

Master Plan Name Chardon_Local_Geauga_ELPP_Draft_Master_Plan_04_09_19
 Program ELPP 2019-03-14 (Active)
 Rank 552
 School District Chardon Local School District
 School District IRN 47183
 County Geauga County
 Cost Region 8 (New Construction Cost Factor: 104.88%)
 Cost Set 2019 (for everything)
 Bracketing Set 2019
 Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2023-2024	Grade Configurations			Placed	Remaining
		Grades	Total	Placed		
PK	33					
K	159	PK-12	2526	2526	0	
1	166	PK-5	1124	1124	0	
2	175	6-8	589	589	0	
3	185	9-12	813	813	0	
4	184	PK-8	1713	1713	0	
5	222	6-12	1402	1402	0	
6	195	CT	47	47	0	
7	188					
8	206					
9	210					
10	215					
11	182					
12	206					
CT Offsite	47					
CT Low Bay Comprehensive	0					
CT High Bay Comprehensive	0					
CT Low Bay Onsite	0					
CT High Bay Onsite	0					
Total	2573					

Project Scope:

- Build 1 New Middle/High School to house grades 6-12.
- Build 1 New Elementary to house grades PK-5.
- Allowance to Abate/Demolish Hambden Elementary, Maple Elementary, Munson Elementary, Park Elementary, Chardon Middle School and Chardon High School.

Master Planner Commentary:

- Master plan utilizes 2019 OSDM Cost Set and Bracketing.
- The project budget for new buildings shown on this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver Certification (with a preference for attaining points in the Energy and Atmosphere Categories).
- 1 Site Safety Allowance included in this plan. Please see Specific Allowance for details.
- Master Plan based on District Accepted Enrollment Projections, dated April, 2, 2019 (2023-24 planning year).
- Enhanced Environmental Assessment (EEA) completed February 2017.

Building	Allowance
New PK-5 Storm Shelter allowance (hardening 7,558 SF)	\$540,379.97
New PK-5 Emergency Responder Radio Coverage Systems for 121,493 SF	\$121,493.00
New 6-12 Site Safety Access Allowance	\$300,000.00
New 6-12 Storm Shelter allowance (hardening 9,847 SF)	\$691,346.52
New 6-12 Emergency Responder Radio Coverage Systems for 212,683 SF	\$212,683.00

Building	Hambden Elem			Maple Elem			Munson Elem			Park Elem		
Program	Expedited Local Partnership Program (ELPP) [2019]			Expedited Local Partnership Program (ELPP) [2019]			Expedited Local Partnership Program (ELPP) [2019]			Expedited Local Partnership Program (ELPP) [2019]		
Assessing Consultant	Hammond Construction			Hammond Construction			Hammond Construction			Hammond Construction		
Type	Elementary			Elementary			Elementary			Elementary		
Acres	5.36			4.20			15.00			1.49		
Grades Housed	K-5			K-5			K-5			1-5		
Current Enrollment	260			267			360			345		
Additions to Demolish	<input type="checkbox"/> 1922 Original Building 108% 9,930 ft ²	<input type="checkbox"/> 1949 Addition 1 73% 8,593 ft ²	<input type="checkbox"/> 1964 Addition 2 91% 3,321 ft ²	<input type="checkbox"/> 1958 Original Building 81% 14,550 ft ²	<input type="checkbox"/> 1964 Addition 1 75% 11,069 ft ²	<input type="checkbox"/> 1955 Original Building 99% 11,051 ft ²	<input type="checkbox"/> 1959 Addition 1 87% 10,523 ft ²	<input type="checkbox"/> 1974 Addition 2 82% 10,136 ft ²	<input type="checkbox"/> 1938 Original Building 82% 44,733 ft ²			
Grades Housed - Proposed												
Projected Enrollment												
CT Projected Enrollment												
Scope of Work	Abate/Demolish			Abate/Demolish			Abate/Demolish			Abate/Demolish		
CEFPI Rating	Borderline			Excellent			Satisfactory			Borderline		
Existing ft ²	21,844			25,619			31,710			44,733		
Cost/ft ² (DM)	\$280.29			\$280.29			\$280.29			\$280.29		
Cost to Replace	\$6,122,654.76			\$7,180,749.51			\$8,887,995.90			\$12,538,212.57		
Cost to Renovate	\$5,634,285.68			\$5,626,587.26			\$7,928,229.46			\$10,255,300.68		
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate+Replace	92%			78%			89%			82%		
Right Replacement												
Right Ratio												
Addition Required	No			No			No			No		
	Addition ft ²			Addition ft ²			Addition ft ²			Addition ft ²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	x	=	0	x	=	0	x	=	0	x	=	0
Elementary (PK-5)	x	=	0	x	=	0	x	=	0	x	=	0
Middle (6-8)	x	=	0	x	=	0	x	=	0	x	=	0
High (9-12)	x	=	0	x	=	0	x	=	0	x	=	0
Career Technical Core Space	x	=	0	x	=	0	x	=	0	x	=	0
Total ft ² Required												
ft ² Existing	21,844			25,619			31,710			44,733		
Large Group Restroom Fixture Replacement	No			No			No			No		
Comprehensive Vocational Oversized ft ²	No			No			No			No		
Less Oversized ft ²	21,844			25,619			31,710			44,733		
CT ft ² Existing												
CT ft ² Not Programmed												
Less CT ft ²	21,844			25,619			31,710			44,733		
Addition ft ²	-21,844			-25,619			-31,710			-44,733		
Cost per ft ²	see below			see below			see below			see below		
Total Addition Cost												
	Cost of Additions			Cost of Additions			Cost of Additions			Cost of Additions		
	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
Middle (6-8)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
High (9-12)	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00	x	=	\$0.00
Career Technical Program Space												
CT Existing ft ²												
CT New ft ²												
CT Total ft ²												
CT Program Total	\$0.00			\$0.00			\$0.00			\$0.00		
Total Proposed ft ²												
Total to Rebuild	\$0.00			\$0.00			\$0.00			\$0.00		
Total to Rebuild All Buildings												
Cost to Reno & Reprogram												
Total Addition Cost												
Total Career Technical	\$0.00			\$0.00			\$0.00			\$0.00		
Project Cost	\$0.00			\$0.00			\$0.00			\$0.00		
Asbestos Abatement	\$50,526.26			\$100,714.00			\$106,124.37			\$55,711.52		
Demolition	\$98,298.00			\$115,285.50			\$142,695.00			\$201,298.50		
Exclude Storm Shelter	Exclude Storm Shelter			Exclude Storm Shelter			Exclude Storm Shelter			Exclude Storm Shelter		
Specific Allowance	\$0.00			\$0.00			\$0.00			\$0.00		
Total Building Cost	\$148,824.26			\$215,999.50			\$248,819.37			\$257,010.02		
Page Subtotal				\$870,653.15								
General Allowance				\$0.00								
Project Agreement LFI				\$0.00								
Co-Funded Project				\$89,821,892.81								
Total Project Cost				\$89,821,892.81								

Building	Chardon Middle			Chardon High			New PK-5 New Elementary			New 6-12 New Middle/High		
Program	Expedited Local Partnership Program (ELPP) [2019]			Expedited Local Partnership Program (ELPP) [2019]								
Cost Set												
Assessing Consultant	Hammond Construction			Hammond Construction								
Type	Middle			High			Elementary			Middle/High		
Acres	78.50			78.50								
Grades Housed	6-8			9-12			—			—		
Current Enrollment	755			1250								
Additions to Demolish	<input type="checkbox"/> 1965 Original Building 68% 62,646 ft ²			<input type="checkbox"/> 1951 Original Building 107% 16,552 ft ²								
	<input type="checkbox"/> 1974 Addition 1 66% 26,958 ft ²			<input type="checkbox"/> 1953 Addition 1 63% 36,058 ft ²								
				<input type="checkbox"/> 1957 Addition 2 67% 14,131 ft ²								
				<input type="checkbox"/> 1964 Addition 3 66% 12,864 ft ²								
				<input type="checkbox"/> 1974 Addition 4 65% 37,810 ft ²								
				<input type="checkbox"/> 1974 Auxilliary Gymnasium 63% 5,295 ft ²								
Grades Housed - Proposed							PK-5			6-12, CT Offsite		
Projected Enrollment							1124			1402		
CT Projected Enrollment										47		
Scope of Work	Abate/Demolish			Abate/Demolish			Build New			Build New		
CEFPI Rating	Satisfactory			Satisfactory								
Existing ft ²	89,604			122,710								
Cost/ft ² (DM)	\$265.18			\$271.84								
Cost to Replace	\$23,761,188.72			\$33,357,486.40			\$0.00			\$0.00		
Cost to Renovate	\$16,908,991.65			\$24,115,505.57								
Reprogramming	\$0.00			\$0.00			\$0.00			\$0.00		
Renovate=Replace	71%			72%			—			—		
Right Replacement												
Right Ratio												
Addition Required	No			No			No			No		
	Addition ft ²			Addition ft ²			New ft ²			New ft ²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	x	=	0	x	=	0	192 x	108.09 =	20,753	x	=	0
Elementary (PK-5)	x	=	0	x	=	0	1,124 x	108.09 =	121,493	x	=	0
Middle (6-8)	x	=	0	x	=	0	x	=	0	589 x	136.25 =	80,251
High (9-12)	x	=	0	x	=	0	x	=	0	813 x	157.60 =	128,129
Career Technical Core Space	x	=	0	x	=	0	x	=	0	47 x	91.56 =	4,303
Total ft ² Required							121,493.16			212,683.37		
ft ² Existing	89,604			122,710								
Large Group Restroom Fixture Replacement	No			No			No			No		
Comprehensive Vocational Oversized ft ²	No			No			No			No		
Less Oversized ft ²	89,604			122,710			0			0		
CT ft ² Existing												
CT ft ² Not Programmed												
Less CT ft ²	89,604			122,710								
Addition ft ²	-89,604			-122,710			121,493			212,683		
Cost per ft ²	see below			see below			see below			see below		
Total Addition Cost												
	Cost of Additions			Cost of Additions			Cost to Rebuild			Cost to Rebuild		
	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	121,493.16x\$251.11=\$30,508,147.41			0 x	=	\$0.00
Middle (6-8)	x	=	\$0.00	x	=	\$0.00	0 x	=	\$0.00	80,251.25x\$257.09=\$20,631,793.86		
High (9-12)	x	=	\$0.00	x	=	\$0.00	0 x	=	\$0.00	132,432.12x\$260.43=\$34,489,297.01		
Career Technical Program Space												
CT Existing ft ²												
CT New ft ²												
CT Total ft ²												
CT Program Total	\$0.00			\$0.00			\$0.00			\$0.00		
Total Proposed ft ²							121,493			212,683		
Total to Rebuild	\$0.00			\$0.00			\$30,508,147.41			\$55,121,090.87		
Total to Rebuild All Buildings												
Cost to Reno & Reprogram							\$0.00			\$0.00		
Total Addition Cost												
Total Career Technical	\$0.00			\$0.00			\$0.00			\$0.00		
Project Cost	\$0.00			\$0.00			\$30,508,147.41			\$55,121,090.87		
Asbestos Abatement	\$211,482.43			\$289,203.46			\$0.00			\$0.00		
Demolition	\$403,218.00			\$552,195.00			\$0.00			\$0.00		
Exclude Storm Shelter	Exclude Storm Shelter			Exclude Storm Shelter			—			—		
Specific Allowance	\$0.00			\$0.00			\$661,872.97			\$1,204,029.52		
Total Building Cost	\$614,700.43			\$841,398.46			\$31,170,020.38			\$56,325,120.39		
Page Subtotal							\$88,951,239.66					
General Allowance							\$0.00					
Project Agreement LFI							\$0.00					
Co-Funded Project							\$89,821,892.81					
Total Project Cost							\$89,821,892.81					

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Specific Allowances

Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
[New] PK-5	New Storm Shelter	Storm Shelter allowance (hardening 7,558 SF)	\$540,379.97		Base CM & A/E Services	yes
[New] PK-5	New ERRCS	Emergency Responder Radio Coverage Systems for 121,493 SF	\$121,493.00		Base CM & A/E Services	yes
[New] 6-12	New Site Development	Site Safety Access Allowance	\$300,000.00	Proposed site has direct access onto SR 44. ODOT Traffic Impact Study required for use of specific allowance.	Base CM & A/E Services	yes
[New] 6-12	New Storm Shelter	Storm Shelter allowance (hardening 9,847 SF)	\$691,346.52		Base CM & A/E Services	yes
[New] 6-12	New ERRCS	Emergency Responder Radio Coverage Systems for 212,683 SF	\$212,683.00		Base CM & A/E Services	yes
Total			\$1,865,902.49			

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Master Plan Worksheets for New PK-5

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	1,124
MS enrollment	—
HS enrollment	—
CTS enrollment	—
Staff	101
Total occupants	1,225
SF required for occupants (@ 5 SF / occupant)	6,125
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	6,273
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	7,558
Required SF with mechanical area (+ 0.0%)	7,558
Total Required SF (+ 0.0% construction factor)	7,558
SF cost (@ \$62.88 / SF hardened)	\$475,236.43
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$515,236.43
Total storm shelter cost (x 104.88% regional cost factor for Northeastern Ohio)	\$540,379.97

Master Plan Worksheets for New 6-12

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	—
MS enrollment	589
HS enrollment	813
CTS enrollment	47
Staff	151
Total occupants	1,600
SF required for occupants (@ 5 SF / occupant)	8,000
Wheelchair occupants (@ 1 / 200 occupants)	8
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	80
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	5
SF required for water closets (@ 15 SF / WC)	75
Lavatories required (@ 1 lavatory / 1,000 occupants)	2
SF required for lavatories (@ 9 SF / lavatory)	18
Required shelter SF	8,173
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	9,847
Required SF with mechanical area (+ 0.0%)	9,847
Total Required SF (+ 0.0% construction factor)	9,847
SF cost (@ \$62.88 / SF hardened)	\$619,178.60
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$659,178.60
Total storm shelter cost (x 104.88% regional cost factor for Northeastern Ohio)	\$691,346.52