

Master Plan Name Franklin City SD (Warren) - ELPP - Discrete Portion OFCC 06-25-20 CB 07-27-20
 Program ELPP 2020-04-30 0 (Active)
 Rank 261
 School District Franklin City School District
 School District IRN 44008
 County Warren County
 Cost Region 1 (New Construction Cost Factor: 96.66%)
 Cost Set 2019
 Bracketing Set 2019
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2029-2030	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	40				
K	224	PK-12	2942	1472	1470
1	234	PK-5	1470	0	1470
2	239	6-8	761	761	0
3	240	9-12	711	711	0
4	246	PK-8	2231	761	1470
5	247	6-12	1472	1472	0
6	244	CT	111	111	0
7	256				
8	261				
9	243				
10	230				
11	122				
12	116				
CT Offsite	51				
CT Low Bay Comprehensive	60				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	3053				

Project Scope:

Renovate Franklin High to house grades 6-8
 Build one (1) new High School for grades 9-12 with Career Tech

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).

Building	Allowance	
New High School	Site Safety Allowance	\$300,000.00
New High School	Storm Shelter allowance (hardening 5,698 SF)	\$384,962.45
New High School	Emergency Responder Radio Coverage Systems for 128,708 SF	\$128,708.00
Franklin High	Site Safety Allowance	\$300,000.00
Franklin High	Swing Space Allowance	\$572,274.00
Franklin High	LEED Allowance for building renovation	\$553,912.90
Franklin High	Storm Shelter allowance (hardening 5,198 SF)	\$480,925.91
Franklin High	Emergency Responder Radio Coverage Systems for 120,209 SF	\$120,209.00

	Franklin High		New High School
	Master Planning Considerations		New High
Building	Expedited Local Partnership Program (ELPP)		—
Program	2019		—
Cost Set	Resource International, Inc.		—
Assessing Consultant	High		High
Type	26.11		—
Acres	9-12		—
Grades Housed	947		—
Current Enrollment	<input type="checkbox"/> 1968 Original Construction 65% 118,935 ft²		—
Additions to Demolish	<input type="checkbox"/> 1969 Classroom Addition 57% 14,502 ft²		—
	<input type="checkbox"/> 1991 Auditorium Addition 55% 11,292 ft²		—
	<input type="checkbox"/> 1991 Auditorium Fixed Seating Addition 36% 7,886 ft²		—
Grades Housed - Proposed	6-9	9-12, CT Offsite, CT Low Bay Comprehensive	
Projected Enrollment	761	711	
CT Projected Enrollment	—	111	
Scope of Work	Renovate	Build New	
CEFPI Rating	Borderline	—	
Existing ft²	152,615	—	
Cost/ft² (DM)	\$245.65	—	
Cost to Replace	\$37,489,874.75	\$0.00	
Cost to Renovate	\$23,782,976.23	—	
Reprogramming	\$0.00	\$0.00	
Renovate+Replace	63%	—	
Right Replacement	\$25,416,686.49	—	
Right Ratio	98%	—	
Addition Required	No	No	
	Addition 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)	761 x 140.96 = 107,271	— x = 0	
High (9-12)	— x = 0	711 x 165.92 = 117,969	
Career Technical Core Space	— x = 0	111 x 96.75 = 10,739	
Total ft² Required	107,270.56	128,708.37	
ft² Existing	152,615	—	
Large Group Restroom Fixture Replacement	No	No	
Comprehensive Vocational	No	Yes	
Oversized ft²	20,824	—	
Less Oversized ft²	131,791	—	
CT ft² Existing	—	—	
CT ft² Not Programmed	—	—	
Less CT ft²	131,791	—	
Addition ft²	-24,520	128,708	
Cost per ft²	\$0.00	see below	
Total Addition Cost	—	—	
	Cost of Additions	Cost to Rebuild	
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost	
Elementary (PK-5)	x = \$0.00	0 x = \$0.00	
Middle (6-8)	x = \$0.00	0 x = \$0.00	
High (9-12)	x = \$0.00	128,708.37 x \$245.65 = \$31,617,211.09	
Career Technical Program Space	—	—	
CT Existing ft²	—	—	
CT New ft²	—	3,051.28	
CT Total ft²	—	3,051	
CT Program Total	\$0.00	\$831,766.66	
Total Proposed ft²	128,095	131,760	
Total to Rebuild	\$0.00	\$31,617,211.09	
Total to Rebuild All Buildings	—	—	
Cost to Reno & Reprogram	\$23,782,976.23	\$0.00	
Total Addition Cost	—	—	
Total Career Technical	\$0.00	\$831,766.66	
Project Cost	\$23,782,976.23	\$32,448,977.75	
Asbestos Abatement	\$0.00	\$0.00	
Demolition	\$0.00	\$0.00	
Exclude Storm Shelter	—	—	
Specific Allowance	\$2,027,321.81	\$813,670.45	
Total Building Cost	\$25,810,298.04	\$33,262,648.20	
Page Subtotal	\$59,072,946.24	—	
General Allowance	\$0.00	—	
Project Agreement LFI	\$9,581,449.44	—	
Co-Funded Project	\$49,491,496.80	—	
Total Project Cost	\$59,072,946.24	—	

Building Summary - Franklin High (12310)

District: Franklin City SD					County: Warren		Area: Southwestern Ohio (1)	
Name: Franklin High					Contact: Ms. Kelli Fromm			
Address: 750 East Fourth Street Franklin, OH 45005					Phone: (937) 743-8610			
Bldg. IRN: 12310					Date Prepared: 2018-08-10		By: Julie Apt	
					Date Revised: 2020-02-21		By: Paul Brown	
Current Grades		9-12	Acreage:		26.11		Suitability Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		45			
Current Enrollment		947	Classrooms:		42			
Projected Enrollment		N/A						
Addition		Date	HA	Number of Floors	Current Square Feet			
Original Construction		1968	2	2	118,935			
Classroom Addition		1969	2	1	14,502			
Auditorium Addition		1991	1	1	11,292			
Auditorium Fixed Seating Addition		1991	1	1	7,886			
Total					152,615			
*HA =		Handicapped Access						
*Rating =1		Satisfactory						
		=2 Needs Repair						
		=3 Needs Replacement						
*Const P/S =		Present/Scheduled Construction						
FACILITY ASSESSMENT					Dollar Assessment C			
Cost Set: 2019		Rating						
A. Heating System		3		\$5,341,525.00				
B. Roofing		3		\$1,495,176.00				
C. Ventilation / Air Conditioning		2		\$30,000.00				
D. Electrical Systems		3		\$1,237,707.65				
E. Plumbing and Fixtures		3		\$1,220,559.00				
F. Windows		2		\$25,465.00				
G. Structure: Foundation		2		\$2,688.00				
H. Structure: Walls and Chimneys		2		\$218,515.90				
I. Structure: Floors and Roofs		1		\$0.00				
J. General Finishes		3		\$4,300,994.37				
K. Interior Lighting		3		\$991,997.50				
L. Security Systems		3		\$607,206.65				
M. Emergency/Egress Lighting		3		\$152,615.00				
N. Fire Alarm		3		\$343,383.75				
O. Handicapped Access		3		\$501,023.00				
P. Site Condition		3		\$630,613.00				
Q. Sewage System		1		\$0.00				
R. Water Supply		1		\$0.00				
S. Exterior Doors		2		\$80,000.00				
T. Hazardous Material		3		\$172,103.00				
U. Life Safety		3		\$468,528.00				
V. Loose Furnishings		3		\$940,738.50				
W. Technology		3		\$1,013,103.00				
X. Construction Contingency / Non-Construction Cost				\$4,830,833.43				
Total					\$24,604,775.75			
							Section	
							Points Possible	
							Points Earned	
							Percentage	
							Rating Category	
Cover Sheet					—		—	
1.0 The School Site					100		61%	
2.0 Structural and Mechanical Features					200		109	
3.0 Plant Maintainability					100		54%	
4.0 Building Safety and Security					200		121	
5.0 Educational Adequacy					200		118	
6.0 Environment for Education					200		127	
LEED Observations					—		—	
Commentary					—		—	
Total					1000		590	
C=Under Contract								
Existing Square Feet							152,615	
Cost per Sq. Ft.							\$245.65	
Renovation Cost Factor							96.66%	
Cost to Renovate (Cost Factor applied)							\$23,782,976.24	
Reprogramming Cost							\$0.00	
Cost to Renovate w/ Reprogramming							\$23,782,976.24	
Cost to Replace							\$37,489,874.75	
Renovate/Replace							63.44%	
[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 - Franklin City SD (44008) - Franklin High (12310)

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 (1968)		28342		10147	3454		4302	2978						
Classroom Addition (1969)		1280												7067
Auditorium Addition (1991)		1137												
Auditorium Fixed Seating Addition (1991)	7886													
Total	7,886	30,759	0	10,147	3,454	0	4,302	2,978	0	0	0	0	0	7,067
Master Planning Considerations		There are no readily evident conditions that might significantly effect master planning with regard to the site. The overall site is 26.11 acres, due to the size of the existing site building expansion is not recommended.												

Master Plan Worksheets for Franklin High

Reprogramming

Building Name:	Franklin High
Current Grades Housed:	9-12 ()
Existing Building Size (SF):	152,615
OSDM Required Building Size:	107,270.56
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
Middle School	761

Oversized Spaces Review						
OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Corridors	30,759	23,136	7,623	46,272	0	
Ag Ed		1,300	0	2,600	0	
Gymnasium	10,147	8,500	1,647	12,750	0	
Media Center	3,454	2,664	790	5,328	0	
Vocational		1,300	0	2,600	0	
Student Dining	4,302	3,805	497	7,610	0	
Kitchen	2,978	2,664	314	5,328	0	
Auxiliary Gym	7,067	5,000	2,067	7,500	0	
Non-OSDM Space	Actual Size	Size Per Design Manual	Oversized Amount	Co-Funded	LFI	
Auditorium Fixed Seating Addition	7,886	0	7,886	07,886		
Total Oversized			20,824	7,886		

Reprogramming Costs	
HARD COST SUB-TOTAL	\$0.00
CONSTRUCTION CONTINGENCY	\$0.00
SOFT COSTS (16.29%)	\$0.00
COST REGION ADJUSTMENT (96.66%)	\$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	0	0.00%		\$0.00	\$0.00
Ag Ed		0.00%		\$19.49	\$0.00
Gymnasium	0	0.00%	0	\$19.49	\$0.00
Media Center	0	0.00%	0	\$19.49	\$0.00
Vocational		0.00%		\$0.00	\$0.00
Student Dining	0	0.00%	0	\$19.49	\$0.00
Kitchen	0	0.00%	0	\$60.00	\$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	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 \$21,450.00
 Conversion to 1-5 Classroom per Room \$7,700.00
 Large Group Restroom conversion per SF \$13.00

Total Students
 Est. Classrooms

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

LEED

Building Name: Franklin High
 Current Grades Housed: 9-12 ()
 Existing Building Size (SF): 152,615
 Demolished Additions: 0
 Cost Per SF: \$245.65
 Cost To Replace: \$37,489,874.75
 Leed Allowance: \$553,912.90
 OSDM Required Bldg Size: 107,270.56
 Additional SF: 0

LEED Allowance Funded and Project Agreement LFI

Level	Required SF
Middle School	107,270.56
CT Program SF Required	0
Total	107,270.56
Level	SF Addition
Middle School	0
CT Program New	0
Total SF Addition:	0
Total SF Required:	107,270.56
Total SF Addition:	0
SF Required minus SF Addition:	107,270.56

Oversized Spaces

Co-Funded SF: 12,938
 Non-Co-Funded SF: 7,886
 Total SF Oversized Spaces: 20,824

Excess Space

Excess Space SF: 24,520
 Excess SF Space CT: 0
 Total SF Excess Space: 24,520

LEED Allowance for Co-fundable Spaces:

Total SF Required minus SF Addition: 107,270.56
 Oversized Co-funded SF: 12,938
 Total Co-fundable SF: 120,209
 Total SF x Cost / SF: $120,209 \times \$245.65 = \$29,529,340.85$
 1.5% LEED Allowance: $\$29,529,340.85 \times 98.5\% \times 1.5\% = \$436,296.01$

LEED Allowance for Non-Cofundable Spaces:

Non-Cofunded SF - : Auditorium Fixed Seating Addition 7886
 Total SF x Cost / SF: $7886 \times 245.65 = \$1,937,195.90$
 1.5% LEED Allowance: $\$1,937,195.90 \times 98.5\% \times 1.5\% = \$28,622.07$

Non-Cofunded SF: Excess Space 24,520
 Total SF x Cost / SF: $24,520 \times \$245.65 = \$6,023,338.00$
 1.5% LEED Allowance: $6,023,338 \times 98.5\% \times 1.5\% = \$88,994.82$

Non-Cofunded SF: Excess Building Component OSDM Space 0
 Total SF x Cost / SF: $0 \times 245.65 = \$0.00$
 1.5% LEED Allowance: $\$0.00 \times 98.5\% \times 1.5\% = \0.00

LEED Allowance Co-fundable: \$436,296.01
 LEED Allowance Non-Cofundable: \$117,616.89
 Total LEED Allowance: \$553,912.90

Co-Funded Oversized Spaces: Oversized Amount

Corridors	7,623
Ag Ed	0
Gymnasium	1,647
Media Center	790
Vocational	0
Student Dining	497
Kitchen	314
Auxiliary Gym	2,067
Total	12,938

Non-Cofunded Oversized Spaces: Oversized Amount

Corridors	0
Ag Ed	0
Gymnasium	0
Media Center	0
Vocational	0
Student Dining	0
Kitchen	0
Auxiliary Gym	0
Auditorium Fixed Seating Addition	7,886
Total	7,886

Cost Data

Complete Building Cost Data

Total Cost To Renovate	\$23,782,976.24
M	\$152,615.00
N	\$343,383.75
U fire suppression ONLY	\$378,528.00
Subtotal	\$874,526.75
Contingency	\$61,216.87
Non-Construction Costs	\$152,432.64
Regional Cost Factor	-\$36,345.09
Total Life Safety Cost	\$1,051,831.17
less total non-cofunded PALFI life safety	\$30,825.71
Total Co-Funded Life Safety Cost	\$1,021,005.46

Auditorium Fixed Seating Addition

Cost to Renovate (Cost Factor applied):	\$728,494.58
M	\$7,886.00
N	\$17,743.50
U fire suppression ONLY	\$0.00
Sub Total	\$25,629.50
Contingency	\$1,794.07
Non-Construction Costs	\$4,467.30
Regional Cost Factor	-\$1,065.16
non-cofunded PALFI life safety	\$30,825.71
Non-OSDM LEED Costs:	\$28,622.07

PALFI

Total Enrollment	761
Middle School SF Required	107,270.56
CT Program SF Required	0
Existing Building SF	152,615
Total Oversized	20,824
Total Usable Building SF:	131,791
Addition or (Excess Space) SF:*	-24,520

* No addition or excess space if between 1,000 SF and -1,000 SF

LFI Calculation - Excess SF

Building SF:**	144,729
Renovation Costs	\$23,054,481.66
Reprogramming Costs	\$0.00
Cost per SF to Renovate	\$159.29
Life Safety Costs	\$1,021,005.46
Co-Funded Life Safety Cost per SF	\$7.05
LFI Cost per SF	\$152.24
LEED Cost per SF	\$3.63

** Building SF does not include non-OSDM spaces

Project Agreement LFI For Non-OSDM Spaces Summary

Auditorium Fixed Seating Addition	
Cost to renovate space: Auditorium Fixed Seating Addition	\$697,668.87
LEED Costs for Space: Auditorium Fixed Seating Addition	\$28,622.07

Project Agreement LFI Excess Square Foot Summary

Total Excess Square Footage Renovation PALFI:	\$3,732,924.80
Total Excess Square Footage LEED PALFI:	\$89,007.60
TOTAL PALFI for:Franklin High	\$4,548,223.34

Project Agreement LFI Excess Square Foot Spaces

Excess Building	
Cost To Renovate Space 24,520 SF @ \$152.24/SF	\$3,732,924.80
LEED Cost For Space 24,520 SF @ \$3.63/SF	\$89,007.60
Corridors	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Ag Ed	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Gymnasium	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Media Center	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Vocational	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Student Dining	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Kitchen	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Auxiliary Gym	
Cost To Renovate Space 0 SF @ \$152.24/SF	\$0.00
LEED Cost For Space 0 SF @ \$3.63/SF	\$0.00
Non OSDM Spaces In OSDM Additions	
Cost to renovate space: 0 SF @ \$152.24/SF	\$0.00
LEED Costs for Space: 0 SF @ \$3.63/SF	\$0.00
Total Excess Square Footage Renovation PALFI:	\$3,732,924.80
Total Excess Square Footage LEED PALFI:	\$89,007.60

100% Cap

Project Agreement Locally Funded Initiatives — Renovation

Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxiliary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Auditorium Fixed Seating Addition	\$697,668.87
Excess SF from Webtool	\$3,732,924.80
Total Renovation PALFI	\$4,430,593.67

Project Agreement Locally Funded Initiatives — LEED Costs

Corridors	\$0.00
Ag Ed	\$0.00
Gymnasium	\$0.00
Media Center	\$0.00
Vocational	\$0.00
Student Dining	\$0.00
Kitchen	\$0.00
Auxiliary Gym	\$0.00
Non OSDM Spaces In OSDM Additions	\$0.00
Auditorium Fixed Seating Addition	\$28,622.07
Excess SF from Webtool	\$89,007.60
Total LEED PALFI	\$117,629.67

Right Ratio Calculations

Cost of Renovation	\$23,782,976.24
Reprogramming	\$0.00
LEED Allowance	\$553,912.90
Non-Optional Demo Allowance	\$0.00
Non-Optional Abatement	\$0.00
Addition Cost	\$0.00
Other (specific allowances & manual LFIs as indicated)	\$1,155,047.81
Total Building Cost	\$25,491,936.95
Total LFI's/Building	\$4,548,223.34
Revised Project Cost	\$20,943,713.61
Right Replacement	\$25,416,686.49
100% Cap Differential	-\$4,472,972.88

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	—
MS enrollment	761
HS enrollment	—
CTS enrollment	—
Staff	81
Total occupants	842
SF required for occupants (@ 5 SF / occupant)	4,210
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	4,314
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	5,198
Required SF with mechanical area (+ 0.0%)	5,198
Total Required SF (+ 0.0% construction factor)	5,198
SF cost (@ \$88.03 / SF hardened)	\$457,543.88
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$497,543.88
Total storm shelter cost (× 96.66% regional cost factor for Southwestern Ohio)	\$480,925.91

Master Plan Worksheets for New High School

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	—
MS enrollment	—
HS enrollment	711
CTS enrollment	111
Staff	103
Total occupants	925
SF required for occupants (@ 5 SF / occupant)	4,625
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	4,729
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	5,698
Required SF with mechanical area (+ 0.0%)	5,698
Total Required SF (+ 0.0% construction factor)	5,698
SF cost (@ \$62.88 / SF hardened)	\$358,264.48
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$398,264.48
Total storm shelter cost (× 96.66% regional cost factor for Southwestern Ohio)	\$384,962.45

Program of Requirements for New High School (Franklin City SD (Warren) - ELPP - Discrete Portion OFCC 06-25-20 CB 07-27-20)

SF per Student		
POR SF/Student	50.85	(not to exceed Maximum Allowable)
Maximum Program SF/Student	50.85	(Maximum Allowable)
OSDM Bracketed SF/Student	147.81	

General Info	
Number Of Students Low Bay	60
Number Of Students High Bay	0
Number of High School Students	711
Funded Programs Low Bay (50:1)	1
Funded Programs High Bay (30:1)	0
Career Tech Excess SF	

Square Footage		
Total POR SF	3,051	(not to exceed Maximum Allowable)
Maximum Program SF	3,051	(Maximum Allowable)
OSDM Bracketed SF	8,869	

	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 2													
Engineering and Design	F6	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,310	2,310	\$659,412.60	\$659,412.60	2,310
Net Program Space Total		0	0				0.00	\$0.00	2,310	2,310	\$659,412.60	\$659,412.60	2,310
Building Services Spaces													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$262.22)	Final Sf	
Mechanical Electrical 5%		0							115.50		\$30,286.41	115.5	
Corridors 14%		0							323.40		\$84,801.95	323.4	
Building Services Spaces Subtotal		0							438.9		\$115,088.36	438.9	
Building Gross Square Footage													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$262.22)	Final Sf	
Net Program Space + Building Services Spaces (From Above)		0							2,748.9				
Construction Factor (11% Of Additional And Indoor)		0.00							302.38		\$79,290.08	302.38	
POR Totals													
		Existing Indoor SF							Proposed New Indoor SF		Cost(\$262.22)	Final Sf	
Net Program		0							2,310		\$659,412.60	2,310	
Regional Cost Factor 96.66%											-\$22,024.38		
Building Services Spaces		0							438.9		\$115,088.36	438.9	
Construction Factor		0.00							302.38		\$79,290.08	302.38	
Total		0							3,051.28		\$831,766.66	3,051	

[POR Worksheet](#)

Specific Allowances for Master Plan Franklin City SD (Warren) - ELPP - Discrete Portion OFCC 06-25-20 CB 07-27-20 - Franklin City SD

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Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
Franklin High	Site Development	Site Safety Allowance	\$300,000.00		Base CM & A/E Services	no
Franklin High	Swing Space	Swing Space Allowance	\$572,274.00		Base CM & A/E Services	no
Franklin High	LEED	LEED Allowance for building renovation	\$553,912.90		Base CM & A/E Services	yes
Franklin High	Storm Shelter	Storm Shelter allowance (hardening 5,198 SF)	\$480,925.91		Base CM & A/E Services	yes
Franklin High	ERRCS	Emergency Responder Radio Coverage Systems for 120,209 SF	\$120,209.00		Base CM & A/E Services	yes
[New] New High School	Site Development	Site Safety Allowance	\$300,000.00		Base CM & A/E Services	no
[New] New High School	Storm Shelter	Storm Shelter allowance (hardening 5,698 SF)	\$384,962.45		Base CM & A/E Services	yes
[New] New High School	ERRCS	Emergency Responder Radio Coverage Systems for 128,708 SF	\$128,708.00		Base CM & A/E Services	yes
Total			\$2,840,992.26			
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Project Agreement LFIs for Master Plan Franklin City SD (Warren) - ELPP - Discrete Portion OFCC 06-25-20 CB 07-27-20 - Franklin City SD

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Project Agreement LFIs

Building	Name	Amount	Comments	Include in 100% Cap
Franklin High	PALFI - Credit reduction apportioned to 6-8 Middle School for difference in potential creditable base plan and district preferred plan	\$2,949,877.17		no
New High School	PALFI - Credit reduction apportioned to 9-12 High School for difference in potential creditable base plan and district preferred plan	\$2,083,348.93		no
Franklin High	Cost to renovate space Excess Building SF	\$3,732,924.80		
Franklin High	LEED Costs Excess Building SF	\$89,007.60		
Franklin High	Cost to renovate space Auditorium Fixed Seating Addition	\$697,668.87		
Franklin High	LEED Costs for space Auditorium Fixed Seating Addition	\$28,622.07		
Total		\$9,581,449.44		

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