	0	0	0	0	0	0	0	0	0

2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0
Ungraded	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0

### Open Enrollment (Out)

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Prek	0	0	0	3	2	1	1	2	4	2
K	17	10	12	17	15	12	23	6	15	14
1	8	13	15	13	15	14	11	24	14	14
2	5	10	12	15	15	10	17	12	30	15
3	5	7	12	21	20	20	8	14	18	29
4	7	7	10	16	24	20	15	7	26	13
5	6	10	4	14	19	18	20	16	17	20
6	1	15	13	9	23	19	16	21	24	11
7	8	10	16	11	13	28	19	14	31	19
8	4	17	15	22	12	21	25	25	25	31
9	7	15	34	22	27	20	24	31	40	27
10	7	17	21	38	26	30	20	29	36	36
11	11	17	23	21	39	31	34	24	41	32
12	11	27	23	26	26	42	34	39	36	43
Ungraded	0	0	0	0	1	1	0	0	1	1
Total	97	175	210	248	277	287	267	264	358	307

**JVS Enrollment**

Does your District belong to a JVSD? yes

Please select the JVSD your District belongs to: Butler Technology & Career Development Schools

Please provide enrollment for students attending JVS (or "Other") full or half-time.

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Full Time 11	100	99	100	96	82	90	87	120	102	115
Full Time 12	107	92	86	93	88	79	85	100	126	100
Total	207	191	186	189	170	169	172	220	228	215

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Half Time 11	0	0	0	0	0	0	0	0	0	0
Half Time 12	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0

**Career Technical Compact Enrollment**

Does your District belong to a Compact? no

## Career Tech Program Enrollment

**Include only those students who are considered "concentrators" or enrolled in a "pathway". Do NOT include students who are just taking one course.**

**Comprehensive Career Tech:** Students who attend academics and career technical programs in your district.

**On-Site Career Tech:** Students who attend academics in another district but attend career technical programs in your district.

**Satellite JVSD:** Same as Comprehensive Career Tech, but the program is sponsored and/or administered by the JVS District and housed by your District.

---



Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **JM-Allied Health and Nursing-Program Type 2** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	57	69	56	37	48	64	62	36	24	25
Satellite Career Tech 12	46	59	26	25	26	49	50	50	19	21
<b>Total</b>	<b>103</b>	<b>128</b>	<b>82</b>	<b>62</b>	<b>74</b>	<b>113</b>	<b>112</b>	<b>86</b>	<b>43</b>	<b>46</b>

Number of sections you offer: 6 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **C4-Business and Administrative Services-Program Type 1** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	55	51	52	36	45	68	39	53	68	129
Satellite Career Tech 12	39	46	59	31	82	83	69	116	94	120
<b>Total</b>	<b>94</b>	<b>97</b>	<b>111</b>	<b>67</b>	<b>127</b>	<b>151</b>	<b>108</b>	<b>169</b>	<b>162</b>	<b>249</b>

Number of sections you offer: 20 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **M1-Cosmetology-Program Type 4** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	0	0	24	23	21	20	25	22	23	22
Satellite Career Tech 12	0	0	12	13	11	12	17	15	20	16
<b>Total</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>36</b>	<b>32</b>	<b>32</b>	<b>42</b>	<b>37</b>	<b>43</b>	<b>38</b>

Number of sections you offer: 3 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **P1-Criminal Justice-Program Type 4** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	0	26	28	31	35	30	33	32	40	37
Satellite Career Tech 12	0	19	23	23	15	20	22	30	13	32
<b>Total</b>	<b>0</b>	<b>45</b>	<b>51</b>	<b>54</b>	<b>50</b>	<b>50</b>	<b>55</b>	<b>62</b>	<b>53</b>	<b>69</b>

Number of sections you offer: 8 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **L0-Culinary Arts-Program Type 4** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	0	0	0	0	22	18	17	27	20	22
Satellite Career Tech 12	0	0	0	0	35	29	35	42	26	16
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>47</b>	<b>52</b>	<b>69</b>	<b>46</b>	<b>38</b>

Number of sections you offer: 14 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **F6-Engineering and Design-Program Type 2** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	14	17	21	20	32	23	27	9	13	11
Satellite Career Tech 12	22	8	19	15	31	20	20	0	8	9
<b>Total</b>	<b>36</b>	<b>25</b>	<b>40</b>	<b>35</b>	<b>63</b>	<b>43</b>	<b>47</b>	<b>9</b>	<b>21</b>	<b>20</b>

Number of sections you offer: 10 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **J6-Exercise Science and Sports Medicine-Program Type 2** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	24	25	22	28	25	25	28	25	25	17
Satellite Career Tech 12	17	16	22	19	23	21	20	15	24	15
<b>Total</b>	<b>41</b>	<b>41</b>	<b>44</b>	<b>47</b>	<b>48</b>	<b>46</b>	<b>48</b>	<b>40</b>	<b>49</b>	<b>32</b>

Number of sections you offer: 5 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **R7-Operations-Program Type 6** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	29	43	29	23	37	20	37	26	31	18
Satellite Career Tech 12	20	38	32	14	32	18	18	8	16	32
<b>Total</b>	<b>49</b>	<b>81</b>	<b>61</b>	<b>37</b>	<b>69</b>	<b>38</b>	<b>55</b>	<b>34</b>	<b>47</b>	<b>50</b>

Number of sections you offer: 10 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no



Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **B0-Media Arts-Program Type 4** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	0	38	23	21	29	21	19	26	10	14
Satellite Career Tech 12	0	27	17	15	17	22	21	14	18	10
<b>Total</b>	<b>0</b>	<b>65</b>	<b>40</b>	<b>36</b>	<b>46</b>	<b>43</b>	<b>40</b>	<b>40</b>	<b>28</b>	<b>24</b>

Number of sections you offer: 4 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **N3-Programming & Software Development-Program Type 1** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	27	24	31	21	24	26	23	20	10	16
Satellite Career Tech 12	24	23	20	21	20	23	17	14	14	15
<b>Total</b>	<b>51</b>	<b>47</b>	<b>51</b>	<b>42</b>	<b>44</b>	<b>49</b>	<b>40</b>	<b>34</b>	<b>24</b>	<b>31</b>

Number of sections you offer: 5 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **DD-Structural Systems-Program Type 6** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	59	57	24	25	41	38	41	45	37	43
Satellite Career Tech 12	65	35	26	16	41	52	39	39	32	34
<b>Total</b>	<b>124</b>	<b>92</b>	<b>50</b>	<b>41</b>	<b>82</b>	<b>90</b>	<b>80</b>	<b>84</b>	<b>69</b>	<b>77</b>

Number of sections you offer: 11 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **T9-Ground Transportation-Program Type 6** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	15	12	17	16	15	16	18	24	18	15
Satellite Career Tech 12	17	14	15	14	11	13	18	8	17	14
<b>Total</b>	<b>32</b>	<b>26</b>	<b>32</b>	<b>30</b>	<b>26</b>	<b>29</b>	<b>36</b>	<b>32</b>	<b>35</b>	<b>29</b>

Number of sections you offer: 4 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

Do your district's students attend this program in your facilities? If so, please enter the 10-year enrollment numbers for the **G2 - Finance-Program Type 1** program. Please use your official October enrollment (as available) to update the table. For years 2019-2020 and on use your enrollment data from the first full week of October.:

Grade	Enrolled 2012– 2013	Enrolled 2013– 2014	Enrolled 2014– 2015	Enrolled 2015– 2016	Enrolled 2016– 2017	Enrolled 2017– 2018	Enrolled 2018– 2019	Enrolled 2019– 2020	Enrolled 2020– 2021	Enrolled 2021– 2022
Satellite Career Tech 11	30	28	28	28	31	32	31	30	27	23
Satellite Career Tech 12	35	27	22	27	29	31	30	25	27	27
<b>Total</b>	<b>65</b>	<b>55</b>	<b>50</b>	<b>55</b>	<b>60</b>	<b>63</b>	<b>61</b>	<b>55</b>	<b>54</b>	<b>50</b>

Number of sections you offer: 4 Notes:

Do you have students from outside districts coming to your district **ONLY** to take this career tech program? no

## Boundaries

Please list municipalities, townships, and any additional counties within the boundaries of your school district: Green Township, Springfield Township, Colerain Township

Has your District experienced changes in District-wide boundaries since 2004? no

## Growth

Do you expect significant growth in your District over the next 10 years? yes

We have 7 new housing developments going in our district in the next few years. A large apartment complex that was closed for renovations (which reduced our enrollment by approximately 200 students) is now open and accepting residents again. We also have opened our own online school (Northwest Online) this year.

## Additional Information

Please provide any additional information you feel may impact your District's future enrollment [i.e. private schools opening or closing]

## Submission Documents

The following are additional documents which may be useful in projecting your District's enrollment. Please check any documents you intend to provide for consideration and forward documents to:

Tracy Healy (thealy@futurethinkinc.com)

or

Future Think Inc.

5685 Tynecastle Loop

Dublin, 43016

☐ Return To District Print Report

**Please contact Tracy Healy (thealy@futurethinkinc.com, 614-264-2638) with any questions or concerns regarding the District Questionnaire.**



# Internal Routing Form

**Attn:** Executive Director

**Date:** 5-12-22

**Project(s):** Northwest (H)

**RE:** Request for Execution of Documents

☒ Project Agreement (for execution)

**These documents have been reviewed and approval is recommended by:**

**Janice Parker, Senior Planning Coordinator**

DS  
JSP 5/26/2022 7/14/2022  
Initial Date Approved

**Barbara Mattei-Smith, Chief Financial Officer**

DS  
BMS 6/13/2022  
Initial Date

**Jon Walden, Chief Legal Counsel**

DS  
JW 7/14/2022  
Initial Date

**Commission Approval** 5-26-22

**Controlling Board Approval** 7-11-22

- ☒ Executed MFP Resolution
- ☐ Executed 1/2 Mil Requirement
- ☒ Section V.A.7 Selection Option 6
- ☐ Maintenance Exhibit (if 2, 3, 4, 5 selected)

- ☒ Board President Signature
- ☒ Superintendent Signature
- ☒ Treasurer Signature

DS  
SE 6/23/2022

**Controlling  
Board****Ohio Facilities Construction Commission**  
Ohio Facilities Construction CommissionControlling Board Number  
**SFC0105005**Fiscal Year(s)  
**2023**Bill Number(s)  
**HB 597**Request Type: **Capital**  
**Agency Managed Project**Authorization Type  
**Other Statutory Authority/Bill Section**Status  
**Approved**Meeting Date  
**7/11/2022**

## Request Summary

The Ohio Facilities Construction Commission respectfully requests Controlling Board approval for a Master Facility Plan and amendment for the Expedited Local Partnership Program (ELPP) for Northwest Local School District, Hamilton County.

## Funding

Fiscal Year	Fund	ALI	Amount
-------------	------	-----	--------

## Explanation

The Commission is seeking approval pursuant to ORC 3318.04 for an Expedited Local Partnership Program (ELPP) master facility plan and amendment for the Northwest Local School District, Hamilton County, with a state share of \$78,949,604 and a local share of \$279,912,233. No state funds are required at this time. Upon Controlling Board approval and completion of the construction project, the school district will be issued a credit to be used once they enter OFCC's Classroom Facilities Assistance Program (CFAP). This would create a future liability for the state.

The Ohio Facilities Construction Commission passed a resolution on May 26, 2022 approving this request.

## Supplier / Release & Permit

## Project Budget

## Attachments

Type	File Name ( <a href="#">link</a> )
Other	<a href="#">Master Facility Plan for Northwest Local School</a>
Other	<a href="#">Approved Resolution for Northwest Local School Distirct</a>

## Supplier Questionnaire

## Agency Contact

Barbara Mattei-Smith,

Phone: 614-466-7746

Email: [barbara.mattei-smith@ofcc.ohio.gov](mailto:barbara.mattei-smith@ofcc.ohio.gov)

## Signatures

Cheryl J. Lyman

Date 06/21/2022

Agency Director/Authorized Agent

W. Hetch Zimpher

Date 07/11/2022

Controlling Board President





---

## **RESOLUTION 22-09**

---

### **THE OHIO FACILITIES CONSTRUCTION COMMISSION MAY 26, 2022**

#### **APPROVING A MASTER FACILITIES PLAN AND A PROJECT AGREEMENT AMENDMENT FOR PARTICIPATION IN THE EXPEDITED LOCAL PARTNERSHIP PROGRAM**

WHEREAS, pursuant to Chapter 123 of the Ohio Revised Code (ORC), the Ohio Facilities Construction Commission (Commission) administers the design and construction of improvements to public facilities of the state; and

WHEREAS, in accordance with ORC Chapter 3318, the Commission is granted authority to administer the Classroom Facilities Assistance Program (CFAP), and any other program created by legislative enactment, and to distribute funds appropriated by the General Assembly for construction of new school buildings, reconstruction and renovation of existing buildings; and

WHEREAS, ORC 3318.36 provides for the School Building Assistance Expedited Local Partnership Program (ELPP), under which school districts may make facility improvements with local funds prior to receiving assistance from the State under CFAP, and later deduct qualifying expenditures from its local share when it becomes eligible for participation in CFAP; and

WHEREAS, ORC section 3318.36 requires the Commission to conditionally approve a school district's project upon determining the classroom facilities needs and the basic project cost of those classroom facilities needs (the Master Facilities Plan) of the school district and its portion of that basic project cost, and to submit such conditional approval to the Controlling Board for approval thereof; and

WHEREAS, the Commission and the Controlling Board had previously approved a Master Facilities Plan and project agreement for the Northwest Local School District (School District) including the basic project cost and the School District's portion of the basic project cost, and the School District now requires an amendment to the Master Facilities Plan and project agreement; and

WHEREAS, the School District Board of Education (School District Board) has adopted resolutions certifying its decision and method for addressing the maintenance requirements of the classroom facilities included in the discrete portion of its Master Facilities Plan pursuant to ORC 3318.36(D)(2) or 3318.36(D)(3); and

WHEREAS, the School District Board has identified a discrete part of the Master Facilities Plan to undertake with local resources prior to the School District's eligibility for State assistance under CFAP; and

WHEREAS, it is the desire of the Commission and the School District Board to enter into an agreement whereby the Commission and the Board agree to the approved amended Master Facilities Plan, the basic cost of the amended Master Facilities Plan, and the amended discrete part of the Master Facilities Plan to be undertaken by the School District Board.

**NOW, THEREFORE BE IT RESOLVED THAT:**

1. The Commission approves the Amended Master Facilities Plan for the school district listed below.

<b>School District (County)</b>	<b>Amended Master Facilities Plan Scope</b>	<b>Amended Total Project Budget</b>
Northwest LSD (Hamilton) Amendment 1	Build 4 new ES to house grades PK-5, 2 new MS to house grades 6-8, and 2 new HS to house grades 9-12 and Career Tech. Renovate Monfort Heights ES to house grades K-5. Budget increase to Monfort Heights ES due to OSDM 2022 Cost Set and allowances. Scope to build new ES/MS to house grades PK-8 has been deleted. Scope to renovate Pleasant Run MS, White Oak MS to house grades 6-8 has been deleted and replaced with an allowance to abate/demolish. The scope to renovate Colerain HS and Northwest HS to house grades 9-12 and Career Tech, and the PA LFI has been deleted and replaced with an allowance to abate/demolish. Allowance to abate/demolish Bevis ES, Colerain ES, Houston ES, Pleasant Run ES, Struble ES, Taylor ES and Welch ES, and Colerain MS. Budget increase due to 2022 OSDM Cost Set for abatement and demolition of Colerain ES, Houston ES and Colerain MS. Abandon Weigel ES for other than K-12 instruction.	\$ 78,949,604 State Share \$ 279,912,233 Local Share <b>\$ 358,861,837 Total</b>

2. The Commission hereby approves the amendment to the ELPP Project Agreement with the school district listed below to construct a discrete part of their Master Facilities Plan in the amount listed below.

<b>School District (County)</b>	<b>Amended Discrete Portion Project Scope</b>	<b>Amended Total Discrete Portion Project Budget</b>
Northwest LSD (Hamilton) Amendment 1	Build 4 new ES to house grades PK-5 and 2 new MS to house grades 6-8. Partial renovations to complete renovations to Monfort ES to house grades K-5. Budget increase to Monfort Heights ES due to OSDM 2022 Cost Set and allowances. Allowance to abate/demolish Bevis ES, Colerain ES, Pleasant Run ES, Struble ES, Taylor ES and Welch ES, and Colerain MS. The budget to renovate Pleasant Run MS and White Oak MS to house grades 6-8 has been deleted and replaced with an allowance to abate/demolish. The scope to renovate Colerain HS and Northwest HS to house grades 9-12 and Career Tech, and the PA LFI has been deleted.	<b>\$ 210,099,848</b>

3. Following the adoption of this Resolution, the Commission authorizes the Executive Director, or a designee, to sign on behalf of the Commission the ELPP Project Agreement Amendment with the above listed School District Board and to take actions necessary for the performance of the Agreement.

Resolution 22-09  
May 26, 2022  
Page 3 of 3

In witness thereof, the undersigned certifies the foregoing Resolution was duly adopted at an open meeting held on May 26, 2022 by the members of the Ohio Facilities Construction Commission.



Kimberly Murnieks, Chair



**MASTER FACILITY PLAN AMENDMENT**  
Expedited Local Partnership Program  
**Northwest Local School District (Hamilton)**  
**May, 2022**

**Amendment 1**

ORIGINAL MFP SCOPE & ENROLLMENT (per executed project agreement dated May 11, 2016)			ORIGINAL MFP LFI	ORIGINAL MFP BUDGET	MODIFIED MFP SCOPE & ENROLLMENT		FIRST MODIFIED MFP LFI	FIRST MODIFIED MFP BUDGET CHANGE	MODIFIED MFP BUDGET
Building	Original Scope	Original Enrollment			Modified Scope	Modified Enrollment			
New Elementary 1 (New Pleasant Run)	Build new to house grades PK thru 5.	900	\$0	\$21,014,698	No change. Completed under Phase 1.	900	\$0	\$0	\$21,014,698
New Elementary 2 (New Struble)	Build new to house grades PK thru 5.	900	\$0	\$21,014,698	No change. Completed under Phase 1.	900	\$0	\$0	\$21,014,698
New Elementary 3 (New Taylor)	Build new to house grades PK thru 5.	900	\$0	\$21,014,698	No change. Completed under Phase 1.	900	\$0	\$0	\$21,014,698
New Elementary/Middle	Build new to house grades PK thru 8.	1,499	\$0	\$38,840,531	The budget to build one new elementary/middle school to house grades PK thru 8 (\$38,840,531) and the allowance for site safety (\$300,000) has been removed.	0	\$0	(\$38,840,531)	(\$0)
Monfort Heights Elementary School	Renovate to house grades K thru 5 (includes a LEED allowance in the amount of \$264,138).	702	\$0	\$3,014,023	Budget increase due to the 2022 OSDM cost set update. The allowance for LEED has been increased (from \$264,138 to \$408,999). An allowance for an Enhanced ADA Playground Surface (\$210,600), ERRCS (\$95,353), Enhanced Reprogramming (\$337,037) and Storm Shelter (\$536,067) has been added to the budget.	702	\$0	\$13,048,547	\$16,062,571
Pleasant Run Middle School	Renovate to house grades 6 thru 8 (includes a LEED allowance in the amount of \$319,899).	639	\$0	\$14,915,030	The budget to renovate this facility to house grades 6 thru 8 (\$14,595,131) and the allowance for LEED (\$319,899) has been removed and replaced with an allowance to abate and demolish.	0	\$0	(\$13,959,227)	\$955,803
White Oak Middle School	Renovate to house grades 6 thru 8 (includes a LEED allowance in the amount of \$276,940).	539	\$0	\$15,158,836	The budget to renovate this facility to house grades 6 thru 8 (\$14,881,897) and the allowance for LEED (\$276,940) has been removed and replaced with an allowance to abate and demolish.	0	\$0	(\$14,116,714)	\$1,042,122
Colerain High School	Renovate to house grades 9 thru 12 & Career Tech (includes a LEED allowance in the amount of \$856,361).	1,466	\$1,137,661	\$38,654,974	The scope to renovate this facility to house grades 9 thru 12 & Career Tech (\$38,936,274), the allowance for LEED (\$856,361) and the PA LFI (\$1,137,661) has been removed and replaced with an allowance to abate and demolish.	0	(\$1,137,661)	(\$35,942,939)	\$2,712,035
Northwest High School	Renovate to house grades 9 thru 12 & Career Tech (includes a LEED allowance in the amount of \$640,689).	1,151	\$524,506	\$27,670,500	The scope to renovate this facility to house grades 9 thru 12 & Career Tech (\$27,974,682), the allowance for LEED (\$640,689) and the PA LFI (\$524,506) has been removed and replaced with an allowance to abate and demolish.	0	(\$524,506)	(\$25,767,427)	\$1,903,073
Bevis Elementary School	Allowance to abate and demolish.	0	\$0	\$521,084	No change. Completed under Phase 1.	0	\$0	\$0	\$521,084
Colerain Elementary School	Allowance to abate and demolish.	0	\$0	\$2,231,312	Budget increase due to the 2022 OSDM cost set update.	0	\$0	\$556,815	\$2,788,127
Houston Elementary School	Allowance to abate and demolish.	0	\$0	\$518,306	Budget increase due to the 2022 OSDM cost set update.	0	\$0	\$189,549	\$707,855
Pleasant Run Elementary School	Allowance to abate and demolish.	0	\$0	\$549,663	No change. Completed under Phase 1.	0	\$0	\$0	\$549,663
Struble Elementary School	Allowance to abate and demolish.	0	\$0	\$556,918	No change. Completed under Phase 1.	0	\$0	\$0	\$556,918
Taylor Elementary School	Allowance to abate and demolish.	0	\$0	\$635,792	No change. Completed under Phase 1.	0	\$0	\$0	\$635,792
Welch Elementary School	Allowance to abate and demolish.	0	\$0	\$429,439	No change. Completed under Phase 1.	0	\$0	\$0	\$429,439
Colerain Middle School	Allowance to abate and demolish.	0	\$0	\$792,835	Budget increase due to the 2022 OSDM cost set update.	0	\$0	\$276,121	\$1,068,956
Weigel Elementary School	Abandon (other than K thru 12 instruction).	0	\$0	\$0	No change.	0	\$0	\$0	\$0
New Elementary 4 (New Colerain E)					Build new to house grades PK thru 5.	737	\$0	\$29,092,094	\$29,092,094
New Middle School 1 (Colerain M)					Build new to house grades 6 thru 8.	1,165	\$0	\$51,748,358	\$51,748,358
New Middle School 2 (Pleasant Run M)					Build new to house grades 6 thru 8.	900	\$0	\$41,604,828	\$41,604,828
New High School 1 (Colerain H)					Build new to house grades 9 thru 12 (995) & Career Tech (350).	1,345	\$0	\$74,066,644	\$74,066,644
New High School 2 (Northwest H)					Build new to house grades 9 thru 12 (800) & Career Tech (337).	1,137	\$0	\$69,372,381	\$69,372,381
Original Enrollment 2020-2021		8,696	\$1,662,166	\$207,533,339	Modified Enrollment/Budget 2031-2032	8,686	(\$1,662,167)	\$151,328,498	\$358,861,837

MODIFIED MFP BUDGET	State % 22%		Local % 78%	
	Total \$	State \$	Local \$	
Original MFP Budget	\$207,533,339	\$45,657,335	\$161,876,004	
Modified MFP Budget Change	\$151,328,498	\$33,292,270	\$118,036,228	
<b>MODIFIED MFP BUDGET</b>	<b>\$358,861,837</b>	<b>\$78,949,604</b>	<b>\$279,912,233</b>	

The original master facilities plan included building four new elementary schools, and renovation of one elementary and the middle and high school buildings. Following the completion and success of the three new elementary schools from ELPP Phase 1, the District completed an extensive community engagement process with a Community Advisory and Educational Visioning teams to update the District's master facility plan. The teams examined the district's building needs, discussed 21st Century educational needs, and the types of learning spaces needed to prepare students for the future to develop several master plan options. Based on the recommendations of the Advisory Team and community surveys, the District requested to update the master facility plan to replace all but one existing elementary school to provide building equity across all buildings, expand academic offerings, and establish operational efficiency.