

	Fairfield Elementary Master Planning Considerations	Heritage Elementary Master Planning Considerations	Pickerington Elem Master Planning Considerations	Tussing Elementary Master Planning Considerations
Building	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)	Expedited Local Partnership Program (ELPP)
Program	2006	2006	2006	2006
Cost Set	SBDP	Resource International	SBDP	SBDP
Assessing Consultant				
Type	Elementary	Elementary	Elementary	Elementary
Acres	15	5	10	17
Grades Housed	K-4	K-6	K-4	K-4
Current Enrollment	696	869	771	842
Additions to	<input type="checkbox"/> 1980 Original Construction	<input type="checkbox"/> 1907 Original Construction (Building A)	<input type="checkbox"/> 1977 Original Construction	<input type="checkbox"/> 1996 Original Construction
Demolish	<input type="checkbox"/> 58% 46,665 ft ²	<input type="checkbox"/> 74% 21,123 ft ²	<input type="checkbox"/> 55% 46,516 ft ²	<input type="checkbox"/> 19% 75,501 ft ²
	<input type="checkbox"/> 1999 Cafeteria Addition	<input type="checkbox"/> 1936 Addition (Building A)		
	54% 1,770 ft ²	43% 17,375 ft ²		
		<input type="checkbox"/> 1936 Auditorium Fixed Seating (Building A)		
		20% 3,628 ft ²		
		<input type="checkbox"/> 1956 Classroom Addition (Building B)		
		56% 19,503 ft ²		
		<input type="checkbox"/> 1962 Classroom Addition (Building C)		
		59% 16,975 ft ²		
		<input type="checkbox"/> 1975 Classroom Addition (Building A)		
		31% 1,064 ft ²		
		<input type="checkbox"/> 1984 Gymnasium Addition (Building B)		
		57% 12,439 ft ²		
		<input type="checkbox"/> 2001 Elevator Addition (Building A)		
		32% 437 ft ²		
Grades Housed - Proposed	K-4	PK-4	K-4	K-4
Projected Enrollment	373	361	403	620
CT Projected Enrollment				
Scope of Work	Renovate	Renovate	Renovate/Add	Renovate
CE/FPI Rating	Satisfactory	Borderline	Borderline	Satisfactory
Existing ft ²	48,435	48,917	46,516	75,501
Cost/ft ² (DM)	\$186.98	\$186.98	\$186.98	\$172.31
Cost to Replace	\$9,056,376.30	\$9,146,500.66	\$8,697,561.68	\$13,009,577.31
Cost to Renovate	\$5,235,967.41	\$5,254,135.43	\$4,748,886.03	\$2,433,519.27
Reprogramming	\$0.00	\$57,439.00	\$136,913.00	\$103,446.00
Renovate+Replace	58%	58%	56%	20%
Right Replacement	\$8,717,942.50	\$8,437,472.50	\$9,045,225.95	\$12,349,802.32
Right Ratio	60%	65%	64%	21%
Addition Required	No	No	Yes	No
	Addition ft²	Addition ft²	Addition ft²	Addition ft²
Elementary (PK-5)				
Projected Enrollment	373	361	403	620
ft ² /Student	125.00	125.00	124.79	115.60
ft ² Required	46,625	45,125	50,290.37	71,672
Middle (6-8)				
Projected Enrollment				
ft ² /Student				
ft ² Required				
High (9-12)				
Projected Enrollment				
ft ² /Student				
ft ² Required				
Career Technical Core Space				
Projected Enrollment				
ft ² /Student				
ft ² Required				
Total ft ² Required	46,625	45,125	50,290.37	71,672
ft ² Existing	48,435	48,917	46,516	75,501
Oversized ft ²	1,823	3,793	1,289	3,852
Less Oversized ft ²	46,612	45,124	45,227	71,649
CT ft ² Existing				
CT ft ² Not Programmed				
Less CT ft ²	46,612	45,124	45,227	71,649
Addition ft ²			5,063	
Cost per ft ²	see below	see below	\$186.98	see below
Total Addition Cost			\$946,679.74	
Cost of Additions				
Elementary (PK-5)				
Total ft ² Required				
Cost/ft ² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Middle (6-8)				
Total ft ² Required				
Cost/ft ² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
High (9-12)				
Total ft ² Required				
Cost/ft ² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$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 to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings				
Cost to Renovate	\$5,235,967.41	\$5,311,574.43	\$4,885,799.03	\$2,536,965.27
Total Addition Cost			\$946,679.74	
Total to Renovate/Add	\$5,235,967.41	\$5,311,574.43	\$5,832,478.77	\$2,536,965.27
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$5,235,967.41	\$5,311,574.43	\$5,832,478.77	\$2,536,965.27
Asbestos Abatement	\$0.00	\$0.00	\$0.00	\$0.00
Demolition	\$0.00	\$196,321.50	\$0.00	\$0.00
Specific Allowance	\$0.00	-\$196,321.50	\$60,530.37	-\$310,318.33
Page Subtotal		\$18,667,197.92		
General Allowance		\$0.00		
Project Agreement		\$198,712.87		
LFI				
Co-Funded Project		\$180,548,983.01		
Total Project Cost		\$180,747,695.88		

Master Plan Pickerington LSD - ELPP Final MP with K-6 Building
Name - Reviewed
Rank 294
School District Pickerington Local School District
School District 46896
IRN
County Fairfield County
Cost Region 6 (New Construction Cost Factor: 98.21%)
Cost Set 2006 with corrected CT spaces
Bracketing Set 2007
Educational Dejong & Associates
Planner

Projected Enrollment (10 Yr)

Grade	2015-16	Grade Configurations	Grades Total Placed	Remaining
PK	87	PK-12	13249	13249
K	783	PK-5	5663	5663
1	893	PK-5	5663	5663
2	918	PK-5	5663	5663
3	961	PK-5	5663	5663
4	883	PK-8	9049	9049
5	1036	PK-12	7586	7586
6	1088	PK-12	7586	7586
7	1137	CT	164	164
8	1160			
9	1154			
10	1137			
11	941			
12	968			
CT Low Bay Comprehensive	72			
CT High Bay Comprehensive	18			
CT Low Bay Offsite	76			
Total	13413			

Project Scope:

Renovate Fairfield Elementary to house grades K-4.
Renovate Heritage Elementary to house grades PK-4.
Renovations / Additions to Pickerington Elementary to house grades K-4.
Renovate Tussing Elementary to house grades K-4.
Renovations / Additions to Violet Elementary to house grades K-4.
Build three (3) New Elementary Schools to house grades K-4.
Build one (1) New Elementary / Middle School to house grades K-6.
Renovate Diley Middle to house grades 5-6.
Renovate Harmon Middle to house grades 5-6.
Renovate Lakeview Junior High to house grades 7-8.
Renovate Ridgeview Junior High to house grades 7-8.
Build New Middle School to house grades 7-8.
Build two (2) New High Schools to house grade 9.
Renovations / Additions to Pickerington High School Central to house grades 10-12.
Renovate Pickerington High School North to house grades 10-12.

Master Planner Commentary:

The Locally Funded Initiative (LFI) for Heritage Elementary Auditorium has been deleted due to space being converted for District Administrative Offices. LFI for Pickerington Elementary BOE offices is removed due to future relocation to Heritage ES. The Field House addition at Central High School has been marked as Abandon as the OSFC does not co-fund field houses. All square footage and costs associated with the Field House have been removed from master planning consideration. A mandatory LFI is added at Central High School for fixed seating area of the Auditorium. Costs for selected scopes of work at Lakeview Junior High, North High, Harmon Middle, Diley Middle and Tussing Elementary schools have been deleted via Specific Allowance per the 1/3 Guideline and District Request.

Specific Allowance Summary for This Page:

Building	Allowance	
Heritage Elementary	Cancel out partial demolition costs	-\$196,321.50
Pickerington Elem	Board Office Reprogramming Allowance	\$60,530.37
Tussing Elementary	1/3 Guideline Scope Reduction	-\$310,318.33

	Violet Elem Master Planning Considerations	Pickerington Lakeview Junior High Master Planning Considerations	Pickerington Ridgeview Jr High Master Planning Considerations	Pickerington High School - Central 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	2006	2006	2006	2006
Assessing Consultant	SBDP	SBDP	SBDP	SBDP
Type	Elementary	Middle	Middle	High
Acres	15	158	93	80
Grades Housed	K-4	7-8	7-8	9-12
Current Enrollment	719	879	719	1216
Additions to Demolish	1977Original Construction 61% 46,516 ft²	2003Original Construction 6% 142,082 ft²	1968Original Construction 70% 24,906 ft² 19741974 Addition 55% 43,668 ft² 19801980 Addition 54% 30,428 ft² 19931993 Addition 46% 16,849 ft²	1991Auditorium Fixed Seating 4% 5,949 ft² 1991Field House 17% 38,295 ft² 1991Original Construction 23% 201,408 ft²
Grades Housed - Proposed	K-4	7-8	7-8	10-12
Projected Enrollment	389	891	738	1414
CT Projected Enrollment				
Scope of Work	Renovate/Add	Renovate	Renovate	Renovate/Add
CE/FPI Rating	Satisfactory	Excellent	Borderline	Satisfactory
Existing ft²	46,516	142,082	115,851	207,357
Cost/ft² (DM)	\$186.98	\$175.53	\$175.53	\$178.09
Cost to Replace	\$8,697,561.68	\$24,939,653.46	\$20,335,326.03	\$36,928,208.13
Cost to Renovate	\$5,275,389.64	\$1,502,579.02	\$12,234,467.00	\$8,151,992.82
Reprogramming	\$69,673.00	\$30,192.00	\$219,630.00	\$230,362.00
Renovate-Replace	61%	6%	61%	23%
Right Replacement	\$9,091,902.50	\$22,052,009.43	\$18,265,300.74	\$41,091,866.85
Right Ratio	69%	7%	68%	37%
Addition Required	Yes	No	No	Yes
	Addition ft²	Addition ft²	Addition ft²	Addition ft²
Elementary (PK-5)				
Projected Enrollment	389			
ft²/Student	125.00			
ft² Required	48,625			
Middle (6-8)				
Projected Enrollment		891	738	
ft²/Student		141.00	141.00	
ft² Required		125,631	104,058	
High (9-12)				
Projected Enrollment				1,414
ft²/Student				163.18
ft² Required				230,736.52
Career Technical Core Space				
Projected Enrollment				
ft²/Student				
ft² Required				
Total ft² Required	48,625	125,631	104,058	230,736.52
ft² Existing	46,516	142,082	115,851	207,357
Oversized ft²	2,942	16,547	11,815	12,748
Less Oversized ft²	43,574	125,535	104,036	194,609
CT ft² Existing				
CT ft² Not Programmed				
Less CT ft²	43,574	125,535	104,036	194,609
Addition ft²	5,051			36,128
Cost per ft²	\$186.98	see below	see below	\$185.75
Total Addition Cost	\$944,435.98			\$6,710,776.00
	Cost of Additions	Cost of Additions	Cost of Additions	Cost of Additions
Elementary (PK-5)				
Total ft² Required				
Cost/ft² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Middle (6-8)				
Total ft² Required				
Cost/ft² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
High (9-12)				
Total ft² Required				
Cost/ft² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$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 to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Total to Rebuild All Buildings				
Cost to Renovate	\$5,345,062.64	\$1,532,771.02	\$12,454,097.00	\$8,382,354.82
Total Addition Cost	\$944,435.98			\$6,710,776.00
Total	\$6,289,498.62	\$1,532,771.02	\$12,454,097.00	\$15,093,130.82
Renovate/Add				
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$6,289,498.62	\$1,532,771.02	\$12,454,097.00	\$15,093,130.82
Asbestos Abatement	\$0.00	\$0.00	\$0.00	\$0.00
Demolition	\$0.00	\$0.00	\$0.00	\$172,327.50
Specific Allowance	\$0.00	-\$263,744.93	\$0.00	-\$172,327.50
Page Subtotal		\$35,105,752.53		
General Allowance		\$0.00		
Project Agreement LFI		\$198,712.87		
Co-Funded Project		\$180,548,983.01		
Total Project Cost		\$180,747,695.88		

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School District 46896
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County Fairfield County
Cost Region 6 (New Construction Cost Factor: 98.21%)
Cost Set 2006 with corrected CT spaces
Bracketing Set 2007
Educational Dejong & Associates
Projector

Projected Enrollment (10 Yr)

Grade	2015-16	Grade Configurations
PK	87	Grades Total Placed Remaining
K	783	PK-12 13249 13249
1	893	PK-5 5663 5663
2	918	8 3386 3386
3	961	9-12 4200 4200
4	983	PK-8 9049
5	1038	6-12 7586
6	1089	CT 164 164
7	1137	
8	1160	
9	1154	
10	1137	
11	941	
12	968	
CT Low Bay Comprehensive	72	
CT High Bay Comprehensive	16	
CT Low Bay Offsite	76	
Total	13413	

Project Scope:
Renovate Fairfield Elementary to house grades K-4.
Renovate Heritage Elementary to house grades PK-4.
Renovations / Additions to Pickerington Elementary to house grades K-4.
Renovate Tussing Elementary to house grades K-4.
Renovations / Additions to Violet Elementary to house grades K-4.
Build three (3) New Elementary Schools to house grades K-4.
Build one (1) New Elementary / Middle School to house grades K-6.
Renovate Diley Middle to house grades 5-6.
Renovate Harmon Middle to house grades 5-6.
Renovate Lakeview Junior High to house grades 7-8.
Renovate Ridgeview Junior High to house grades 7-8.
Build New Middle School to house grades 7-8.
Build two (2) New High Schools to house grade 9.
Renovations / Additions to Pickerington High School Central to house grades 10-12.
Renovate Pickerington High School North to house grades 10-12.

Master Planner Commentary:
The Locally Funded Initiative (LFI) for Heritage Elementary Auditorium has been deleted due to space being converted for District Administrative Offices. LFI for Pickerington Elementary BOE offices is removed due to future relocation to Heritage ES. The Field House addition at Central High School has been marked as Abandon as the OSFC does not co-fund field houses. All square footage and costs associated with the Field House have been removed from master planning consideration. A mandatory LFI is added at Central High School for fixed seating area of the Auditorium. Costs for selected scopes of work at Lakeview Junior High, North High, Harmon Middle, Diley Middle and Tussing Elementary schools have been deleted via Specific Allowance per the 1/3 Guideline and District Request.

Specific Allowance Summary for This Page:

Building	Allowance
Pickerington Lakeview Junior High	1/3 Guideline Scope Reduction -\$263,744.93
Pickerington High School - Central	Field House Addition - Cancel but all demolition costs -\$172,327.50

Building Program	Pickerington High School - North Master Planning Considerations Expedited Local Partnership Program (ELPP)	Diley Middle School Master Planning Considerations Expedited Local Partnership Program (ELPP)	Harmon Middle School Master Planning Considerations Expedited Local Partnership Program (ELPP)	New Elementary
Cost Set	2006	2006	2006	
Assessing Consultant	SBDP	SBDP	SBDP	
Type	High	Elementary/Middle	Elementary/Middle	Elementary
Acres	158	20	17	
Grades Housed	9-12	5-6	5-6	
Current Enrollment	1676	682	645	
Additions to Demolish	2003 Auditorium Fixed Seating 0% 10,308 ft ² 2003 Original Construction 5% 313,165 ft ²	2000 Original Construction 9% 94,951 ft ²	2000 Original Construction 10% 89,211 ft ²	
Grades Housed - Proposed	10-CT Low Bay Comprehensive	5-6	5-6	K-4
Projected Enrollment	1632	672	635	750
CT Projected Enrollment	164			
Scope of Work	Renovate	Renovate	Renovate	Build New
CEFP Rating	Excellent	Satisfactory	Satisfactory	
Existing ft ²	323,473	94,951	89,211	
Cost/ft ² (DM)	\$178.09	\$172.31	\$172.31	
Cost to Replace	\$57,607,306.57	\$16,361,006.81	\$15,371,947.41	\$0.00
Cost to Renovate	\$2,792,307.43	\$1,528,070.48	\$1,489,235.70	
Reprogramming	\$502,821.00	\$108,226.00	\$30,192.00	\$0.00
Renovate-Replace	6%	10%	10%	
Right Replacement	\$49,289,128.72	\$15,008,705.38	\$14,222,419.51	
Right Ratio	7%	11%	11%	
Addition Required	No	No	No	No
	Addition ft²	Addition ft²	Addition ft²	New ft²
Elementary (PK-5)				
Projected Enrollment		336	318	750
ft ² /Student		115.60	115.60	115.60
ft ² Required		38,841.6	36,760.8	86,700
Middle (6-8)				
Projected Enrollment		336	317	
ft ² /Student		141.00	141.53	
ft ² Required		47,376	44,865.01	
High (9-12)				
Projected Enrollment	1,632			
ft ² /Student	160.04			
ft ² Required	261,185.28			
Career Technical Core Space				
Projected Enrollment	164			
ft ² /Student	95.00			
ft ² Required	15,580			
Total ft ² Required	276,765.28	86,217.6	81,625.81	86,700
ft ² Existing	323,473	94,951	89,211	
Oversized ft ²	45,569	8,813	7,637	
Less Oversized ft ²	277,904	86,138	81,574	
CT ft ² Existing	1,140			
CT ft ² Not Programmed				
Less CT ft ²	276,764	86,138	81,574	
Addition ft ²				86,700
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 to Rebuild
Elementary (PK-5)				
Total ft ² Required				86,700
Cost/ft ² (DM)				\$172.31
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$14,939,277.00
Middle (6-8)				
Total ft ² Required				
Cost/ft ² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
High (9-12)				
Total ft ² Required				
Cost/ft ² (DM)				
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$0.00
Career Technical Program Space				
CT Existing ft ²	1,140			
CT New ft ²				
CT Total ft ²	1,140			
CT Program Total	\$35,259.75	\$0.00	\$0.00	\$0.00
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$14,939,277.00
Total to Rebuild All Buildings				
Cost to Renovate	\$3,295,128.43	\$1,636,296.48	\$1,519,427.70	\$0.00
Total Addition Cost	\$3,295,128.43	\$1,636,296.48	\$1,519,427.70	\$0.00
Total to Renovate/Add	\$3,295,128.43	\$1,636,296.48	\$1,519,427.70	\$0.00
Total Career Technical	\$35,259.75	\$0.00	\$0.00	\$0.00
Project Cost	\$3,330,388.18	\$1,636,296.48	\$1,519,427.70	\$14,939,277.00
Asbestos	\$0.00	\$0.00	\$0.00	\$0.00
Abatement	\$0.00	\$0.00	\$0.00	\$0.00
Demolition	\$0.00	\$0.00	\$0.00	\$0.00
Specific Allowance	-\$428,153.49	-\$228,429.95	-\$212,766.38	\$0.00
Page Subtotal		\$20,556,039.54		
General Allowance		\$0.00		
Project Agreement LFI		\$198,712.87		
Co-Funded Project		\$180,548,983.01		
Total Project Cost		\$180,747,695.88		

Master Plan Pickerington LSD - ELPP Final MP with K-6 Building
Name - Reviewed
Rank 294
School District Pickerington Local School District
School District 46896
IRN
County Fairfield County
Cost Region 6 (New Construction Cost Factor: 98.21%)
Cost Set 2006 with corrected CT spaces
Bracketing Set 2007
Educational Dejong & Associates
Planner

Projected Enrollment (10 Yr)

Grade	2015-16	Grade Configurations
PK	87	Grades Total Placed Remaining
K	783	PK-12 13249 13249
1	893	PK-5 5663 5663
2	918	6-8 3386 3386
3	961	9-12 4200 4200
4	983	PK-8 9049
5	1038	9-12 7586
6	1089	CT 164 164
7	1137	
8	1160	
9	1154	
10	1137	
11	941	
12	968	
CT Low Bay Comprehensive	72	
CT High Bay Comprehensive	16	
CT Low Bay Offsite	76	
Total	13413	

Project Scope:

Renovate Fairfield Elementary to house grades K-4.
Renovate Heritage Elementary to house grades PK-4.
Renovations / Additions to Pickerington Elementary to house grades K-4.
Renovate Tussing Elementary to house grades K-4.
Renovations / Additions to Violet Elementary to house grades K-4.
Build three (3) New Elementary Schools to house grades K-4.
Build one (1) New Elementary / Middle School to house grades K-6.
Renovate Diley Middle to house grades 5-6.
Renovate Harmon Middle to house grades 5-6.
Renovate Lakeview Junior High to house grades 7-8.
Renovate Ridgeview Junior High to house grades 7-8.
Build New Middle School to house grades 7-8.
Build two (2) New High Schools to house grade 9.
Renovations / Additions to Pickerington High School Central to house grades 10-12.
Renovate Pickerington High School North to house grades 10-12.

Master Planner Commentary:

The Locally Funded Initiative (LFI) for Heritage Elementary Auditorium has been deleted due to space being converted for District Administrative Offices. LFI for Pickerington Elementary BOE offices is removed due to future relocation to Heritage ES. The Field House addition at Central High School has been marked as Abandon as the OSFC does not co-fund field houses. All square footage and costs associated with the Field House have been removed from master planning consideration. A mandatory LFI is added at Central High School for fixed seating area of the Auditorium. Costs for selected scopes of work at Lakeview Junior High, North High, Harmon Middle, Diley Middle and Tussing Elementary schools have been deleted via Specific Allowance per the 1/3 Guideline and District Request.

Specific Allowance Summary for This Page:

Building	Allowance
Pickerington High School - North	1/3 Guideline Scope Reduction -\$428,153.49
Diley Middle School	1/3 Guideline Scope Reduction -\$228,429.95
Harmon Middle School	1/3 Guideline Scope Reduction -\$212,766.38

Building	New Elementary	New Elementary	New Middle	New High
Program				
Cost Set				
Assessing Consultant				
Type	Elementary	Elementary	Middle	High
Acres				
Grades Housed				
Current Enrollment				
Additions to Demolish				
Grades Housed - Proposed	K-4	K-4	7-8	9
Projected Enrollment	626	350	667	577
CT Projected Enrollment				
Scope of Work	Build New	Build New	Build New	Build New
CEFPI Rating				
Existing ft²				
Cost/ft² (DM)				
Cost to Replace	\$0.00	\$0.00	\$0.00	\$0.00
Cost to Renovate				
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate-Replace				
Right Replacement				
Right Ratio				
Addition Required	No	No	No	No
	New ft²	New ft²	New ft²	New ft²
Elementary (PK-5)				
Projected Enrollment	626	350		
ft²/Student	115.60	125.00		
ft² Required	72,365.6	43,750		
Middle (6-8)				
Projected Enrollment			667	
ft²/Student			141.00	
ft² Required			94,047	
High (9-12)				
Projected Enrollment				577
ft²/Student				167.00
ft² Required				96,359
Career Technical Core Space				
Projected Enrollment				
ft²/Student				
ft² Required				
Total ft² Required	72,365.6	43,750	94,047	96,359
ft² Existing				
Oversized ft²				
Less Oversized ft²				
CT ft² Existing				
CT ft² Not Programmed				
Less CT ft²				
Addition ft²	72,366	43,750	94,047	96,359
Cost per ft²	see below	see below	see below	see below
Total Addition Cost				
	Cost to Rebuild	Cost to Rebuild	Cost to Rebuild	Cost to Rebuild
Elementary (PK-5)				
Total ft² Required	72,365.6	43,750		
Cost/ft² (DM)	\$172.31	\$186.98		
Cost to Rebuild	\$12,469,316.54	\$8,180,375.00	\$0.00	\$0.00
Middle (6-8)				
Total ft² Required			94,047	
Cost/ft² (DM)			\$175.53	
Cost to Rebuild	\$0.00	\$0.00	\$16,508,069.91	\$0.00
High (9-12)				
Total ft² Required				96,359
Cost/ft² (DM)				\$185.75
Cost to Rebuild	\$0.00	\$0.00	\$0.00	\$17,898,684.25
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 to Rebuild	\$12,469,316.54	\$8,180,375.00	\$16,508,069.91	\$17,898,684.25
Total to Rebuild All Buildings				
Cost to Renovate	\$0.00	\$0.00	\$0.00	\$0.00
Total Addition Cost				
Total to Renovate/Add	\$0.00	\$0.00	\$0.00	\$0.00
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$12,469,316.54	\$8,180,375.00	\$16,508,069.91	\$17,898,684.25
Asbestos	\$0.00	\$0.00	\$0.00	\$0.00
Abatement				
Demolition	\$0.00	\$0.00	\$0.00	\$0.00
Specific Allowance	\$0.00	\$0.00	\$0.00	\$0.00
Page Subtotal	\$55,056,445.70			
General Allowance	\$0.00			
Project Agreement	\$198,712.87			
LFI				
Co-Funded Project	\$180,548,983.01			
Total Project Cost	\$180,747,695.88			

Master Plan Name Pickerington LSD - ELPP Final MP with K-6 Building - Reviewed
Rank 294
School District Pickerington Local School District
School District IRN 46896
County Fairfield County
Cost Region 6 (New Construction Cost Factor: 98.21%)
Cost Set 2006 with corrected CT spaces
Bracketing Set 2007
Educational Planner Dejong & Associates

Projected Enrollment (10 Yr)

Grade	2015-16	Grade Configurations	Grades Total Placed	Remaining
PK	87			
K	783	PK-12	13249	13249
1	893	PK-5	5663	5663
2	918	6-8	3386	3386
3	961	9-12	4200	4200
4	983	PK-8	9049	
5	1038	6-12	7586	
6	1089	CT	164	164
7	1137			
8	1160			
9	1154			
10	1137			
11	941			
12	968			
CT Low Bay Comprehensive	72			
CT High Bay Comprehensive	16			
CT Low Bay Offsite	76			
Total	13413			

Project Scope:

- Renovate Fairfield Elementary to house grades K-4.
- Renovate Heritage Elementary to house grades PK-4.
- Renovations / Additions to Pickerington Elementary to house grades K-4.
- Renovate Tussing Elementary to house grades K-4.
- Renovations / Additions to Violet Elementary to house grades K-4.
- Build three (3) New Elementary Schools to house grades K-4.
- Build one (1) New Elementary / Middle School to house grades K-6.
- Renovate Diley Middle to house grades 5-6.
- Renovate Harmon Middle to house grades 5-6.
- Renovate Lakeview Junior High to house grades 7-8.
- Renovate Ridgeview Junior High to house grades 7-8.
- Build New Middle School to house grades 7-8.
- Build two (2) New High Schools to house grade 9.
- Renovations / Additions to Pickerington High School Central to house grades 10-12.
- Renovate Pickerington High School North to house grades 10-12.

Master Planner Commentary:

The Locally Funded Initiative (LFI) for Heritage Elementary Auditorium has been deleted due to space being converted for District Administrative Offices. LFI for Pickerington Elementary BOE offices is removed due to future relocation to Heritage ES. The Field House addition at Central High School has been marked as Abandon as the OSFC does not co-fund field houses. All square footage and costs associated with the Field House have been removed from master planning consideration. A mandatory LFI is added at Central High School for fixed seating area of the Auditorium. Costs for selected scopes of work at Lakeview Junior High, North High, Harmon Middle, Diley Middle and Tussing Elementary schools have been deleted via Specific Allowance per the 1/3 Guideline and District Request.

Specific Allowance Summary for This Page:

Building Allowance

Building	New High	New Elementary/Middle
Program		
Cost Set		
Assessing Consultant		
Type	High	Elementary/Middle
Acres		
Grades Housed		
Current Enrollment		
Additions to Demolish		
Grades Housed - Proposed	9	K-6
Projected Enrollment	577	1574
CT Projected Enrollment		
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
Elementary (PK-5)		
Projected Enrollment		1,137
ft²/Student		115.60
ft² Required		131,437.2
Middle (6-8)		
Projected Enrollment		437
ft²/Student		141.00
ft² Required		61,617
High (9-12)		
Projected Enrollment	577	
ft²/Student	167.00	
ft² Required	96,359	
Career Technical Core Space		
Projected Enrollment		
ft²/Student		
ft² Required		
Total ft² Required	96,359	193,054.2
ft² Existing		
Oversized ft²		
Less Oversized ft²		
CT ft² Existing		
CT ft² Not Programmed		
Less CT ft²		
Addition ft²	96,359	193,054
Cost per ft²	see below	see below
Total Addition Cost		
	Cost to Rebuild	Cost to Rebuild
Elementary (PK-5)		
Total ft² Required		131,437.2
Cost/ft² (DM)		\$172.31
Cost to Rebuild	\$0.00	\$22,647,943.93
Middle (6-8)		
Total ft² Required		61,617
Cost/ft² (DM)		\$175.53
Cost to Rebuild	\$0.00	\$10,815,632.01
High (9-12)		
Total ft² Required	96,359	
Cost/ft² (DM)	\$185.75	
Cost to Rebuild	\$17,898,684.25	\$0.00
Career Technical Program Space		
CT Existing ft²		
CT New ft²		
CT Total ft²		
CT Program Total	\$0.00	\$0.00
Total to Rebuild	\$17,898,684.25	\$33,463,575.94
Total to Rebuild All Buildings		
Cost to Renovate	\$0.00	\$0.00
Total Addition Cost		
Total to Renovate/Add	\$0.00	\$0.00
Total Career Technical	\$0.00	\$0.00
Project Cost	\$17,898,684.25	\$33,463,575.94
Asbestos Abatement	\$0.00	\$0.00
Demolition	\$0.00	\$0.00
Specific Allowance	\$0.00	\$0.00
Page Subtotal	\$51,362,260.19	
General Allowance	\$0.00	
Project Agreement	\$198,712.87	
LFI		
Co-Funded Project	\$180,548,983.01	
Total Project Cost	\$180,747,695.88	

Master Plan Name Pickerington LSD - ELPP Final MP with K-6 Building - Reviewed
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Cost Set 2006 with corrected CT spaces
Bracketing Set 2007
Educational Planner Dejong & Associates

Projected Enrollment (10 Yr)

Grade	2015-16	Grade Configurations	
PK	87	Grades Total	Placed/Remaining
K	783	PK-12	13249 / 13249
1	893	PK-5	5663 / 5663
2	918	8	3386 / 3386
3	961	9-12	4200 / 4200
4	983	PK-8	9049
5	1038	6-12	7586
6	1089	CT	164 / 164
7	1137		
8	1160		
9	1154		
10	1137		
11	941		
12	968		
CT Low Bay Comprehensive			72
CT High Bay Comprehensive			16
CT Low Bay Offsite			76
Total	13413		

Project Scope:

Renovate Fairfield Elementary to house grades K-4.
Renovate Heritage Elementary to house grades PK-4.
Renovations / Additions to Pickerington Elementary to house grades K-4.
Renovate Tussing Elementary to house grades K-4.
Renovations / Additions to Violet Elementary to house grades K-4.
Build three (3) New Elementary Schools to house grades K-4.
Build one (1) New Elementary / Middle School to house grades K-6.
Renovate Diley Middle to house grades 5-6.
Renovate Harmon Middle to house grades 5-6.
Renovate Lakeview Junior High to house grades 7-8.
Renovate Ridgeview Junior High to house grades 7-8.
Build New Middle School to house grades 7-8.
Build two (2) New High Schools to house grade 9.
Renovations / Additions to Pickerington High School Central to house grades 10-12.
Renovate Pickerington High School North to house grades 10-12.

Master Planner Commentary:

The Locally Funded Initiative (LFI) for Heritage Elementary Auditorium has been deleted due to space being converted for District Administrative Offices. LFI for Pickerington Elementary BOE offices is removed due to future relocation to Heritage ES. The Field House addition at Central High School has been marked as Abandon as the OSFC does not co-fund field houses. All square footage and costs associated with the Field House have been removed from master planning consideration. A mandatory LFI is added at Central High School for fixed seating area of the Auditorium. Costs for selected scopes of work at Lakeview Junior High, North High, Harmon Middle, Diley Middle and Tussing Elementary schools have been deleted via Specific Allowance per the 1/3 Guideline and District Request.

Specific Allowance Summary for This Page:

Building Allowance

Building Summary - Fairfield Elementary (86579)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)	
Name: Fairfield Elementary				Contact: Mr. Fred Nihiser			
Address: 13000 Coventry Avenue Pickerington, OH 43147				Phone: (614) 866-1225			
Bldg. IRN: 86579				Date Prepared: 2006-03-06		By: Tim Bockbrader	
				Date Revised: 2006-06-14		By: BJohnson	
Current Grades		K-4	Acreage:		15	CEFPI Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		28		
Current Enrollment		696	Classrooms:		25		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
Original Construction		1980	2	1	46,665	Points Possible	
Cafeteria Addition		1999	1	1	1,770	Points Earned	
Total				48,435		Percentage	
*HA =		Handicapped Access				Rating Category	
*Rating =1		Satisfactory					
=2		Needs Repair					
=3		Needs Replacement					
*Const P/S=		Present/Scheduled Construction					
FACILITY ASSESSMENT				Dollar			
Cost Set: 2006				Assessment C			
A. Heating System		3		\$1,162,440.00		Cover Sheet	
B. Roofing		3		\$291,306.00		1.0 The School Site	
C. Ventilation / Air Conditioning		2		\$36,326.25		2.0 Structural and Mechanical Features	
D. Electrical Systems		3		\$595,750.50		3.0 Plant Maintainability	
E. Plumbing and Fixtures		2		\$10,000.00		4.0 Building Safety and Security	
F. Windows		2		\$34,400.00		5.0 Educational Adequacy	
G. Structure: Foundation		1		\$0.00		6.0 Environment for Education	
H. Structure: Walls and Chimneys		2		\$72,358.50		Commentary	
I. Structure: Floors and Roofs		1		\$0.00		Total	
J. General Finishes		2		\$638,113.00		2000	
K. Interior Lighting		3		\$193,740.00		1446	
L. Security Systems		3		\$96,870.00		72%	
M. Emergency/Egress Lighting		3		\$48,435.00		Satisfactory	
N. Fire Alarm		2		\$3,000.00			
O. Handicapped Access		3		\$107,116.50			
P. Site Condition		2		\$243,652.50			
Q. Sewage System		1		\$0.00			
R. Water Supply		1		\$0.00			
S. Exterior Doors		3		\$58,000.00			
T. Hazardous Material		2		\$37,257.25			
U. Life Safety		3		\$157,413.75			
V. Loose Furnishings		2		\$96,870.00			
W. Technology		3		\$404,916.60			
X. Construction Contingency / Non-Construction Cost		-		\$1,043,433.61			
Total				\$5,331,399.46			
						C=Under Contract	
						Existing Square Feet	
						48,435	
						Cost per Sq. Ft.	
						\$186.98	
						Renovation Cost Factor	
						98.21%	
						Cost to Renovate (Cost Factor applied)	
						\$5,235,967.41	
						Reprogramming Cost	
						\$0.00	
						Cost to Renovate w/ Reprogramming	
						\$5,235,967.41	
						Cost to Replace	
						\$9,056,188.68	
						Renovate/Replace	
						57.82%	
<p><i>[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.]</i></p>							

Building Component Information - Pickerington Local SD (46896) - Fairfield Elementary (86579)

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 (1980)		7843		3056	2413		1604	844						
Cafeteria Addition (1999)							1099							
Master Planning Considerations	There are no site restrictions that would limit future expansion of the building. The Kitchen is a satellite from Diley Middle School. The site contains 4 modular classrooms. Due to the lack of a separated student loading area, vehicular traffic is congested and does not allow for safe traffic flow.													

Building Summary - Heritage Elementary (142638)

District: Pickerington Local SD	County: Fairfield	Area: Southeastern Ohio (6)
Name: Heritage Elementary	Contact: Mr. David Toopes	
Address: 100 East Street Pickerington, OH 43147	Phone: (614) 833-6385	
Bldg. IRN: 142638	Date Prepared: 2006-07-12	By: Tim Bockbrader
	Date Revised: 2006-07-17	By: Paul Brown

Current Grades	K-6	Acreage:	5	CEFPI Appraisal Summary
Proposed Grades	N/A	Teaching Stations:	49	
Current Enrollment	869	Classrooms:	44	
Projected Enrollment	N/A			

				Section	Points Possible	Points Earned	Percentage	Rating Category	
Cover Sheet					<	<	<	<	
Addition	Date	HA	Number of Floors	Current Square Feet	1.0 The School Site	200	94	47%	Poor
Original Construction (Building A)	1907	2	3	21,123	2.0 Structural and Mechanical Features	400	248	62%	Borderline
Addition (Building A)	1936	2	3	17,375	3.0 Plant Maintainability	200	126	63%	Borderline
Auditorium Fixed Seating (Building A)	1936	2	2	3,628	4.0 Building Safety and Security	400	228	57%	Borderline
Classroom Addition (Building A)	1975	1	1	1,064	5.0 Educational Adequacy	400	264	66%	Borderline
Gymnasium Addition (Building B)	1984	2	2	12,439	6.0 Environment for Education	400	262	66%	Borderline
Elevator Addition (Building A)	2001	1	3	437	Commentary	<	<	<	<
Classroom Addition (Building B)	1956	2	2	19,503	Total	2000	1222	61%	Borderline
Classroom Addition (Building C)	1962	2	2	16,975	C=Under Contract				
Total				92,544	Existing Square Feet				48,917
					Cost per Sq. Ft.				\$186.98
					Renovation Cost Factor				98.21%
					Cost to Renovate (Cost Factor applied)				\$5,297,117.61
					Reprogramming Cost				\$57,439.00
					Cost to Renovate w/ Reprogramming				\$5,354,556.61
					Cost to Replace				\$9,146,311.18
					Renovate/Replace				58.54%

[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: 2006				Assessment	C
		Rating			
A.	Heating System	3	\$1,271,842.00	-	
B.	Roofing	3	\$221,847.15	-	
C.	Ventilation / Air Conditioning	2	\$22,229.00	-	
D.	Electrical Systems	3	\$1,138,291.20	-	
E.	Plumbing and Fixtures	3	\$499,406.00	-	
F.	Windows	3	\$17,325.00	-	
G.	Structure: Foundation	1	\$0.00	-	
H.	Structure: Walls and Chimneys	3	\$360,475.00	-	
I.	Structure: Floors and Roofs	3	\$1,019,880.00	-	
J.	General Finishes	3	\$874,377.50	-	
K.	Interior Lighting	3	\$370,176.00	-	
L.	Security Systems	3	\$177,832.00	-	
M.	Emergency/Egress Lighting	3	\$88,916.00	-	
N.	Fire Alarm	2	\$5,000.00	-	
O.	Handicapped Access	3	\$586,300.00	-	
P.	Site Condition	2	\$259,844.50	-	
Q.	Sewage System	1	\$0.00	-	
R.	Water Supply	1	\$0.00	-	
S.	Exterior Doors	3	\$66,500.00	-	
T.	Hazardous Material	3	\$19,100.00	-	
U.	Life Safety	3	\$463,977.00	-	
V.	Loose Furnishings	2	\$76,040.00	-	
W.	Technology	3	\$524,889.34	-	
X.	Construction Contingency / Non-Construction Cost	-	\$1,962,354.03	-	
Total			\$10,026,601.72		

Building Component Information - Pickerington Local SD (46896) - Heritage Elementary (142638)

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 (Building A) (1907)		2996			2159									
Addition (Building A) (1936)		2301												
Auditorium Fixed Seating (Building A) (1936)	3628													
Classroom Addition (Building B) (1956)		2531					2451	1191						
Classroom Addition (Building C) (1962)		2524												
Classroom Addition (Building A) (1975)														
Gymnasium Addition (Building B) (1984)		2225		4756				507						
Elevator Addition (Building A) (2001)		437												
Master Planning Considerations	A portion of the 1962 Addition contains District Maintenance office and storage area (1,660 SF). The Kitchen is a satellite from Diley Middle School. A small detached gas meter building is located at southeast corner of site. The site is narrow with a city street located directly to west and a cemetery to east. 1962 Addition is a separate building. Northern portion of site at soccer and baseball fields is flexible for future building addition.													

Building Component Information - Pickerington Local SD (46896) - Pickerington Elem (29868)

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 (1977)		7109		3056	2413			821				2609		
Master Planning Considerations	<p>The Kitchen is a satellite from Diley Middle School. The site is shared with the District Board offices. District Board offices utilize a portion of the building and have 2 additional modular units on site for offices. The site contains 5 modular Classroom units. Site is limited in size and has an irregular configuration. The site could be reconfigured to allow for expansion, but would require additional costs to move playground equipment and parking lots. Due to the lack of a separated student loading area, vehicular traffic is congested and does not allow for safe traffic flow.</p>													

Building Summary - Tussing Elementary (123307)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)	
Name: Tussing Elementary				Contact: Mr. Tom Wilkinson			
Address: 7117 Tussing Road Reynoldsburg, OH 43068				Phone: (614) 759-3400			
Bldg. IRN: 123307				Date Prepared: 2006-03-01		By: Tim Bockbrader	
				Date Revised: 2006-07-10		By: BJohnson	
Current Grades		K-4	Acreage:	17	CEFPI Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:	37			
Current Enrollment		842	Classrooms:	32			
Projected Enrollment		N/A					
				Section			
				Points Possible		Points Earned	
				Percentage		Rating Category	
Addition				Cover Sheet			
Date	HA	Number of Floors	Current Square Feet				
1996	1	1	75,501				
Total				75,501			
*HA = Handicapped Access				1.0 The School Site			
*Rating =1 Satisfactory				2.0 Structural and Mechanical Features			
=2 Needs Repair				3.0 Plant Maintainability			
=3 Needs Replacement				4.0 Building Safety and Security			
*Const P/S = Present/Scheduled Construction				5.0 Educational Adequacy			
				6.0 Environment for Education			
				Commentary			
				Total		Total	
				2000		1642	
				82%		Satisfactory	
				C=Under Contract			
FACILITY ASSESSMENT				Existing Square Feet			
Cost Set: 2006				Cost per Sq. Ft.			
Rating				Renovation Cost Factor			
Dollar Assessment				Cost to Renovate (Cost Factor applied)			
C				Reprogramming Cost			
A. Heating System				Cost to Renovate w/ Reprogramming			
B. Roofing				Cost to Replace			
C. Ventilation / Air Conditioning				Renovate/Replace			
D. Electrical Systems				[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.]			
E. Plumbing and Fixtures							
F. Windows							
G. Structure: Foundation							
H. Structure: Walls and Chimneys							
I. Structure: Floors and Roofs							
J. General Finishes							
K. Interior Lighting							
L. Security Systems							
M. Emergency/Egress Lighting							
N. Fire Alarm							
O. Handicapped Access							
P. Site Condition							
Q. Sewage System							
R. Water Supply							
S. Exterior Doors							
T. Hazardous Material							
U. Life Safety							
V. Loose Furnishings							
W. Technology							
- X. Construction Contingency / Non-Construction Cost							
Total				\$2,477,873.20			

Building Component Information - Pickerington Local SD (46896) - Tussing Elementary (123307)

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 (1996)		14647		4168	2466		2657	835						
Master Planning Considerations		<p>The existing Kitchen is a satellite from Diley Middle School. The site contains 4 modular classroom buildings. Master planning considerations include a detention basin located at the southeast corner of the property, and a dedicated access drive along the south and west property lines. Building additions would be possible to the North and East of the existing building. Due to the lack of a separated student loading area, vehicular traffic is congested and does not allow for safe traffic flow.</p>												

Specific Allowances for Master Plan Pickerington LSD - ELPP Final MP with K-6 Building - Reviewed - Pickerington Local SD

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Specific Allowances				
Building	Name	Amount	Comments	Cost Column
Heritage Elementary	Cancel out partial demolition costs	-\$196,321.50	Building A not to be demolished, just removed from master planning consideration, to be converted to District Offices	Base CM & A/E Services
Pickerington Elem	Board Office Reprogramming Allowance	\$60,530.37	Board Office 2,609 SF x \$19.00 per SF = \$49,571.00 x 98.21% Regional Cost Factor = \$48,683.68 x 1.162 to add Soft Costs = \$56,570.44 x 1.07 to add Contingency Allowance = \$60,530.37 for reprogramming into academic space.	Base CM & A/E Services
Tussing Elementary	1/3 Guideline Scope Reduction	-\$310,318.33	Per agreement between OSFC and district, select renovation scopes being deleted from assessment Items D, K, and P	Base CM & A/E Services
Pickerington Lakeview Junior High	1/3 Guideline Scope Reduction	-\$263,744.93	Per agreement between OSFC and district, select renovation scopes being deleted from assessment Items D, E, K, and P	Base CM & A/E Services
Pickerington High School - Central	Field House Addition - Cancel out all demolition costs	-\$172,327.50	Field House is being deleted from master planning consideration, though not actually demolished.	Base CM & A/E Services
Pickerington High School - North	1/3 Guideline Scope Reduction	-\$428,153.49	Per agreement between OSFC and district, select renovation scopes being deleted from assessment Items D, K, and P	Base CM & A/E Services
Diley Middle School	1/3 Guideline Scope Reduction	-\$228,429.95	Per agreement between OSFC and district, select renovation scopes being deleted from assessment Items D, E, K, and P	Base CM & A/E Services
Harmon Middle School	1/3 Guideline Scope Reduction	-\$212,766.38	Per agreement between OSFC and district, select renovation scopes being deleted from assessment Items D, E, K, and P	Base CM & A/E Services
Total		-\$1,751,531.71		

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Project Agreement LFIs

Name	Amount	Comments
Pickerington High School Central Auditorium Renovations	\$198,712.87	\$8,151,992.82 renovation cost plus \$230,362.00 Reprogramming Allowance = \$8,382,354.82 total Project Cost divided by 207,357 S.F. = \$40.42474968 per S.F. minus \$7.022015 (\$7.15 x 98.21% Regional Cost Factor) per S.F. Life Safety Allowance = \$33.40273468 per S.F. x 5,949 S.F. of Auditorium Fixed Seating space = \$198,712.87 LFI.
Total	\$198,712.87	

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Building Summary - Violet Elem (65433)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)	
Name: Violet Elem				Contact: Ms. Kristi Motsch			
Address: 8855 Education Drive Pickerington, OH 43147				Phone: (614) 833-2130			
Bldg. IRN: 65433				Date Prepared: 2006-03-06		By: Tim Bockbrader	
				Date Revised: 2006-06-14		By: BJohnson	
Current Grades		K-4	Acreage:		15	CEFPI Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		28		
Current Enrollment		719	Classrooms:		25		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
Original Construction		1977	2	1	46,516	Points Possible	
Total				46,516		Points Earned	
*HA =		Handicapped Access				Percentage	
*Rating =		1 Satisfactory				Rating Category	
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT		Rating		Dollar Assessment		Cover Sheet	
Cost Set: 2006						1.0 The School Site	
A. Heating System		3		\$1,116,384.00		200	
B. Roofing		3		\$279,096.00		148	
C. Ventilation / Air Conditioning		2		\$34,887.00		276	
D. Electrical Systems		3		\$572,146.80		140	
E. Plumbing and Fixtures		2		\$27,200.00		288	
F. Windows		3		\$52,800.00		248	
G. Structure: Foundation		1		\$0.00		308	
H. Structure: Walls and Chimneys		2		\$106,208.50		74%	
I. Structure: Floors and Roofs		1		\$0.00		Satisfactory	
J. General Finishes		3		\$658,518.00		Borderline	
K. Interior Lighting		3		\$186,064.00		70%	
L. Security Systems		3		\$93,032.00		Satisfactory	
M. Emergency/Egress Lighting		3		\$46,516.00		Satisfactory	
N. Fire Alarm		3		\$69,774.00		Satisfactory	
O. Handicapped Access		3		\$68,501.60		Satisfactory	
P. Site Condition		2		\$212,274.00		Satisfactory	
Q. Sewage System		1		\$0.00		Satisfactory	
R. Water Supply		1		\$0.00		Satisfactory	
S. Exterior Doors		3		\$50,000.00		Satisfactory	
T. Hazardous Material		2		\$37,249.80		Satisfactory	
U. Life Safety		2		\$181,177.00		Satisfactory	
V. Loose Furnishings		2		\$139,548.00		Satisfactory	
W. Technology		3		\$388,873.76		Satisfactory	
X. Construction Contingency / Non-Construction Cost		-		\$1,051,289.75		Satisfactory	
Total				\$5,371,540.21		Total	
						2000	
						1408	
						70%	
						Satisfactory	
						C=Under Contract	
						Existing Square Feet	
						46,516	
						Cost per Sq. Ft.	
						\$186.98	
						Renovation Cost Factor	
						98.21%	
						Cost to Renovate (Cost Factor applied)	
						\$5,275,389.64	
						Reprogramming Cost	
						\$69,673.00	
						Cost to Renovate w/ Reprogramming	
						\$5,345,062.64	
						Cost to Replace	
						\$8,697,381.50	
						Renovate/Replace	
						61.46%	
						[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 - Pickerington Local SD (46896) - Violet Elem (65433)

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 (1977)		7337		3056	2413			2268						
Master Planning Considerations		There are no site restrictions that would limit future expansion of the building. Due to the lack of a separated student loading area, vehicular traffic is congested and does not allow for safe traffic flow. The existing Kitchen is a satellite from Diley Middle School. The site contains 5 modular Classroom Units.												

Building Summary - Pickerington Lakeview Junior High (145078)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)	
Name: Pickerington Lakeview Junior High				Contact: Mr. James Sotlar			
Address: 12445 Ault Road Pickerington, 43147				Phone: (614) 830-2200			
Bldg. IRN: 145078				Date Prepared: 2006-03-07		By: Tim Bockbrader	
				Date Revised: 2006-06-14		By: BJohnson	
Current Grades		7-8	Acreage:		158		
Proposed Grades		N/A	Teaching Stations:		53		
Current Enrollment		879	Classrooms:		40		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Construction		2003	1	2	142,082		
Total				142,082			
*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: 2006							
A. Heating System				1		\$0.00 -	
B. Roofing				1		\$0.00 -	
C. Ventilation / Air Conditioning				1		\$0.00 -	
D. Electrical Systems				2		\$42,624.60 -	
E. Plumbing and Fixtures				2		\$23,000.00 -	
F. Windows				1		\$0.00 -	
G. Structure: Foundation				1		\$0.00 -	
H. Structure: Walls and Chimneys				2		\$2,500.00 -	
I. Structure: Floors and Roofs				1		\$0.00 -	
J. General Finishes				1		\$0.00 -	
K. Interior Lighting				2		\$54,500.00 -	
L. Security Systems				2		\$156,290.20 -	
M. Emergency/Egress Lighting				1		\$0.00 -	
N. Fire Alarm				1		\$0.00 -	
O. Handicapped Access				1		\$0.00 -	
P. Site Condition				2		\$200,000.00 -	
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				3		\$751,613.78 -	
- X. Construction Contingency / Non-Construction Cost				-		\$299,436.82 -	
Total						\$1,529,965.40	
CEFPI Appraisal Summary							
Section		Points Possible		Points Earned		Percentage	
Rating Category							
Cover Sheet							
1.0 The School Site		200		186		93%	
2.0 Structural and Mechanical Features		400		380		95%	
3.0 Plant Maintainability		200		182		91%	
4.0 Building Safety and Security		400		362		91%	
5.0 Educational Adequacy		400		328		82%	
6.0 Environment for Education		400		374		94%	
Commentary		<		<		<	
Total		2000		1812		91%	
C=Under Contract							
Existing Square Feet						142,082	
Cost per Sq. Ft.						\$175.53	
Renovation Cost Factor						98.21%	
Cost to Renovate (Cost Factor applied)						\$1,502,579.02	
Reprogramming Cost						\$30,192.00	
Cost to Renovate w/ Reprogramming						\$1,532,771.02	
Cost to Replace						\$24,939,199.45	
Renovate/Replace						6.15%	
[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 - Pickerington Local SD (46896) - Pickerington Lakeview Junior High (145078)

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 (2003)		29343		9975	3461	4072	4596	3483						3649
Master Planning Considerations	There are no site restrictions that would limit future expansion of the building. The site is shared with North High School. The District plans to add a District Bus Maintenance Facility to the site.													

Building Component Information - Pickerington Local SD (46896) - Pickerington Ridgeview Jr High (112581)

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)		4802			1910									
1974 Addition (1974)		8833		7049	1247									
1980 Addition (1980)		4336					4158	837						
1993 Addition (1993)		2213					1185							8418
Master Planning Considerations The existing Kitchen is a satellite from the Central High School facility, with most food being prepared in this Kitchen. The site contains 5 modular Classroom units, former District Bus Maintenance Facility, and a football/track stadium with concession stand building. The District Maintenance Office is located in a modular building on this site. Master plan considerations include steep slopes to the east of the site, which will make expansion difficult. The former bus compound to the north and the open lawn area to the south could provide future expansion capabilities. Due to the lack of a separated student loading area, vehicular traffic is congested and does not allow for safe traffic flow.														

Building Summary - Pickerington High School - Central (29876)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)	
Name: Pickerington High School - Central				Contact: Mr. Charles Kemper			
Address: 300 Opportunity Way Pickerington, OH 43147				Phone: (614) 833-3025			
Bldg. IRN: 29876				Date Prepared: 2006-03-13		By: Tim Bockbrader	
				Date Revised: 2006-10-06		By: BJohnson	
Current Grades		9-12	Acreage:		80		
Proposed Grades		N/A	Teaching Stations:		79		
Current Enrollment		1216	Classrooms:		63		
Projected Enrollment		N/A					
				Section			
				Points Possible		Points Earned	
				Percentage		Rating Category	
Cover Sheet				⌵		⌵	
Addition		Date	HA	Number of Floors	Current Square Feet		
Original Construction		1991	1	2	201,408		
Auditorium Fixed Seating		1991	2	2	5,949		
Field House		1991	1	1	38,295		
Total				245,652			
*HA =		Handicapped Access					
*Rating =		1 Satisfactory					
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT				Dollar			
Cost Set: 2006				Assessment		C	
A. Heating System		2		\$1,142,319.00		-	
B. Roofing		3		\$839,296.00		-	
C. Ventilation / Air Conditioning		2		\$120,000.00		-	
D. Electrical Systems		2		\$86,900.00		-	
E. Plumbing and Fixtures		2		\$129,200.00		-	
F. Windows		2		\$54,000.00		-	
G. Structure: Foundation		1		\$0.00		-	
H. Structure: Walls and Chimneys		2		\$107,829.00		-	
I. Structure: Floors and Roofs		1		\$0.00		-	
J. General Finishes		2		\$1,122,129.10		-	
K. Interior Lighting		3		\$906,348.00		-	
L. Security Systems		3		\$302,112.00		-	
M. Emergency/Egress Lighting		3		\$201,408.00		-	
N. Fire Alarm		3		\$302,112.00		-	
O. Handicapped Access		3		\$694,870.30		-	
P. Site Condition		2		\$227,680.00		-	
Q. Sewage System		1		\$0.00		-	
R. Water Supply		1		\$0.00		-	
S. Exterior Doors		2		\$74,000.00		-	
T. Hazardous Material		1		\$0.00		-	
U. Life Safety		2		\$61,500.00		-	
V. Loose Furnishings		3		\$604,224.00		-	
W. Technology		3		\$690,829.44		-	
- X. Construction Contingency / Non-Construction Cost		-		\$1,865,628.61		-	
Total				\$9,532,385.45			
				CEFPI Appraisal Summary			
				Total		2000	
				1608		80%	
				Satisfactory			
				C=Under Contract			
				Existing Square Feet		207,357	
				Cost per Sq. Ft.		\$178.09	
				Renovation Cost Factor		98.21%	
				Cost to Renovate (Cost Factor applied)		\$8,151,992.82	
				Reprogramming Cost		\$230,362.00	
				Cost to Renovate w/ Reprogramming		\$8,382,354.82	
				Cost to Replace		\$36,927,716.77	
				Renovate/Replace		22.70%	
<p><i>[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.]</i></p>							

Building Component Information - Pickerington Local SD (46896) - Pickerington High School - Central (29876)

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 (1991)	5949													
Field House (1991)														38295
Original Construction (1991)		35400		13116	7049		9149	3141						
Master Planning Considerations	There are no site restrictions that would limit future expansion of the building. The site contains 4 modular Classroom units. The Central High School site is located directly South of the 33 acre Ridgeview Junior High site. Central High School utilizes the football stadium and track facility located at Ridgeview Junior High. Master planning work needs to include provision of a Life Safety Allowance for the Auditorium and Field House.													

Building Summary - Pickerington High School - North (145086)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)		
Name: Pickerington High School - North				Contact: Mr. Mike Smith				
Address: 7800 Refugee Road Pickerington, 43147				Phone: (614) 830-2700				
Bldg. IRN: 145086				Date Prepared: 2006-03-14		By: Tim Bockbrader		
				Date Revised: 2006-07-18		By: Tim Bockbrader		
Current Grades	9-12	Acreage:	158	CEFPI Appraisal Summary				
Proposed Grades	N/A	Teaching Stations:	93					
Current Enrollment	1676	Classrooms:	83					
Projected Enrollment	N/A							
				Section	Points Possible	Points Earned	Percentage	Rating Category
Addition				Cover Sheet				
Date	HA	Number of Floors	Current Square Feet					
Original Construction	2003	1	2	313,165				
Auditorium Fixed Seating	2003	1	2	10,308				
Total				323,473				
*HA	=	Handicapped Access						
*Rating	=1	Satisfactory						
	=2	Needs Repair						
	=3	Needs Replacement						
*Const P/S	=	Present/Scheduled Construction						
				Commentary				
				Total	2000	1822	91%	Satisfactory
				C=Under Contract				
				Existing Square Feet				
				323,473				
				Cost per Sq. Ft.				
				\$178.09				
				Renovation Cost Factor				
				98.21%				
				Cost to Renovate (Cost Factor applied)				
				\$2,792,307.43				
				Reprogramming Cost				
				\$502,821.00				
				Cost to Renovate w/ Reprogramming				
				\$3,295,128.43				
				Cost to Replace				
				\$57,606,540.05				
				Renovate/Replace				
				5.72%				
<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								
Cost Set: 2006			Rating	Dollar Assessment				
A.	Heating System	1	\$0.00					
B.	Roofing	1	\$0.00					
C.	Ventilation / Air Conditioning	1	\$0.00					
D.	Electrical Systems	2	\$97,041.90					
E.	Plumbing and Fixtures	1	\$0.00					
F.	Windows	1	\$0.00					
G.	Structure: Foundation	1	\$0.00					
H.	Structure: Walls and Chimneys	2	\$100.00					
I.	Structure: Floors and Roofs	1	\$0.00					
J.	General Finishes	2	\$97,500.00					
K.	Interior Lighting	2	\$160,300.00					
L.	Security Systems	2	\$344,481.50					
M.	Emergency/Egress Lighting	1	\$0.00					
N.	Fire Alarm	1	\$0.00					
O.	Handicapped Access	1	\$0.00					
P.	Site Condition	2	\$200,000.00					
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	2	\$313,165.00					
W.	Technology	3	\$1,074,155.95					
X.	Construction Contingency / Non-Construction Cost	-	\$556,456.37					
Total				\$2,843,200.72				

Building Component Information - Pickerington Local SD (46896) - Pickerington High School - North (145086)

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 (2003)	10308													
Original Construction (2003)		74555		14000	5491		9072	2835						17003
Master Planning Considerations		There are no site restrictions that would limit future expansion of the building. The site is shared with Lakeview Junior High School. The District plans to add a District Bus Maintenance Facility to the site. A concession and storage building is located at the varsity football stadium.												

Building Summary - Diley Middle School (46896)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)	
Name: Diley Middle School				Contact: Mr. Mark Jones			
Address: 750 Preston Trails Drive Pickerington, Oh 43147				Phone: (614) 833-3630			
Bldg. IRN: 46896				Date Prepared: 2006-03-01		By: Tim Bockbrader	
				Date Revised: 2006-06-14		By: BJohnson	
Current Grades		5-6	Acreage:		20	CEFPI Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		682	Classrooms:		30		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
Original Construction		2000	1	1	94,951	Points Possible	
Total				94,951		Points Earned	
*HA =		Handicapped Access				Percentage	
*Rating =		1 Satisfactory				Rating Category	
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT		Cost Set: 2006		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		2		\$18,000.00		3.0 Plant Maintainability	
D. Electrical Systems		2		\$28,485.30		4.0 Building Safety and Security	
E. Plumbing and Fixtures		2		\$24,300.00		5.0 Educational Adequacy	
F. Windows		1		\$0.00		6.0 Environment for Education	
G. Structure: Foundation		1		\$0.00		Commentary	
H. Structure: Walls and Chimneys		2		\$76,275.00		Total	
I. Structure: Floors and Roofs		1		\$0.00		2000	
J. General Finishes		2		\$18,000.00		1764	
K. Interior Lighting		2		\$31,652.00		88%	
L. Security Systems		3		\$142,426.50		Satisfactory	
M. Emergency/Egress Lighting		1		\$0.00		C=Under Contract	
N. Fire Alarm		1		\$0.00		Existing Square Feet	
O. Handicapped Access		2		\$9,000.00		Cost per Sq. Ft.	
P. Site Condition		2		\$212,426.50		Renovation Cost Factor	
Q. Sewage System		1		\$0.00		Cost to Renovate (Cost Factor applied)	
R. Water Supply		1		\$0.00		Reprogramming Cost	
S. Exterior Doors		3		\$19,500.00		Cost to Renovate w/ Reprogramming	
T. Hazardous Material		1		\$0.00		Cost to Replace	
U. Life Safety		2		\$40,000.00		Renovate/Replace	
V. Loose Furnishings		2		\$94,951.00		10.00%	
W. Technology		3		\$536,388.36		[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.]	
X. Construction Contingency / Non-Construction Cost		-		\$304,516.81			
Total				\$1,555,921.47			

Building Component Information - Pickerington Local SD (46896) - Diley Middle School (46896)

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 (2000)		20207		4736	3177		2571	4528						2069
Master Planning Considerations		The full service Kitchen also serves Tussing Elementary. Master planning considerations include a detention basin located on the west side of the property. There appears to be sufficient room for expansion on this school site.												

Building Summary - Harmon Middle School (138958)

District: Pickerington Local SD				County: Fairfield		Area: Southeastern Ohio (6)	
Name: Harmon Middle School				Contact: Mr. Gary Morrow			
Address: 12410 Harmon Road NW Pickerington, 43147				Phone: (614) 751-3570			
Bldg. IRN: 138958				Date Prepared: 2006-03-02		By: Tim Bockbrader	
				Date Revised: 2006-06-14		By: BJohnson	
Current Grades		5-6	Acreage:		17	CEFPI Appraisal Summary	
Proposed Grades		N/A	Teaching Stations:		38		
Current Enrollment		645	Classrooms:		30		
Projected Enrollment		N/A					
Addition		Date	HA	Number of Floors	Current Square Feet	Section	
Original Construction		2000	1	1	89,211	Points Possible	
Total				89,211		Points Earned	
*HA =		Handicapped Access				Percentage	
*Rating =		1 Satisfactory				Rating Category	
		=2 Needs Repair					
		=3 Needs Replacement					
*Const P/S =		Present/Scheduled Construction					
FACILITY ASSESSMENT		Cost Set: 2006		Rating		Dollar Assessment	
A. Heating System		1		\$0.00		Existing Square Feet	
B. Roofing		1		\$0.00		Cost per Sq. Ft.	
C. Ventilation / Air Conditioning		2		\$18,000.00		Renovation Cost Factor	
D. Electrical Systems		2		\$26,763.30		Cost to Renovate (Cost Factor applied)	
E. Plumbing and Fixtures		2		\$24,300.00		Reprogramming Cost	
F. Windows		1		\$0.00		Cost to Renovate w/ Reprogramming	
G. Structure: Foundation		1		\$0.00		Cost to Replace	
H. Structure: Walls and Chimneys		2		\$75,050.00		Renovate/Replace	
I. Structure: Floors and Roofs		1		\$0.00		9.88%	
J. General Finishes		2		\$19,050.00		[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.]	
K. Interior Lighting		2		\$18,944.00			
L. Security Systems		3		\$133,816.50			
M. Emergency/Egress Lighting		1		\$0.00			
N. Fire Alarm		1		\$0.00			
O. Handicapped Access		2		\$12,000.00			
P. Site Condition		2		\$215,140.50			
Q. Sewage System		1		\$0.00			
R. Water Supply		1		\$0.00			
S. Exterior Doors		3		\$19,500.00			
T. Hazardous Material		1		\$0.00			
U. Life Safety		2		\$40,000.00			
V. Loose Furnishings		3		\$89,211.00			
W. Technology		3		\$527,825.84			
X. Construction Contingency / Non-Construction Cost		-		\$296,777.74			
Total				\$1,516,378.88			

Building Component Information - Pickerington Local SD (46896) - Harmon Middle School (138958)

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 (2000)		20207		4736	3177		2571	1874						2069
Master Planning Considerations		Master planning considerations include moderate site grading restrictions due to slopes. The building can be easily expanded to the North and East of the existing footprint without difficulty.												

Career Technical Summary Worksheet - Pickerington Local SD (46896) - Pickerington High School - North (145086)

Assessment Date: Feb 23, 2007

Number of Students Low Bay: 72

Number of Students High Bay: 16

Gross ft²/Student Funded:

Total Gross ft² Funded:

Funded Programs Low Bay 50:1 1

Funded Programs High Bay 30:1 0

Low Bay Programs Requiring Funds 1

High Bay Programs Requiring Funds

	Subject Code	ft ² existing	ft ² allowed	ft ² reprogrammed	reprogramming cost (\$23.62/ft ²)	ft ² new	cost new	PORC Comments	total cost	final ft ² (existing+new)	
Program Spaces											
Program Type 1											
Interactive Media	14.0240	863	1,520	1,520	\$35,902.40	0	\$0.00	Program funded due to 50:1 guideline.	\$35,902.40	863	
Program Type 3											
Marketing Management	4.0810	0	2,120	0	\$0.00	0	\$0.00	Program not funded due to 50:1 guideline. Existing program to be moved from current classroom at Central High School so existing square footage is not listed.	\$0.00	0	
Program Type 6											
Engineering Technology - Design Cluster	17.1807	0	4,208		\$0.00	0	\$0.00	Program not funded due to 30:1 guideline. Program currently given in modular unit at Central High School. Will be relocated to North High School. Modular units not assessed so existing square footage is not listed.	\$0.00	0	
Net Program Spaces		863		1,520	\$35,902.40	0	\$0.00		\$35,902.40	863	
								Regional Cost Factor	98.21%	\$35,259.75	
Mechanical/Electrical Space (5%)		43.15				0		Mechanical/Electrical Space (5%)	\$0.00/ft ²	\$0.00	43.15
Corridors (14%)		120.82				0		Corridors (14%)	\$0.00/ft ²	\$0.00	120.82
Total Program Space		1,026.97				0		Total Program Space		\$35,259.75	1,026.97
Construction Factor (11%)		113				0		Construction Factor (11%)	\$0.00/ft ²	\$0.00	113
Total Gross Program Space		1,139.97				0		Total Gross Program Space		\$35,259.75	1,139.97
Program ft²/Student		12.95	ft ² /Student			0.00	ft ² /Student			ft ² /Student	12.95
ft² not used in POR								Maximum Allowable Gross Program ft²			169.00

[POR Worksheet](#)

[Master Plan](#)

Career Technical Information - Pickerington Local SD (46896) - Pickerington High School - North (145086)

Subject Code	Lab and Support Space	Existing Quantity	Required SF	Area	Existing SF	Funded SF	Cost Per SF	Total
14.0240	Interactive Media (PT1)	Original Construction (2003)						
Notes:								
	Laboratory	1	1,200	1200	815 (68%)	0	\$191.25	\$0.00
	CT-P1-2 Office		120	0		0	\$290.45	\$0.00
	CT-P1-3 Storage	1	200	200	48	0	\$241.06	\$0.00
Total:	Reprogrammed SF:			1,520	863	0		\$0.00
AC Comments: Room No. 300								
PORC Comments: Program funded due to 50:1 guideline.								
Subject Code	Lab and Support Space	Existing Quantity	Required SF	Area	Existing SF	Funded SF	Cost Per SF	Total
4.0810	Marketing Management (PT3)	No Building Addition Indicated by AC						
Notes:								
	Laboratory	1	900	900		0	\$221.83	\$0.00
	CT-P3-2 Office	1	120	120		0	\$290.45	\$0.00
	CT-P3-3 Storage	1	200	200		0	\$241.06	\$0.00
	Bookstore	1	800	800		0	\$220.96	\$0.00
	Display	1	100	100		0	\$299.07	\$0.00
	CT-P3-4 Other	1		0		0	\$0.00	\$0.00
Total:	Reprogrammed SF:			0	0	0		\$0.00
AC Comments:								
PORC Comments: Program not funded due to 50:1 guideline. Existing program to be moved from current classroom at Central High School so existing square footage is not listed.								
Subject Code	Lab and Support Space	Existing Quantity	Required SF	Area	Existing SF	Funded SF	Cost Per SF	Total
17.1807	Engineering Technology - Design Cluster (PT6)	No Building Addition Indicated by AC						
Notes: One classroom space is to be allocated for every two program spaces (or fractions thereof) in types 4 through 7. The Changing Rooms for Program Types 5, 6, and 7 is now considered to be a shared changing room based on number of programs in types 5, 6, and 7 multiplied by 25 to determine the number of students and then by nine square feet to determine the square footage.								
	Laboratory	1	1,500	1500		0	\$212.92	\$0.00
	CT-P6-2 Related Classroom	1	900	900		0	\$193.76	\$0.00
	CT-P6-3 Office	1	120	120		0	\$290.46	\$0.00
	CT-P6-4 Storage	1	200	200		0	\$241.05	\$0.00
	CT-P6-5 Changing Room (one per type 5, 6 & 7)	1	270	270		0	\$201.97	\$0.00
	Related Restroom	1	68	68		0	\$306.38	\$0.00
	CT-P6-6 Tool Crib	1	550	550		0	\$192.04	\$0.00
	CT-P6-7 Reference Room	1	200	200		0	\$295.39	\$0.00
	CADD Room	1	400	400		0	\$239.47	\$0.00
Total:	Reprogrammed SF:				0	0		\$0.00
AC Comments:								
PORC Comments: Program not funded due to 30:1 guideline. Program currently given in modular unit at Central High School. Will be relocated to North High School. Modular units not assessed so existing square footage is not listed.								

[POR Summary](#)

CONVERSION TO ELEMENTARY SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Fairfield Elementary**

Cost Region: **6**

Existing Building Size (s.f.) **48,435**

Projected Enrollment: **373**

PK-K Students: **87**

1->5 Students: **286**

OSDM Required Bldg Size **46625**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natatorium	0	0	0
Auditorium	0	0	0
Gymnasium	3,056	3500 Note 1.	0
Corridor	7,843	7,314 Note 2.	529
Media Center	2,413	1,119 Note 3.	1,294
Student Dining	2,703	3,000 Note 4.	0
Kitchen	844	849 Note 5.	0
<i>Other</i>	0		0
Total Oversize			1,823

NOTE 1: Student capacity determines SF allowed. 350-400: 3500 SF; 401-550: 4500 SF; 551-700:

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 30 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

Pickerington LSD ELPP Final MP - Reviewed
March 7, 2007

	SF Under Sized	% Under Sized	Re program	Cost/SF	Cost
Gymnasium	-444	13%	0	\$19	\$0
Media Center	0	0%	0	\$19	\$0
Student Dining	-297	10%	0	\$19	\$0
Kitchen	-5	1%	0	\$60	\$0
<i>Special Consideration</i>					
Reprogrammed:			0		
				TOTAL	\$0

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

1

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	\$21,450
Conversion to 1-5 Classroom per Room	\$7,700
Large Group Restroom conversion per SF	\$13

INTERACTIVE PROCESS: If casework replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment Item J)

1

INTERACTIVE PROCESS: If large group restroom fixture replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment

0

Total Students 373
Est. Classrooms 19

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	5	\$0
1-5 Rooms	14	\$0
Restrooms	1162	\$0
TOTAL		\$0

HARD COST SUB-TOTAL	\$0
CONSTRUCTION CONTINGENCY	\$0
SOFT COSTS (16.20%)	\$0
COST REGION ADJUSTMENT	\$0

TOTAL REPROGRAMMING BUDGET	\$0
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CONVERSION TO ELEMENTARY SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Heritage Elementary**

Cost Region: **6**

Existing Building Size (s.f.) **48,917**

Projected Enrollment: **361**

PK-K Students: **174**

1->5 Students: **187**

OSDM Required Bldg Size **45125**

Oversized Spaces Review

	Actual Size	Size Per Design Manual		Oversized Amount
Natatorium	0	0		0
Auditorium	0	0		0
Gymnasium	4,756	3500	Note 1.	1,256
Corridor	7,280	7,386	Note 2.	0
Media Center	0	1,083	Note 3.	0
Student Dining	2,451	3,000	Note 4.	0
Kitchen	1,698	821	Note 5.	877
<i>Dist. Maintenance Office</i>	1,660			1,660
Total Oversize				3,793

NOTE 1: Student capacity determines SF allowed. 350-400: 3500 SF; 401-550: 4500 SF; 551-700:

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 30 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

Pickerington LSD ELPP Final MP - Reviewed
March 7, 2007

	SF Under Sized	% Under Sized	Re program	Cost/SF	Cost
Gymnasium	0	0%	0	\$19	\$0
Media Center	-1083	100%	1083	\$19	\$20,577
Student Dining	-549	18%	0	\$19	\$0
Kitchen	0	0%	0	\$60	\$0
<i>Special Consideration</i>					
Reprogrammed:			1083	TOTAL \$20,577	

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

1

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	\$26,850
Conversion to 1-5 Classroom per Room	\$13,100
Large Group Restroom conversion per SF	\$13

INTERACTIVE PROCESS: If casework replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment Item J)

0

INTERACTIVE PROCESS: If large group restroom fixture replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment

0

Total Students 361
Est. Classrooms 18

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	9	0
1-5 Rooms	9	2
Restrooms	1174	14
TOTAL		\$26,414

HARD COST SUB-TOTAL	\$46,991
CONSTRUCTION CONTINGENCY	\$3,289
SOFT COSTS (16.20%)	\$8,145
COST REGION ADJUSTMENT	-\$987

TOTAL REPROGRAMMING BUDGET	\$57,439
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CONVERSION TO ELEMENTARY SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Pickerington Elementary** Cost Region: **6**

Existing Building Size (s.f.) **46,516**

Projected Enrollment: **403**

PK-K Students: **87**

1->5 Students: **316**

OSDM Required Bldg Size **50290**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natatorium	0	0	0
Auditorium	0	0	0
Gymnasium	3,056	4500 Note 1.	0
Corridor	7,109	7,024 Note 2.	85
Media Center	2,413	1,209 Note 3.	1,204
Student Dining	0	3,000 Note 4.	0
Kitchen	821	917 Note 5.	0
<i>Other</i>	0	0	0
Total Oversize			1,289

NOTE 1: Student capacity determines SF allowed. 350-400: 3500 SF; 401-550: 4500 SF; 551-700:

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 30 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

Pickerington LSD ELPP Final MP - Reviewed
March 7, 2007

	SF Under Sized	% Under Sized	Re program	Cost/SF	Cost
Gymnasium	-1444	32%	0	\$19	\$0
Media Center	0	0%	0	\$19	\$0
Student Dining	-3000	100%	3000	\$19	\$57,000
Kitchen	-96	10%	917	\$60	\$55,010
<i>Special Consideration</i>					
Reprogrammed:			3917		
TOTAL					\$112,010

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

1

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	\$26,850
Conversion to 1-5 Classroom per Room	\$13,100
Large Group Restroom conversion per SF	\$0

INTERACTIVE PROCESS: If casework replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment Item J)

0

INTERACTIVE PROCESS: If large group restroom fixture replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment

1

Total Students 403
Est. Classrooms 20

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	5	\$0
1-5 Rooms	16	\$0
Restrooms	1116	\$0
TOTAL		\$0

HARD COST SUB-TOTAL	\$112,010
CONSTRUCTION CONTINGENCY	\$7,841
SOFT COSTS (16.20%)	\$19,416
COST REGION ADJUSTMENT	-\$2,353

TOTAL REPROGRAMMING BUDGET	\$136,913
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CONVERSION TO ELEMENTARY SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Tussing Elementary**

Cost Region: **6**

Existing Building Size (s.f.) **75,501**

Projected Enrollment: **620**

PK-K Students: **87**

1->5 Students: **533**

OSDM Required Bldg Size **71672**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natatorium	0	0	0
Auditorium	0	0	0
Gymnasium	4,168	5000 Note 1.	0
Corridor	14,647	11,401 Note 2.	3,246
Media Center	2,466	1,860 Note 3.	606
Student Dining	2,657	3,100 Note 4.	0
Kitchen	835	1,411 Note 5.	0
<i>Other</i>	0		0
Total Oversize			3,852

NOTE 1: Student capacity determines SF allowed. 350-400: 3500 SF; 401-550: 4500 SF; 551-700:

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 30 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

Pickerington LSD ELPP Final MP - Reviewed
March 7, 2007

	SF Under Sized	% Under Sized	Re program	Cost/SF	Cost
Gymnasium	-832	17%	0	\$19	\$0
Media Center	0	0%	0	\$19	\$0
Student Dining	-443	14%	0	\$19	\$0
Kitchen	-576	41%	1411	\$60	\$84,630
<i>Special Consideration</i>					
Reprogrammed:			1411		
				TOTAL	\$84,630

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

1

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	\$26,850
Conversion to 1-5 Classroom per Room	\$13,100
Large Group Restroom conversion per SF	\$13

INTERACTIVE PROCESS: If casework replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment Item J)

0

INTERACTIVE PROCESS: If large group restroom fixture replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment

0

Total Students 620
Est. Classrooms 31

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	5	\$0
1-5 Rooms	27	\$0
Restrooms	1812	\$0
TOTAL		\$0

HARD COST SUB-TOTAL	\$84,630
CONSTRUCTION CONTINGENCY	\$5,924
SOFT COSTS (16.20%)	\$14,670
COST REGION ADJUSTMENT	-\$1,777

TOTAL REPROGRAMMING BUDGET	\$103,446
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CONVERSION TO ELEMENTARY SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Violet Elementary**

Cost Region: **6**

Existing Building Size (s.f.) **46,516**

Projected Enrollment: **389**

PK-K Students: **87**

1->5 Students: **302**

OSDM Required Bldg Size **48625**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natatorium	0	0	0
Auditorium	0	0	0
Gymnasium	3,056	3500 Note 1.	0
Corridor	7,337	7,024 Note 2.	313
Media Center	2,413	1,167 Note 3.	1,246
Student Dining	0	3,000 Note 4.	0
Kitchen	2,268	885 Note 5.	1,383
<i>Other</i>	0		0
Total Oversize			2,942

NOTE 1: Student capacity determines SF allowed. 350-400: 3500 SF; 401-550: 4500 SF; 551-700:

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 30 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

Pickerington LSD ELPP Final MP - Reviewed
March 7, 2007

	SF Under Sized	% Under Sized	Re program	Cost/SF	Cost
Gymnasium	-444	13%	0	\$19	\$0
Media Center	0	0%	0	\$19	\$0
Student Dining	-3000	100%	3000	\$19	\$57,000
Kitchen	0	0%	0	\$60	\$0
<i>Special Consideration</i>					
Reprogrammed:			3000		
				TOTAL	\$57,000

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

1

If existing area is being converted to ES space, use conversion budget as follows:

Conversion to PK-K Classroom per Room	\$26,850
Conversion to 1-5 Classroom per Room	\$13,100
Large Group Restroom conversion per SF	\$0

INTERACTIVE PROCESS: If casework replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment Item J)

0

INTERACTIVE PROCESS: If large group restroom fixture replacement was part of the Assessed Cost then enter 1 in the cell to the right. (Reference Assessment

1

Total Students 389
Est. Classrooms 19

Estimate Classroom Count & LGR Area	Adjusted Count & Area	Reprogramming Budget
PK-K Rooms	5	\$0
1-5 Rooms	15	\$0
Restrooms	1116	\$0
TOTAL		\$0

HARD COST SUB-TOTAL	\$57,000
CONSTRUCTION CONTINGENCY	\$3,990
SOFT COSTS (16.20%)	\$9,880
COST REGION ADJUSTMENT	-\$1,197

TOTAL REPROGRAMMING BUDGET	\$69,673
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CONVERSION TO MIDDLE SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Diley Middle**

Cost Region: **6**

Existing Building Size (s.f.) **94,951**

Projected Enrollment: **672**

OSDM Required Bldg Size **86218**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natorium	0	0	0
Auditorium	0	0	0
Gymnasium	6,805	8,500 Note 1.	0
Corridor	20,207	14,395 Note 2.	5,812
Ag/Ed	0	1,300	0
Media Center	3,177	2,352 Note 3.	825
Vocational	0	1,300	0
Student Dining	2,571	3,360 Note 4.	0
Kitchen	4,528	2,352 Note 5.	2,176
<i>Other</i>	0		
Total Oversize			8,813

NOTE 1: Student capacity determines SF allowed. 350-450: 7000 SF; 451-600: 8000 SF; 601-750: 8500 SF

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 35 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

	SF Under Sized	% Under	Re progra	Cost/ SF	Cost
Gymnasium	-1695	20%	0	\$19	\$0
Ag/Ed	-1300	100%	1300	\$19	\$24,700
Media Center	0	0%	0	\$19	\$0
Student Dining	-789	23%	3360	\$19	\$63,840
Kitchen	0	0%	0	\$60	\$0
<i>Special Consideration</i>					
	Reprogrammed:		4660		
				TOTAL	\$88,540

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

0

HARD COST SUB-TOTAL	\$88,540
CONSTRUCTION CONTINGENCY	\$6,198
SOFT COSTS (16.20%)	\$15,348
COST REGION ADJUSTMENT	-\$1,860

TOTAL REPROGRAMMING BUDGET	\$108,226
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CONVERSION TO MIDDLE SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Harmon Middle**

Cost Region: **6**

Existing Building Size (s.f.) **89,211**

Projected Enrollment: **635**

OSDM Required Bldg Size **81626**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natorium	0	0	0
Auditorium	0	0	0
Gymnasium	6,805	8,500 Note 1.	0
Corridor	20,207	13,524 Note 2.	6,683
Ag/Ed	0	1,300	0
Media Center	3,177	2,223 Note 3.	955
Vocational	0	1,300	0
Student Dining	2,571	3,175 Note 4.	0
Kitchen	1,874	2,223 Note 5.	0
<i>Other</i>	0		
Total Oversize			7,637

NOTE 1: Student capacity determines SF allowed. 350-450: 7000 SF; 451-600: 8000 SF; 601-750: 8500 SF

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 35 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

	SF Under Sized	% Under	Re progra	Cost/ SF	Cost
Gymnasium	-1695	20%	0	\$19	\$0
Ag/Ed	-1300	100%	1300	\$19	\$24,700
Media Center	0	0%	0	\$19	\$0
Student Dining	-604	19%	0	\$19	\$0
Kitchen	-349	16%	0	\$60	\$0
<i>Special Consideration</i>					
	Reprogrammed:		1300		
				TOTAL	\$24,700

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

0

HARD COST SUB-TOTAL	\$24,700
CONSTRUCTION CONTINGENCY	\$1,729
SOFT COSTS (16.20%)	\$4,281
COST REGION ADJUSTMENT	-\$519

TOTAL REPROGRAMMING BUDGET	\$30,192
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CONVERSION TO MIDDLE SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Lakeview Junior High**

Cost Region: **6**

Existing Building Size (s.f.) **142,082**

Projected Enrollment: **891**

OSDM Required Bldg Size **125631**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natorium	0	0	0
Auditorium	0	0	0
Gymnasium	13,624	8,500 Note 1.	5,124
Corridor	29,343	21,540 Note 2.	7,803
Ag/Ed	0	1,300	0
Media Center	3,461	3,119 Note 3.	343
Vocational	4,072	1,300	2,772
Student Dining	4,596	4,455 Note 4.	141
Kitchen	3,483	3,119 Note 5.	365
<i>Other</i>	0		
Total Oversize			16,547

NOTE 1: Student capacity determines SF allowed. 350-450: 7000 SF; 451-600: 8000 SF; 601-750: 8500 SF

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 35 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

	SF Under Sized	% Under	Re progra	Cost/ SF	Cost
Gymnasium	0	0%	0	\$19	\$0
Ag/Ed	-1300	100%	1300	\$19	\$24,700
Media Center	0	0%	0	\$19	\$0
Student Dining	0	0%	0	\$19	\$0
Kitchen	0	0%	0	\$60	\$0
<i>Special Consideration</i>					
Reprogrammed:			1300	TOTAL \$24,700	

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

0

HARD COST SUB-TOTAL	\$24,700
CONSTRUCTION CONTINGENCY	\$1,729
SOFT COSTS (16.20%)	\$4,281
COST REGION ADJUSTMENT	-\$519

TOTAL REPROGRAMMING BUDGET	\$30,192
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CONVERSION TO MIDDLE SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Ridgeview Junior High** Cost Region: **6**
 Existing Building Size (s.f.): **115,851**
 Projected Enrollment: **738**

OSDM Required Bldg Size **104058**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natatorium	0	0	0
Auditorium	0	0	0
Gymnasium	15,467	8,500 Note 1.	6,967
Corridor	20,184	17,563 Note 2.	2,621
Ag/Ed	0	1,300	0
Media Center	3,157	2,583 Note 3.	574
Vocational	0	1,300	0
Student Dining	5,343	3,690 Note 4.	1,653
Kitchen	837	2,583 Note 5.	0
<i>Other</i>	0		
Total Oversize			11,815

NOTE 1: Student capacity determines SF allowed. 350-450: 7000 SF; 451-600: 8000 SF; 601-750: 8500 SF

NOTE 2: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 3: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 35 SF per student.

NOTE 4: The size of the student dining space is equal to one-third of the student capacity multiplied by 15 SF per student or 3000 SF, whichever is greater.

NOTE 5: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

	SF Under Sized	% Under	Re progra	Cost/ SF	Cost
Gymnasium	0	0%	0	\$19	\$0
Ag/Ed	-1300	100%	1300	\$19	\$24,700
Media Center	0	0%	0	\$19	\$0
Student Dining	0	0%	0	\$19	\$0
Kitchen	-1746	68%	2583	\$60	\$154,980
<i>Special Consideration</i>					
	Reprogrammed:			3883	
	TOTAL				\$179,680

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

0

HARD COST SUB-TOTAL	\$179,680
CONSTRUCTION CONTINGENCY	\$12,578
SOFT COSTS (16.20%)	\$31,146
COST REGION ADJUSTMENT	-\$3,774

TOTAL REPROGRAMMING BUDGET	\$219,630
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CONVERSION TO HIGH SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **Central High**

Cost Region: **6**

Existing Building Size (s.f) **207,357**

Projected Enrollment: **1,414**

OSDM Required Bldg Size **230737**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natorium	0	0	0
Auditorium	5,949	0	5,949
Gymnasium	13,116	16,000 Note 1.	0
Aux. Gymnasium	0	7,000 Note 2.	0
Corridor	35,400	31,601 Note 3.	3,799
Ag/Ed	0	1,800	0
Media Center	7,049	4,949 Note 4.	2,100
Vocational	0	0	0
Student Dining	9,149	8,248 Note 5.	901
Kitchen	3,141	4,949 Note 6.	0
<i>Other</i>	0	0	0
Total Oversize			12,748

NOTE 1: Student capacity determines SF allowed. 350-450: 10000 SF; 451-800: 12000 SF; 801-1200: 14000 SF; 1201-1600: 16000 SF

NOTE 2: **Auxiliary Gymnasium is 7,000 sqft irrelevant of the number of students**

NOTE 3: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 4: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 35 SF per student.

NOTE 5: The size of the student dining space is equal to one-third of the student capacity multiplied by **17.5 SF** per student or 3000 SF, whichever is greater.

NOTE 6: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

	SF Under Sized	% Under	Re progra	Cost/ SF	Cost
Gymnasium	-2884	18%	0	\$19	\$0
Ag/Ed	-1800	100%	0	\$19	\$0
Media Center	0	0%	0	\$19	\$0
Student Dining	0	0%	0	\$19	\$0
Kitchen	-1808	37%	3141	\$60	\$188,460
<i>Special Consideration</i>					
	Reprogrammed:		3141		
				TOTAL	\$188,460

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

0

HARD COST SUB-TOTAL	\$188,460
CONSTRUCTION CONTINGENCY	\$13,192
SOFT COSTS (16.20%)	\$32,668
COST REGION ADJUSTMENT	-\$3,958

TOTAL REPROGRAMMING BUDGET	\$230,362
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CONVERSION TO HIGH SCHOOL

Pickerington LSD ELPP Final MP - **Reviewed**

March 7, 2007

Building Name: **North High**

Cost Region: **6**

Existing Building Size (s.f) **323,473**

Projected Enrollment: **1,796**

OSDM Required Bldg Size **276765**

Oversized Spaces Review

	Actual Size	Size Per Design Manual	Oversized Amount
Natorium	0	0	0
Auditorium	10,308	0	10,308
Gymnasium	14,000	16,000 Note 1.	0
Aux. Gymnasium	17,003	7,000 Note 2.	10,003
Corridor	74,555	49,297 Note 3.	25,258
Ag/Ed	0	1,800	0
Media Center	5,491	6,286 Note 4.	0
Vocational	0	0	0
Student Dining	9,072	10,477 Note 5.	0
Kitchen	2,835	6,286 Note 6.	0
		0	0
Total Oversize			45,569

NOTE 1: Student capacity determines SF allowed. 350-450: 10000 SF; 451-800: 12000 SF; 801-1200: 14000 SF; 1201-1600: 16000 SF

NOTE 2: **Auxiliary Gymnasium is 7,000 sqft irrelevant of the number of students**

NOTE 3: The total size of the corridors is equal to the sum of the program areas, excluding building services, multiplied by 20%.

NOTE 4: The size of the reading room/circulation space is equal to 10% of the student capacity multiplied by 35 SF per student.

NOTE 5: The size of the student dining space is equal to one-third of the student capacity multiplied by **17.5 SF** per student or 3000 SF, whichever is greater.

NOTE 6: The size of the kitchen is equal to total student capacity multiplied by 3.5 SF per student.

Reprogramming Review

	SF Under Sized	% Under	Re progra	Cost/ SF	Cost
Gymnasium	-2000	13%	0	\$19	\$0
Ag/Ed	-1800	100%	1800	\$19	\$34,200
Media Center	-795	13%	0	\$19	\$0
Student Dining	-1405	13%	0	\$19	\$0
Kitchen	-3451	55%	6286	\$60	\$377,160
<i>Special Consideration</i>					
	Reprogrammed:		8086		
				TOTAL	\$411,360

INTERACTIVE PROCESS: If the District has a central food prep & reheat kitchen then enter 1 in the cell to the right.

0

HARD COST SUB-TOTAL	\$411,360
CONSTRUCTION CONTINGENCY	\$28,795
SOFT COSTS (16.20%)	\$71,305
COST REGION ADJUSTMENT	-\$8,640

TOTAL REPROGRAMMING BUDGET	\$502,821
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Pickerington Local Schools	SCHOOL DISTRICT
Fairfield	COUNTY
3/7/2007	DATE

ELPP Final Master Plan - Reviewed

Renovations to Fairfield ES, Heritage ES, Tussing ES, Diley MS, Harmon MS, Lakeview JH, Ridgeview JH, and North HS. Renovations & Additions to Pickerington ES, Violet ES, and Central HS. Build three (3) New Elementary Schools, one (1) Elementary / Middle School, one (1) Middle School, and two (2) New High Schools.

ELPP Participant

Step 1. Assessed Valuation	\$	989,054,992	<i>provided by Dept. of Taxation</i>
Step 2. Net Bonded Indebtedness	\$	155,143,578	<i>provided by District</i>
Step 3. Project Cost	\$	180,548,983	
Step 4. Required level of indebtedness .05 + [.0002 x (49 percentile** - 1)] of assessed valuation*		5.96%	
	\$	58,947,678	
Step 5. To increase the district's net bonded indebtedness to within \$5,000 of the required level of indebtedness, the district would need additional bond debt of:			

	Worth of Local Share	
Step 4:	\$	58,947,678
minus Step 2:	\$	155,143,578
Total	\$	(96,195,900)

Step 6. Required percentage of the project costs equals (.01 x basic project costs) x 49 percentile**		49.00% **
	\$	88,469,002

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

a. a required percentage of the project costs	\$	88,469,002
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$	(96,195,900)
c. Therefore, the district's share would be for	\$	88,469,002

STATE	\$	92,079,981	51%
LOCAL	\$	88,469,002	49% <i>not including required LFI</i>
TOTAL	\$	180,548,983	

TOTAL LOCAL SHARE: \$88,469,002 PLUS REQUIRED LFI \$198,713 = \$88,667,715

STATE	\$	92,079,981
LOCAL	\$	88,667,715
TOTAL	\$	180,747,696

*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%).