

OFCC

OHIO FACILITIES CONSTRUCTION COMMISSION

RESOLUTION OF INTENT TO PARTICIPATE IN THE OHIO FACILITIES CONSTRUCTION COMMISSION EXPEDITED LOCAL PARTNERSHIP PROGRAM

WHEREAS, the Board of Education of the Shadyside Local School District *School District ("School District")*, **Belmont County**, Ohio, met in Regular session on July 28, 2021 and adopted the following Resolution; and

WHEREAS, the School District intends to participate in the Expedited Local Partnership Program as outlined in SB 272; and

WHEREAS, the School District is planning to expend local resources to achieve a separate and distinct part of an overall master facilities plan of the school district's facility needs as prepared, in conjunction, with the Ohio Facilities Construction Commission ("Commission"), that is either new construction or major repairs; and

WHEREAS, the School District Board intends to move forward with a ballot issue or apply other local resources in 8.1/22 (*indicate month & year*) and acknowledges this date may not be sooner than twelve (12) months following the date of this resolution unless the district has a master facilities plan developed under another OFCC program.

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of the **Shadyside Local School District, Belmont County**, Ohio that the school district declares its intention to participate in the Expedited Local Partnership Program.

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

Mr. Tom Brown - Yes, President Mr. Doug Campbell - Yes, Vice President

Mrs. Donna Joseph - Yes Mr. Dom Defelice - Yes Mr. Randy Merryman - Yes

The foregoing is a true and correct excerpt from the minutes of the Regular meeting of the July 28, 2021, of the Board of Education of the Shadyside Local School District, **Belmont County**, Ohio showing the passage of the resolution set forth.



Superintendent



Treasurer

7/28/21

Date

7-28-21

Date



July 20, 2021 Via DocuSign

Superintendent John Haswell
john.haswell@omeresanet
Shadyside Local School District
3890 Lincoln Avenue
Shadyside, Ohio 43947

RE: Expedited Local Partnership Program – Project Agreement & Resolutions

Dear Superintendent Haswell & Board Members:

On behalf of the Ohio Facilities Construction Commission, I was pleased to hear that your district has decided to move forward with a school building project under the Expedited Local Partnership Program (ELPP)! To that end, here is the process for seeking project approval at the soonest possible timeline.

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

1. a **Resolution to Accept the Master Facility Plan**,
2. a **½ Mil Maintenance Resolution**; and
3. your School Districts Expedited Local Partnership Program's **Project Agreement**.

Please review and fill in Section V.A.7, which identifies your maintenance option, and return the executed document, via DocuSign, to our office no later than **July 30, 2021**.

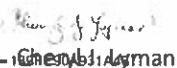
These documents are required so that Commission staff can request conditional approval of your Master Facility Plan and project agreement at the next scheduled meeting of the Ohio Facilities Construction Commission. Once the Commission grants conditional approval, your project will be submitted to the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

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

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

Sincerely,

DocuSigned by:



Cheryl L. Ayman

Executive Director

/jsp

pc: Tom Brown, m.thomasbrown@yahoo.com
Melissa Visnic, melissa.visnic@omeresanet
Price Finley, pfinley@bricker.com
Rebecca Princehorn, rprincehorn@bricker.com
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OFCC

OHIO FACILITIES CONSTRUCTION COMMISSION

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

WHEREAS the Board of Education of the Shadyside Local School District, Belmont County, Ohio (School District), met in a Regular session on July 28, 2021 and adopted the following Resolution; and

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

WHEREAS the School District hereby concurs with, and approves the use of, the findings outlined in the final "Facilities Assessment Report" dated **November, 2008** for the purpose of developing a master facilities plan. The Commission and School District understand that the use of the Facilities Assessment Report is for the purpose of developing an estimated project budget and scope and that the potential for the existence of undocumented conditions that could increase the final cost of the project does exist; and

WHEREAS the School District Board hereby concurs with and approves the use of the Enrollment Projections dated **June 29, 2021**. The School District Board and the Commission acknowledge that actual enrollment status will be reviewed annually; and

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

WHEREAS the School District acknowledges that neither the School District nor the Commission have control over conditions which are hidden or otherwise unknown at the conclusion of the assessment report and master facilities plan; and

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

SCOPE OF THE PROJECT:

Build one new elementary/middle/high school to house grades PK thru 12; allowance to abate and demolish Jefferson Avenue Elementary School, Leona Avenue Middle School and Shadyside Jr/Sr High School.

STATE SHARE:	\$30,344,160	75%
LOCAL SHARE:	\$10,114,720	25%
PROJECT BUDGET:	\$40,458,880	



RESOLUTION TO ACCEPT MASTER FACILITY PLAN
Page 2 of 2

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

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

Mr. Tom Brown Yes President Mr. Doug Campbell Yes Vice President
Mrs. Donna Joseph Yes Mr. Dom Defelice Yes
Mr. Randy Merryman Yes

The foregoing is a true and correct excerpt from the minutes of the Regular meeting of July 28, 2021 of the Board of Education of the Shadyside Local School District, Belmont County, Ohio showing the passage of the resolution set forth.

DocuSigned by
Melissa Visnic
Treasurer

7/29/2021
Date



Resolution of Intent

EXPEDITED LOCAL PARTNERSHIP PROGRAM ½ MILL MAINTENANCE REQUIREMENT

WHEREAS the **Shadyside Local School District, Belmont County, Ohio** (School District Board), is participating in the Expedited Local Partnership Program (ELPP) as outlined in SB 272; and

WHEREAS the **School District Board** is required to pass or provide the equivalent to ½ mill for a period of 23 years to maintain their ELPP project. The School District may either pass a levy or provide the equivalent of the ½ mill requirement at the time they participate in ELPP or delay the requirement until they become eligible for assistance under Classroom Facilities Assistance Program (CFAP).

The **School District Board** hereby certifies that they have chosen the following option for their ½ mill maintenance requirement.

- School District has passed a ½ mill levy during participation in ELPP.
- School District will dedicate proceeds from a permanent improvement tax in an amount equivalent to the amount required for the maintenance of the classroom facilities included in their project.
- School District intends to delay ½ mill maintenance requirement until participation in CFAP.

The **School District Board** also acknowledges that no state assistance under CFAP will be released until the school district certifies that it has either levied the ½ mill tax or earmarked proceeds of a permanent improvement tax. Any amount required for maintenance shall be deposited into a separate fund established by the school district for purposes of maintaining the new facility.

THEREFORE, BE IT RESOLVED that the **Shadyside Local School District, Belmont County, Ohio** Board of Education, declares its intention above and will submit this resolution to the Commission within ten days of its adoption.

Dated this 28th day of July

DocuSigned by:

0AF1461EFCFA407
Board President: **Tom Brown**

DocuSigned by:

AD610396A9EF4DB
Superintendent: **John Haswell**

DocuSigned by:

52BC56C44202486
Treasurer: **Melissa Visnic**



EXPEDITED LOCAL PARTNERSHIP PROGRAM

PROJECT AGREEMENT

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

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

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

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

WHEREAS, the School District Board has acknowledged the Commission's recommendation to have a licensed Ohio design professional assist the school district with the review of the conclusions drawn in the Facilities Assessment Report dated **November, 2008**; and

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

WHEREAS the School District Board hereby concurs with and approves the use of the Enrollment Report dated **June 29, 2021**. The School District Board and the Commission acknowledges that actual enrollment status will be reviewed annually; and

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

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

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

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

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

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

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

I. SCOPE OF THE PROJECT

- A. The parties agree the Expedited Local Partnership Program Master Facilities Plan (as summarily described and attached in Exhibit One), is made a part hereof and incorporated by reference as if fully written herein.
- B. The basic project cost for the building program described in the Master Facilities Plan is **Forty Million Four Hundred Fifty Eight Thousand Eight Hundred Eighty Dollars (\$40,458,880)**. The State's share (75%) of the basic project cost is **Thirty Million Three Hundred Forty Four Thousand One Hundred Sixty Dollars (\$30,344,160)**. The School District Board's local share (25%) of the basic project cost is **Ten Million One Hundred Fourteen Thousand Seven Hundred Twenty Dollars (\$10,114,720)**.
- C. The School District Board's amended Project Agreement Locally Funded Initiative (LFI) is **Zero Dollars (\$-0-)** for a total local share in the amount of **Ten Million One Hundred Fourteen Thousand Seven Hundred Twenty Dollars (\$10,114,720)**.
- D. While the respective parties' percentages of contribution shall remain unchanged as set above, pursuant to ORC Section 3318.36(E)(1), the actual amounts of each party's contribution are subject to change over time. The final amount of the basic project cost to be contributed by the respective parties shall be determined pursuant to ORC Section 3318.36(E)(1), and Section X of this Agreement at that time when the School District Board becomes eligible for State assistance under ORC Sections 3318.01 to 3318.20.

II. LOCAL PROJECT PHASE

- A. The discrete part of the Master Facilities Plan identified by the School District Board to be undertaken using local resources (Local Project Phase) shall be as described in Exhibit Two, which is attached hereto, made a part hereof, and incorporated by reference as if fully written herein. The School District Board agrees that the Local Project Phase shall, where applicable, comply with the Ohio School Design Manual (Design Manual), in effect at the time of approval of the Master Facilities Plan by the Ohio Controlling Board, with the exception of any change in the Design Manual cost calculation formulas approved by the Commission.
- B. The parties agree that the total budget for the Local Project Phase is as described in Exhibit Two. The total budget for the Local Project Phase is categorized as follows:
 - 1. **New Construction:** New classroom facilities or new additions to existing classroom facilities; budget calculated pursuant to Administrative Rule 3318:1-03.
 - 2. **Renovation:** Improvements to an existing classroom facility; budget calculated pursuant to applicable provisions of Administrative Rule 3318:1-03.
 - 3. **Allowances:**
 - a) **Optional Demolition Allowance:** Demolition of abandoned existing classroom facilities, which are not required to be demolished in order to complete the Local Project Phase; budget calculated as defined in Administrative Rule 3318:1-03. A condition precedent to the Commission establishing credit for the demolition of a facility shall be the School District Board's verification of compliance with ORC Section 3313.41.
 - b) **Swing Space Allowance:** No additional allowance has been provided for Swing Space.
 - c) **Site Access Safety Improvements Allowance:** An allowance is provided in the budget for site access safety improvements. The amount of this allowance is **Three Hundred Thousand Dollars (\$300,000)**.
 - d) **Storm Shelter Allowance:** An allowance is provided in the budget for storm shelter and hardening. The amount of this allowance is **Three Hundred Seventy Nine Thousand Four Hundred Nineteen Dollars (\$379,419)** with a total square footage for hardening in the amount of **5,035 sf**.
 - e) **Emergency Responder Radio Coverage Systems Allowance (ERRCS):** An allowance is provided in the budget for ERRCS. The amount of this allowance is **One Hundred Seven Thousand Nine Hundred Thirty Seven Dollars (\$107,937)**.
 - f) **LEED Allowance:** The School District Board acknowledges the incorporation of the LEED for schools Silver Certification Standard into the relevant school construction. The budget for new construction includes funds for LEED. **Unless granted prior approval of the Commission, the use of this allowance is restricted to energy savings measures.**
- C. The School District Board understands and agrees that payment of all expenses associated with the Local Project Phase is the responsibility of the School District Board, and that the Commission and the Ohio Controlling Board shall not authorize the expenditure of any State funds associated with the School District's participation in ELPP.

III. LOCALLY FUNDED INITIATIVES

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

IV. THE PROJECT CONSTRUCTION ACCOUNT

- A. The school district treasurer shall establish project funds in accordance with 3318 and Auditor of State guidelines for:
 - 1. the Local Project Phase (Account);
 - 2. Locally Funded Initiatives; and
 - 3. Maintenance.
- B. The school district shall be responsible for implementing proper fund accounting procedures in accordance with requirements of the Auditor of State.
- C. The School District Board acknowledges that proper management of the Account for the Local Project Phase is an essential requirement of the Local Project Phase. The School District Board shall provide a full accounting of the Account upon request of the Commission. The Commission reserves the right to audit the Account, and all related accounts, or any expenditure made related to the Local Project Phase. The School District Board shall follow all applicable laws for management and payment of contractors and professional services firms providing services for the Local Project Phase.
- D. All local resources utilized to fund the Local Project Phase shall be first deposited in the School District Board's project construction Account required under ORC Section 3318.08. The School District Board agrees that an amount equal to the budget for the Local Project Phase shall be deposited into the Account prior to award of any contracts, except that the School District Board may elect, upon approval of the Commission, to accomplish the Local Project Phase in multiple phases as described in Exhibit Two, in which case only the amount equal to the budget for the phase being executed is required to be deposited into the Account.
- E. All local resources utilized to fund any Local Initiative(s), as identified in the LFI MOU, shall be first deposited in the School District Board's local initiative account. The School District Board agrees that an amount equal to the budget for the Local Initiative(s) shall be deposited into the local initiative account prior to the award of any contracts.
- F. The School District Board shall provide the Commission a copy of any audit report received from the Auditor of State within three (3) business days of receipt. The report may be provided in hard copy or by electronic medium.

V. MAINTENANCE OF COMPLETED FACILITIES

A. Maintenance Fund

1. The School District Board shall levy an additional tax of a minimum of one-half mill for each dollar of valuation for the maintenance of the Project, pursuant to, and in accordance with the requirements of ORC Sections 3318.05 (B), 3318.06 (A)(2)(a) and (A)(3), and 3318.17.
2. In the alternative, the School District Board may elect, pursuant to ORC Sections 3318.05 (C) and 3318.06 (A)(2)(b), to satisfy its local maintenance requirement by earmarking from the proceeds of an existing permanent improvement tax levied under ORC Section 5705.21 an amount equivalent to the amount of the additional tax described in ORC Section IV (A)(1) above. The tax must be of at least two mills for each dollar of valuation and eligible to be used for maintenance.
3. In the alternative, the School District Board may elect to satisfy its local maintenance requirement by applying the proceeds of a property tax or the proceeds of an income tax, or a combination thereof, pursuant to ORC Section 3318.052.
4. In the alternative, the School District Board may, pursuant to ORC Section 3318.061, extend a previously approved tax of one-half mill for each dollar of valuation levied as a condition of participating in a previous state school building assistance program by a number of years so that one-half mill will be collected for at least twenty-three years from the completion of this Agreement.
5. Pursuant to ORC Section 3318.084, the School District Board may apply any local donated contribution as an offset of all or part of a district's obligation to levy the tax described in Section IV (A)(1) above. The School District Board shall deposit in the maintenance fund any local donated contribution to serve as an offset of all or a portion of the amount that the Commission, in consultation with the Department of Taxation, determines is likely to be generated by a tax of one-half mill for each dollar of valuation over a period of twenty-three years. Pursuant to ORC Sections 3318.08(E) and 3318.084(D)(2), the Commission may approve a stipulation by the School District Board that the Treasurer will have deposited the full amount of the maintenance fund requirement from local donated contributions by the anticipated completion date of the Project according to a schedule for deposit of such money approved by the Commission.
6. In the alternative, the School District Board may, pursuant to ORC Section 3318.36 (D) (3), elect to delay levying the maintenance fund tax, or alternatively, earmarking proceeds from a permanent improvement tax, until such time as the school district becomes eligible for state assistance under ORC Sections 3318.01 to 3318.20.
7. The option (or options) elected by the School District Board is (are) 6 (enter #1, #2, #3, #4, #5, or #6 as more fully described above). If option #2, #3, #4 and/or #5 is elected, the School District Board shall list the exact dollar amounts and year of deposit, which shall be attached to this Agreement as an Appendix.
8. In the event that the School District Board elects to satisfy the maintenance fund requirement through Option #2, #3, #4 or #5, the Commission will require, as a condition precedent to execution of this Agreement, certification from the School District Treasurer of the amounts deposited in the maintenance fund, or the earmarked annual revenue collection that will be deposited in the maintenance fund.
9. In the event that the School District Board deposits less than the entire amount estimated by the Commission in consultation with the Department of Taxation, the Commission, in consultation with the Department of Taxation, will determine the taxation rate over the entire twenty-three year period necessary to generate the amount it is estimated the one-half mill tax for each dollar of valuation would have generated.
10. In the event the School District Board elects option #6 above, the School District Board shall certify to the Commission a resolution indicating the Board's intent to delay maintenance funding, prior to entering into this agreement, in the form as established by the Commission, a copy of which shall be attached to this agreement.
11. Pursuant to ORC Section 3318.05, the maintenance fund shall not be used to upgrade classroom facilities, unless the School District Board submits to the Commission a proposal regarding the use of those proceeds for upgrades, and the Commission approves the proposal.

VI. Maintenance Plan

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

VII. Use of Half Mill Maintenance Levy Proceeds for Improvements

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

VIII. CONTRACT ADMINISTRATION

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

IX. REPORTING REQUIREMENTS

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

X. CLOSE-OUT REQUIREMENTS

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

XI. OWNERSHIP OF THE PROJECT

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

XII. ELIGIBILITY FOR STATE ASSISTANCE

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

XIII. GENERAL PROVISIONS

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

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

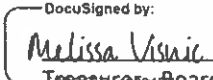
In witness whereof, the parties hereto have hereunto set their hands of the day and year set forth herein.

SHADYSIDE LOCAL SCHOOL DISTRICT
Belmont County

DocuSigned by:
By: 
President, Board of Education

Print Name: **Tom Brown**

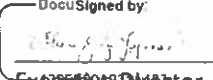
Date: 7/29/2021

DocuSigned by:
By: 
Treasurer, Board of Education

Print Name: **Melissa Visnic**

Date: 7/29/2021

OHIO FACILITIES CONSTRUCTION COMMISSION

DocuSigned by:
By: 
Executive Director

Print Name: **Cheryl J. Lyman**

Date: 9/23/2021

Master Plan Name Shadyside LSD_(Belmont) ELPP_Final Master Plan OFCC 08-19-21 CB 09-20-21
 Program ELPP 2021-06-21 (Active)
 Rank 134
 School District Shadyside Local School District
 School District IRN 46003
 County Belmont County
 Cost Region 7 (New Construction Cost Factor 106.40%)
 Cost Set 2021 (for everything)
 Bracketing Set 2021
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2025-2026	Grade Configurations		
		Grades	Total	Placed
PK	51			
K	53	PK-12	702	702
1	50	PK-5	346	346
2	49	5-8	150	150
3	45	9-12	206	206
4	46	PK-8	496	496
5	52	6-12	356	356
6	38	CT	0	0
7	54			
8	58			
9	47			
10	44			
11	52			
12	63			
CT Offsite	0			
CT Low Bay Comprehensive	0			
CT High Bay Comprehensive	0			
CT Low Bay Onsite	0			
CT High Bay Onsite	0			
Total	702			

Project Scope:

- Build one (1) New Elementary/Middle/High School to house grades PK-12
- Allowances to abate and demolish Jefferson Avenue Elementary School, Leona Avenue Middle School and Shadyside Jr/Sr High School

Master Planner Commentary:

- This Master plan utilizes 2021 OSDM Cost Set and Bracketing
- This Master plan utilizes District accepted enrollment projections dated June 29, 2021 (2025-26 planning year)
- Enhanced Environmental Assessments (EEA) were completed in February 2020
- The project budget for the new building anticipates attaining the US Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED), Silver Certification for Schools, (with a preference for attaining points in the Energy and Atmosphere category)
- A Site Safety Allowance is included; please see Specific Allowance for details
- A Storm Shelter Allowance of \$379,419.22 is included to harden 5,035 SF of space
- An Allowance of \$107,937 is provided for Emergency Responder Radio Coverage System (ERRCS)

Building	Allowance
New PK-12 Site Safety Access Allowance	\$300,000.00
New PK-12 Storm Shelter allowance (hardening 5,035 SF)	\$379,419.22
New PK-12 Emergency Responder Radio Coverage Systems for 107,937 SF	\$107,937.00

Shadyside LSD (Belmont) ELPP Final Master Plan OFCC 08-19-21 CB 09-20-21 master plan for Shadyside Local School District of Belmont County (46003)

	Jefferson Avenue Elementary School	Leona Avenue Middle School	Shadyside Jr/Sr High School	New PK-12
Building Program	Master Planning Considerations	Master Planning Considerations	Master Planning Considerations	New Elementary/Middle/High
Cost Set	Expedited Local Partnership Program (ELPP) (2021)	Expedited Local Partnership Program (ELPP) (2021)	Expedited Local Partnership Program (ELPP) (2021)	---
Assessing Consultant	Ohio Facilities Construction Commission	Ohio Facilities Construction Commission	Ohio Facilities Construction Commission	---
Type	Elementary	Elementary/Middle	Elementary/Middle/High	Elementary/Middle/High
Acres	3.50	13.00	2.35	---
Grades Housed	K-3	4-6	PK, 7-12	---
Current Enrollment	278	195	438	---
Additions to Demolish	<input type="checkbox"/> 1985 Original Building 64% 32,693 ft ²	<input type="checkbox"/> 1956 Original Building 73% 29,933 ft ²	<input type="checkbox"/> 1930 Board of Education Offices 71% 2,422 ft ² <input type="checkbox"/> 1930 Original Building 81% 47,283 ft ² <input type="checkbox"/> 1957 Addition 1 63% 53,108 ft ² <input type="checkbox"/> 1957 Auditorium 50% 6,202 ft ²	---
Grades Housed - Proposed	---	---	---	PK-12
Projected Enrollment	---	---	---	702
CT Projected Enrollment	---	---	---	---
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Build New
CEFPI Rating	Borderline	Borderline	Borderline	---
Existing ft ²	32,693	29,933	109,015	---
Cost/ft ² (DM)	\$332.40	\$332.40	\$312.52	---
Cost to Replace	\$10,867,153.20	\$9,949,729.20	\$34,069,367.80	\$0.00
Cost to Renovate	\$7,009,048.34	\$7,295,111.51	\$25,416,223.26	---
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	64%	73%	75%	---
Flight Replacement	---	---	---	---
Flight Ratio	---	---	---	---
Addition Required	No	No	No	No
	Addition ft ²	Addition ft ²	Addition ft ²	New ft ²
Proposed Enrollment	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required
Elementary (PK-K)	-- x -- = 0	-- x -- = 0	-- x -- = 0	104 x 131.02 = 13,626
Elementary (PK-5)	-- x -- = 0	-- x -- = 0	-- x -- = 0	346 x 131.02 = 45,333
Middle (6-8)	-- x -- = 0	-- x -- = 0	-- x -- = 0	150 x 158.27 = 23,741
High (9-12)	-- x -- = 0	-- x -- = 0	-- x -- = 0	206 x 188.68 = 38,864
Career Technical Core Space	-- x -- = 0	-- x -- = 0	-- x -- = 0	-- x -- = 0
Total ft ² Required	---	---	---	107,937.38
ft ² Existing	32,693	29,933	109,015	---
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft ²	---	---	---	0
Less Oversized ft ²	32,693	29,933	109,015	---
CT ft ² Existing	---	---	---	---
CT ft ² Not Programmed	---	---	---	---
Less CT ft ²	32,693	29,933	109,015	---
Addition ft ²	-32,693	-29,933	-109,015	107,937
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
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost
Elementary (PK-5)	x = \$0.00	x = \$0.00	x = \$0.00	45,332.92 x \$332.40 = \$15,068,662.61
Middle (6-8)	x = \$0.00	x = \$0.00	x = \$0.00	23,740.5 x \$333.35 = \$7,913,895.68
High (9-12)	x = \$0.00	x = \$0.00	x = \$0.00	38,863.96 x \$332.05 = \$12,904,777.92
Career Technical Program Space	---	---	---	---
CT Existing ft ²	---	---	---	---
CT New ft ²	---	---	---	---
CT Total ft ²	---	---	---	---
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft ²	---	---	---	107,937
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$35,887,336.21
Total to Rebuild All Buildings	---	---	---	---
Cost to Reno & Reprogram	---	---	---	\$0.00
Total Addition Cost	---	---	---	---
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$0.00	\$0.00	\$0.00	\$35,887,336.21
Asbestos Abatement	\$133,226.89	\$374,533.30	\$2,418,221.80	\$0.00
Demolition	\$163,465.00	\$149,685.00	\$545,075.00	\$0.00
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	---
Specific Allowance	\$0.00	\$0.00	\$0.00	\$787,356.22
Total Building Cost	\$296,691.89	\$524,198.30	\$2,963,298.80	\$36,674,692.43
Page Subtotal	---	\$40,458,879.52	---	---
General Allowance	---	\$0.00	---	---
Project Agreement LF	---	\$0.00	---	---
Co-Funded Project	---	\$40,458,879.52	---	---
Total Project Cost	---	\$40,458,879.52	---	---

Main Assessment Menu - Shadyside Local (46003) - Jefferson Avenue Elementary School (17913)

Building Summary - Jefferson Avenue Elementary School (17913)

District: Shadyside Local				County: Belmont		Area: East Central Ohio (7)	
Name: Jefferson Avenue Elementary School				Contact: Ms Cynthia Caldwell			
Address: Jefferson Avenue Shadyside, OH 43947				Phone: (740) 676-9669			
Bldg. IRN: 17913				Date Prepared: 2008-11-20		By: Cheryl Fisher	
				Date Revised: 2020-06-11		By: Steve Roka	
Current Grades		K-3	Acreage:	3.50	Suitability Appraisal Summary		
Proposed Grades		N/A	Teaching Stations:	20			
Current Enrollment		278	Classrooms:	16			
Projected Enrollment		N/A			Section		
					Points Possible	Points Earned	Percentage
							Rating Category
Addition		Date	HA	Number of Floors	Current Square Feet	Cover Sheet	
						1.0 The School Site	
						2.0 Structural and Mechanical Features	
Original Building		1965	2		32,693	3.0 Plant Maintainability	
						4.0 Building Safety and Security	
Total					32,693	5.0 Educational Adequacy	
						6.0 Environment for Education	
*HA		= Handicapped Access		LEED Observations			
*Rating		=1 Satisfactory		Commentary			
		=2 Needs Repair		Total			
		=3 Needs Replacement		1000			
*Const P/S		= Present/Scheduled Construction		631			
				63%			
				Borderline			
				C=Under Contract			
FACILITY ASSESSMENT				Rating	Dollar Assessment		
Cost Set. 2021							
A.	Heating System	3	\$1,314,258.60	C	Existing Square Feet		
B.	Roofing	3	\$276,452.00		Cost per Sq. Ft.	\$0.00	
C.	Ventilation / Air Conditioning	1	\$0.00		Renovation Cost Factor	106.40%	
D.	Electrical Systems	3	\$782,997.35		Cost to Renovate (Cost Factor applied)	\$0.00	
E.	Plumbing and Fixtures	2	\$71,300.00		Reprogramming Cost	\$0.00	
F.	Windows	3	\$111,197.25		Cost to Renovate w/ Reprogramming	\$0.00	
G.	Structure: Foundation	1	\$0.00		Cost to Replace	\$0.00	
H.	Structure: Walls and Chimneys	2	\$38,112.50		Renovate/Replace	N/A	
I.	Structure: Floors and Roofs	1	\$0.00	<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>			
J.	General Finishes	3	\$789,899.90				
K.	Interior Lighting	3	\$212,504.50				
L.	Security Systems	2	\$76,828.55				
M.	Emergency/Egress Lighting	2	\$6,700.00				
N.	Fire Alarm	3	\$80,097.85				
O.	Handicapped Access	3	\$220,038.60				
P.	Site Condition	2	\$358,442.00				
Q.	Sewage System	1	\$0.00				
R.	Water Supply	1	\$0.00				
S.	Exterior Doors	3	\$35,000.00				
T.	Hazardous Material	3	\$110,629.30				
U.	Life Safety	3	\$172,117.60				
V.	Loose Furnishings	3	\$212,504.50				
W.	Technology	3	\$425,009.00				
X.	Construction Contingency / Non-Construction Cost		\$1,293,361.95				
Total					\$6,587,451.45		

Building Component Information - Shadyside Local (46003) - Jefferson Avenue Elementary School (17913)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1965)		5468			373		3521	728						
Total	0	5,468	0	0	373	0	3,521	728	0	0	0	0	0	0
Master Planning Considerations														

Main Assessment Menu - Shadyside Local (46003) - Leona Avenue Middle School (20172)

Building Summary - Leona Avenue Middle School (20172)

District: Shadyside Local Name: Leona Avenue Middle School Address: Leona Avenue Shadyside, OH 43947 Bldg. IRN: 20172				County: Belmont Area: East Central Ohio (7) Contact: Mrs. Susan Fox Phone: (740) 676-9220 Date Prepared: 2008-11-20 By: Cheryl Fisher Date Revised: 2020-06-11 By: Steve Roka																																																																																
Current Grades 4-6 Acreage: 13.00 Proposed Grades N/A Teaching Stations: 15 Current Enrollment 195 Classrooms: 13 Projected Enrollment N/A		Suitability Appraisal Summary																																																																																		
Addition Date HA Number of Floors Current Square Feet		<table border="1"> <thead> <tr> <th>Section</th> <th>Points Possible</th> <th>Points Earned</th> <th>Percentage</th> <th>Rating Category</th> </tr> </thead> <tbody> <tr> <td>Cover Sheet</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>1.0 The School Site</td> <td>100</td> <td>71</td> <td>71%</td> <td>Satisfactory</td> </tr> <tr> <td>2.0 Structural and Mechanical Features</td> <td>200</td> <td>121</td> <td>61%</td> <td>Borderline</td> </tr> <tr> <td>3.0 Plant Maintainability</td> <td>100</td> <td>63</td> <td>63%</td> <td>Borderline</td> </tr> <tr> <td>4.0 Building Safety and Security</td> <td>200</td> <td>131</td> <td>66%</td> <td>Borderline</td> </tr> <tr> <td>5.0 Educational Adequacy</td> <td>200</td> <td>123</td> <td>62%</td> <td>Borderline</td> </tr> <tr> <td>6.0 Environment for Education</td> <td>200</td> <td>126</td> <td>63%</td> <td>Borderline</td> </tr> <tr> <td>LEED Observations</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Commentary</td> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>Total</td> <td>1000</td> <td>635</td> <td>64%</td> <td>Borderline</td> </tr> </tbody> </table>					Section	Points Possible	Points Earned	Percentage	Rating Category	Cover Sheet	—	—	—	—	1.0 The School Site	100	71	71%	Satisfactory	2.0 Structural and Mechanical Features	200	121	61%	Borderline	3.0 Plant Maintainability	100	63	63%	Borderline	4.0 Building Safety and Security	200	131	66%	Borderline	5.0 Educational Adequacy	200	123	62%	Borderline	6.0 Environment for Education	200	126	63%	Borderline	LEED Observations	—	—	—	—	Commentary	—	—	—	—	Total	1000	635	64%	Borderline																							
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Building Component Information - Shadyside Local (46003) - Leona Avenue Middle School (20172)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natatorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1956)		5248					3307	850						
Total	0	5,248	0	0	0	0	3,307	850	0	0	0	0	0	0
Master Planning Considerations 1) This building does not feature an art classroom. Art is done on "on a cart". 2) This building does not feature a library.														

Main Assessment Menu - Shadyside Local (46003) - Shadyside Jr/Sr High School (34090)

Building Summary - Shadyside Jr/Sr High School (34090)

District: Shadyside Local Name: Shadyside Jr/Sr High School Address: 3890 Lincoln Ave Shadyside, OH 43947 Bldg. IRN: 34090				County: Belmont Area: East Central Ohio (7) Contact: Mr. Larry Falbo Phone: (740)676-3235 Date Prepared: 2008-11-20 By: Cheryl Fisher Date Revised: 2020-06-11 By: Steve Roka									
Current Grades PK, 7-12 Acreage: 2.35 Proposed Grades N/A Teaching Stations: 40 Current Enrollment 438 Classrooms: 35 Projected Enrollment N/A				Suitability Appraisal Summary									
				Section		Points Possible		Points Earned		Percentage		Rating Category	
Addition				Date		HA		Number of Floors		Current Square Feet		Cover Sheet	
Original Building				1930		2		4		47,283		1.0 The School Site	
Addition 1				1957		2		3		53,108		2.0 Structural and Mechanical Features	
Board of Education Offices				1930		2		1		2,422		3.0 Plant Maintainability	
Auditorium				1957		2		1		6,202		4.0 Building Safety and Security	
Total										109,015		5.0 Educational Adequacy	
												6.0 Environment for Education	
												LEED Observations	
												Commentary	
												Total	
												1000 531 53% Borderline	
												C=Under Contract	
												Existing Square Feet	
												Cost per Sq. Ft. \$0.00	
												Renovation Cost Factor 106.40%	
												Cost to Renovate (Cost Factor applied) \$0.00	
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FACILITY ASSESSMENT				Cost Set 2021		Rating		Dollar Assessment		Cost			
A Heating System				3		\$4,382,403.00							
B Roofing				3		\$489,687.50							
C Ventilation / Air Conditioning				3		\$25,000.00							
D Electrical Systems				3		\$2,610,909.25							
E Plumbing and Fixtures				2		\$841,837.00							
F Windows				3		\$1,301,082.15							
G Structure: Foundation				1		\$0.00							
H Structure: Walls and Chimneys				2		\$196,972.50							
I Structure: Floors and Roofs				1		\$0.00							
J General Finishes				3		\$2,789,514.04							
K Interior Lighting				3		\$708,597.50							
L Security Systems				3		\$419,707.75							
M Emergency/Egress Lighting				3		\$109,015.00							
N Fire Alarm				3		\$267,086.75							
O Handicapped Access				3		\$486,173.00							
P Site Condition				2		\$397,132.10							
Q Sewage System				1		\$0.00							
R Water Supply				1		\$0.00							
S Exterior Doors				3		\$58,500.00							
T Hazardous Material				3		\$1,836,536.50							
U Life Safety				3		\$518,848.00							
V Loose Furnishings				3		\$668,284.50							
W Technology				3		\$1,090,150.00							
X Construction Contingency / Non-Construction Cost						\$4,689,991.34							
Total						\$23,887,427.88							

Building Component Information - Shadyside Local (46003) - Shadyside Jr/Sr High School (34090)

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
Board of Education Offices (1930)												2422		
Original Building (1930)		6861					1605	770						3170
Addition 1 (1957)		11573		8420										
Auditorium (1957)	6042	160												
Total	6,042	18,594	0	8,420	0	0	1,605	770	0	0	0	2,422	0	3,170
<p>Master Planning Considerations</p> <p>Note 1: The District identified 3 career tech occupied rooms in this facility, which are not part of the 2008 Design Manual programs per the VE-26 number. The VE-26 programs identified presently in the school are as follows: 1) 040001 2) 140001 3) 090102, 090106, 090107, 090108 & 090112</p> <p>Note 2: As of 9/2008, the school also accommodates Pre-K, which has a current enrollment of 30 students. The enrollments listed in this report include all PK students, middle school and high school students. The breakdown given by the Supt. is as follows: PK = 30 students, 7-8 = 134 students, 9-12 = 284 students. Note 3: There is no library or clinic at this facility. The former library has been converted into a fitness room. The kitchen located in the Original Building has been abandoned since the 1980's and most students eat lunch off-site</p>														

Master Plan Worksheets for New PK-12

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	346
MS enrollment	150
HS enrollment	206
CTS enrollment	—
Staff	113
Total occupants	815
SF required for occupants (@ 5 SF / occupant)	4,075
Wheelchair occupants (@ 1 / 200 occupants)	5
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	50
Water closets required (@ 1 WC / 250 occupants for first 500, 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	4,179
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	5,035
Required SF with mechanical area (+ 0.0%)	5,035
Total Required SF (+ 0.0% construction factor)	5,035
SF cost (@ \$62.88 / SF hardened)	\$316,597.01
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$356,597.01
Total storm shelter cost (* 106.40% regional cost factor for East Central Ohio)	\$379,419.22

Specific Allowances for Master Plan Shadyside_LSD_(Belmont)_ELPP_Final Master Plan_OFCC 08-19-21_CB 09-20-21 - Shadyside Local

Specific Allowances			<u>Return To MasterPlan</u>			
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
(New) New PK-12	Site Development	Site Safety Access Allowance	\$300,000.00	Proposed site has access onto SR 7. ODOT Traffic Impact Study required for use of allowance	Base CM & A/E Services	yes
(New) New PK-12	Storm Shelter	Storm Shelter allowance (hardening 5,035 SF)	\$379,419.22		Base CM & A/E Services	yes
(New) New PK-12	ERRCS	Emergency Responder Radio Coverage Systems for 107,937 SF	\$107,937.00		Base CM & A/E Services	yes
Total			\$787,356.22			
			<u>Return To MasterPlan</u>			



PLANNING REVIEW FORM

2/3rd Waiver

Date: **July 14, 2021**

School District / County: **SHADYSIDE LOCAL**

Commission Program: **ELPP**

Equity Rank: **134**

Local Share %: **25%**


Request: **Jefferson Avenue Elementary School – the recently applied 2021 cost set changed the renovate vs. replace ratio from 68% (2020 OSDM) to 64% due to the application of 2021 OSDM Cost Sets. Respective master plans attached for reference.**

CEFPI Rating: **Borderline**

Rationale (Existing Buildings)	Original Bldg Date	Grade Config	# of Students	Existing Area	2-3 rd Ratio	Site Area
Jefferson Avenue ES	1965	K-3	278	32,693	64%	3.5

WRITTEN BY: **Steve Roka** **7-14-2021**

DECISION: **Approved** **Denied**

APPROVED: |  | **7-20-21**

MFP utilized for 2-3rds Waiver approved 7/20/21

Master Plan Name Shadyside_LSD_(Belmont)_ELPP_Final Master Plan_OFCC_06-25-20_CB_07-27-20
 Program ELPP 2020-01-06 (Active)
 Rank 134
 School District Shadyside Local School District
 School District IRN 46003
 County Belmont County
 Cost Region 7 (New Construction Cost Factor: 101.41%)
 Cost Set 2019 (for everything)
 Bracketing Set 2019
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2024-2025	Grade Configurations		
		Grades	Total	Placed
PK	40			
K	51	PK-12	710	710
1	51	PK-5	335	335
2	51	6-8	156	156
3	47	9-12	219	219
4	54	PK-8	491	491
5	41	6-12	375	375
6	58	CT	0	0
7	47			
8	50			
9	49			
10	57			
11	69			
12	44			
CT Offsite	0			
CT Low Bay Comprehensive	0			
CT High Bay Comprehensive	0			
CT Low Bay Onsite	0			
CT High Bay Onsite	0			
Total	710			

Project Scope:

- Build one (1) New Elementary/Middle/High School to house grades PK-12
- Allowances to abate and demolish Jefferson Avenue Elementary School, Leona Avenue Middle School and Shadyside Jr/Sr High School

Master Planner Commentary:

- This Master plan utilizes 2019 OSDM Cost Set and Bracketing
- This Master plan utilizes District accepted enrollment projections dated March 17, 2020 (2024-25 planning year).
- Enhanced Environmental Assessments (EEA) were completed in February 2020
- The project budget for the new building anticipates attaining the US Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED), Silver Certification for Schools, (with a preference for attaining points in the Energy and Atmosphere category)
- A Site Safety Allowance is included; please see Specific Allowance for details
- A Storm Shelter Allowance of \$364,698.12 is included to harden 5,083 SF of space
- An Allowance of \$108,666 is provided for Emergency Responder Radio Coverage System (ERRCS)

Building	Allowance
New PK-12 Site Safety Access Allowance	\$300,000.00
New PK-12 Storm Shelter allowance (hardening 5,083 SF)	\$364,698.12
New PK-12 Emergency Responder Radio Coverage Systems for 108,666 SF	\$108,666.00

Shadyside_LSD_(Belmont)_ELPP_Final_Master_Plan_OFCC_06-25-20_CB_07_27_20_master_plan_for_Shadyside_Local_School_District_of_Belmont_County_(46003)

Building Program	Jefferson Avenue Elementary School Master Planning Considerations Expedited Local Partnership Program (ELPP) (2019) (PSI)	Leona Avenue Middle School Master Planning Considerations Expedited Local Partnership Program (ELPP) (2019) (PSI)	Shadyside Jr/Sr High School Master Planning Considerations Expedited Local Partnership Program (ELPP) (2019) (PSI)	New PK 12 New Elementary/Middle/High
Cost Set	(2019)	(2019)	(2019)	
Assessing Consultant	PSI	PSI	PSI	
Type	Elementary	Elementary/Middle	Elementary/Middle/High	Elementary/Middle/High
Acres	3.50	13.00	2.35	
Grades Housed	K-3	4-6	PK, 7-12	
Current Enrollment	278	195	438	
Additions to Demolish	<input type="checkbox"/> 1965 Original Building 68% 32,693 ft ²	<input type="checkbox"/> 1956 Original Building 77% 29,933 ft ²	<input type="checkbox"/> 1930 Board of Education Offices 73% 2,422 ft ² <input type="checkbox"/> 1930 Original Building 86% 47,283 ft ² <input type="checkbox"/> 1957 Addition 1 65% 53,108 ft ² <input type="checkbox"/> 1957 Auditorium 52% 6,202 ft ²	
Grades Housed Proposed				PK-12
Projected Enrollment				710
CT Projected Enrollment				
Scope of Work	Abate/Demolish	Abate/Demolish	Abate/Demolish	Build New
CEFP Rating	Borderline	Borderline	Borderline	
Existing ft ²	32,693	29,933	109,015	
Cost/ft ² (DM)	\$271.02	\$271.02	\$262.85	
Cost to Replace	\$8,860,456.86	\$8,112,441.66	\$28,654,592.75	\$0.00
Cost to Renovate	\$6,051,716.81	\$6,264,408.56	\$21,688,791.09	
Reprogramming	\$0.00	\$0.00	\$0.00	\$0.00
Renovate+Replace	68%	77%	76%	
Right Replacement				
Right Ratio				
Addition Required	No	No	No	No
	Addition ft ²	Addition ft ²	Addition ft ²	New ft ²
Proposed Enrollment	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required	Students sf/Student sf required
Elementary (PK-K)	-- x -- = 0	-- x -- = 0	-- x -- = 0	91 x 129.55 = 11,789
Elementary (PK-5)	-- x -- = 0	-- x -- = 0	-- x -- = 0	335 x 129.55 = 43,399
Middle (6-8)	-- x -- = 0	-- x -- = 0	-- x -- = 0	156 x 156.49 = 24,412
High (9-12)	-- x -- = 0	-- x -- = 0	-- x -- = 0	219 x 186.55 = 40,854
Career Technical Core Space	-- x -- = 0	-- x -- = 0	-- x -- = 0	-- x -- = 0
Total ft ² Required				108,666.14
ft ² Existing	32,693	29,933	109,015	
Large Group Restroom Fixture Replacement	No	No	No	No
Comprehensive Vocational	No	No	No	No
Oversized ft ²				
Less Oversized ft ²	32,693	29,933	109,015	
CT ft ² Existing				
CT ft ² Not Programmed				
Less CT ft ²	32,693	29,933	109,015	
Addition ft ²	-32,693	-29,933	-109,015	108,666
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
Cost Of New SF	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost	SF Required \$/SF Cost
Elementary (PK-5)	x = \$0.00	x = \$0.00	x = \$0.00	43,399.25 x \$250.07 = \$10,852,850.45
Middle (6-8)	x = \$0.00	x = \$0.00	x = \$0.00	24,412.44 x \$248.58 = \$6,068,444.34
High (9-12)	x = \$0.00	x = \$0.00	x = \$0.00	40,854.45 x \$262.85 = \$10,738,592.18
Career Technical Program Space				
CT Existing ft ²				
CT New ft ²				
CT Total ft ²				
CT Program Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Proposed ft ²				108,666
Total to Rebuild	\$0.00	\$0.00	\$0.00	\$27,659,886.97
Total to Rebuild All Buildings				
Cost to Reno & Reprogram				\$0.00
Total Addition Cost				
Total Career Technical	\$0.00	\$0.00	\$0.00	\$0.00
Project Cost	\$0.00	\$0.00	\$0.00	\$27,659,886.97
Asbestos Abatement	\$126,978.85	\$356,968.25	\$2,304,810.83	\$0.00
Demolition	\$147,118.50	\$134,898.50	\$490,567.50	\$0.00
Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	Exclude Storm Shelter	
Specific Allowance	\$0.00	\$0.00	\$0.00	\$773,364.12
Total Building Cost	\$274,097.35	\$491,866.75	\$2,795,378.33	\$28,433,251.09
Page Subtotal		\$31,994,393.52		
General Allowance		\$0.00		
Project Agreement LFI		\$0.00		
Co-Funded Project		\$31,994,393.52		
Total Project Cost		\$31,994,393.52		

Environmental Hazards Assessment Cost Estimates

Owner:	Shadyside Local
Facility:	Jefferson Avenue Elementary School
Date of Initial Assessment:	Nov 20, 2008
Date of Assessment Update:	Jun 11, 2020
Cost Set:	2021

District IRN:	46003
Building IRN:	17913
Firm:	Ohio Facilities Construction Commission

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1965 Original Building	32,693	\$110,629.30	\$100,629.30
Total	32,693	\$110,629.30	\$100,629.30
Total with Regional Cost Factor (101.41%)	---	\$112,189.17	\$102,048.17
Regional Total with Soft Costs & Contingency	---	\$139,597.32	\$126,978.85

Environmental Hazards Assessment Cost Estimates

Owner:	Shadyside Local
Facility:	Leona Avenue Middle School
Date of Initial Assessment:	Nov 20, 2008
Date of Assessment Update:	Jun 11, 2020
Cost Set:	2021

District IRN:	46003
Building IRN:	20172
Firm:	Ohio Facilities Construction Commission

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1956 Original Building	29,933	\$292,893.30	\$282,893.30
Total	29,933	\$292,893.30	\$282,893.30
Total with Regional Cost Factor (101.41%)	—	\$297,023.10	\$286,882.10
Regional Total with Soft Costs & Contingency	—	\$369,586.73	\$356,968.25

Environmental Hazards Assessment Cost Estimates

Owner:	Shadyside Local
Facility:	Shadyside Jr/Sr High School
Date of Initial Assessment:	Nov 20, 2008
Date of Assessment Update:	Jun 11, 2020
Cost Set:	2021

District IRN:	46003
Building IRN:	34090
Firm:	Ohio Facilities Construction Commission

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1930 Board of Education Offices	2,422	\$101,592.20	\$101,592.20
1930 Original Building	47,283	\$1,495,978.30	\$1,485,978.30
1957 Addition 1	53,108	\$235,470.80	\$235,470.80
1957 Auditorium	6,202	\$3,495.20	\$3,495.20
Total	109,015	\$1,836,536.50	\$1,826,536.50
Total with Regional Cost Factor (101.41%)	—	\$1,862,431.66	\$1,852,280.66
Regional Total with Soft Costs & Contingency	—	\$2,317,429.31	\$2,304,810.83

Shadyside Local Schools SCHOOL DISTRICT
Belmont COUNTY
7/14/2021 DATE

Shadyside Local SD (Belmont) - ELPP - Final Master Plan - OFCC 8-19-21 / CB 9-20-21

MASTER PLAN

Description of Master Plan:	* Abate / Demolish Jefferson Avenue Elementary School
	* Abate / Demolish Leona Avenue Middle School
	* Abate / Demolish Shadyside Jr / Sr High School
	* Build New Elementary / Middle / High School to house grades PK-12

ELPP Participant

Step 1. Assessed Valuation	\$ 130,853,330
Step 2. Net Bonded Indebtedness	\$ 498,654
Step 3. Project Cost	\$ 40,458,880
Step 4. Required level of indebtedness .05 + [.0002 x (25 percentile** - 1)] of assessed valuation*	5.48%
	\$ 7,170,762

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:	\$ 7,170,762
minus Step 2:	\$ 498,654
Total:	\$ 6,672,108

Step 6. Required percentage of the project costs equals (.01 x basic project costs) x 25 percentile**	25.00% ** \$ 10,114,720
--	----------------------------

Step 7. Amount of Bond issue or Alternative Funding must be the greater of:	
a. a required percentage of the project costs	\$ 10,114,720
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ 6,672,108
c. Therefore, the district's share would be for	\$ 10,114,720

Total Project Cost:

STATE \$	30,344,160	75%
LOCAL \$	10,114,720	25%
TOTAL \$	40,458,880	

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

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

08/03/09



CERTIFICATION OF NET BONDED INDEBTEDNESS

\$	<u>498,654.24</u>	Par Value of Net Bonded Indebtedness (ORC 3318.01(F))
-	\$ <u>0</u>	Less Balance of Bond Retirement Account
=	\$ <u>498,654.24</u>	Certified Net Bonded Indebtedness

The School District Treasurer and Bond Counsel do hereby certify that the amount shown above is a true statement of the Net Bonded Indebtedness as of **July 31, 2021**.

SCHOOL DISTRICT

BOND COUNSEL

Signed:

Signed:

Melissa Visnic

Price D. Finley

Melissa Visnic
Print Name

Price D. Finley
Print Name

Shadyside Local School District
Belmont County, Ohio
School District & County

Bricker & Eckler LLP
Firm Name

July 13, 2021
Date

July 13, 2021
Date



**Expedited Local Partnership Program
DISCRETE PORTION
EXHIBIT TWO**

Shadyside Local School District (Belmont County)

Scope of the Local Project Phase:

The discrete part of the master facilities plan identified by the School District Board to be undertaken using local resources (Local Project Phase) shall consist of the following: **Build one new elementary/middle/high school to house grades PK thru 12; allowance to abate and demolish Leona Avenue Middle School.**

Calculation of Project Cost:

New Elementary/Middle/High School (PK-12 / 107,937 sf)

Construction Costs

Sitework Costs	\$ 3,048,746
Building Construction Cost	\$ 22,165,081
Loose Furnishings	\$ 1,185,185
Technology	\$ 1,567,752
Construction Contingency	\$ 1,471,935
Bid Contingency	\$ 1,471,935
	\$ 30,910,633

Non-construction Costs

Land Survey	\$ 24,729
Soil Borings/Phase I Envir. Report	\$ 21,637
Agency Approval Fees (Bldg. Code)	\$ 92,732
Construction Testing	\$ 268,923
Printing - Bid Documents	\$ 58,730
Advertising for Bids	\$ 6,182
Builders Risk Insurance	\$ 86,550
Design Professional Compensation	\$ 2,009,191
CM Compensation (Allocation)	\$ 1,854,638
Commissioning (includes maintenance plan advisor)	\$ 123,643
Non-Construction Contingency	\$ 429,749
	\$ 4,976,703

Allowances

Emergency Responder Radio Coverage System	\$ 107,937
LEED	\$ -
Site Access Safety Improvements	\$ 300,000
Storm Shelter - 5,035 sq ft of hardening	\$ 379,419
Swing Space	\$ -
	\$ 787,356

Total Construction Cost	\$ 30,910,633
Total Non Construction Cost	\$ 4,976,703
Total Allowances	\$ 787,356
Total Project Cost	\$ 36,674,692

Budget Breakdown

New Elementary/Middle/High School (PK-12 / 107,937 sf)	\$ 36,674,692
Total Budget Breakdown	\$ 36,674,692

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

New Elementary/Middle/High School (PK-12 / 107,937 sf)	\$ -
Total LFI's	\$ -

Abate & Demolish

Leona Avenue MS	\$ 524,198
	\$ -
Total Abate/Demo Breakdown	\$ 524,198

Total Budget for ELPP	\$ 37,198,891
Less PA LFI	\$ -
TOTAL QUALIFYING EXPENDITURES	\$ 37,198,891

NOTE: Up to \$ 37,198,891 in qualifying expenditures may be applied toward meeting the School District's portion of the basic project cost of the total of the School District's classroom facilities needs as calculated when the School District becomes eligible for state assistance under ORC Section 3318.01 to 3318.20. This amount may be changed only by an amendment to this Exhibit executed by both the Commission and the School District Board.

EXPEDITED LOCAL PARTNERSHIP PROGRAM

7/8/2021

DISCRETE PORTION WORKSHEET - Summary

School District: Shadyside Local SD

Architect: SHP

Team Leader: OFCC

Identified In The Approved Master Plan	
<i>Item</i>	<i>Budgeted Cost</i>
New Buildings	\$36,674,692
Demolition and Abatement Accompanying New Building Work	\$524,198
Building Additions	\$0
Demolition and Abatement Accompanying Building Additions	\$0
Renovation Work	
Total from Approved Master Plan	\$37,198,891

Funded By The School District	
<i>Local Initiatives</i>	<i>School District Budget</i>
As Part of a New Building	\$0
As Part of a Building Addition	\$0
Total Local Initiative	\$0

Total From Approved Master Plan + Total Local Initiative **\$37,198,891**

School District Project Funding	
Dollar Amount	\$38,000,000
Levy Type or Other Funding	<u>Proposed COPS Transaction</u> (PI, Renewal, Bond, etc.)
Mills	<u>N / A</u>
Levy Date	<u>N / A</u>

Reviewed By: Stephen Rala 07/08/2021

DISCRETE PORTION WORKSHEET - New Building and Local Initiative Projects

School District: Shadyside Local SD

Architect: SHP

Team Leader: OFCC

From the approved master plan

Spaces included are pursuant to the Ohio School Facilities Design Manual and the Expedited Local Partnership Program

New Buildings		From Master Plan	
	Description	Size (sf)	Cost
1	New Elementary/Middle/High School to house grades PK-12	107,937	\$36,674,692
2			
3			
4			
Totals		107,937	\$36,674,692

Optional Cost - Complete Building Demolition and Abatement		From Master Plan	
	Building Name	Size (sf)	Demolition Abatement
1	Leona Avenue Middle School	29,933	\$149,665 \$374,533
2			
3			
4			
Totals		29,933	\$149,665 \$374,533

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

OFCC Reviewed By: Stephen Roka 07/06/21

Master Plan Name Shadyside_LSD_(Belmont)_ELPP_Final DISCRETE Master Plan_OFCC 08-19-21_CB 09-20-21
 Program ELPP 2021-06-21 (Active)
 Rank 134
 School District Shadyside Local School District
 School District IRN 46003
 County Belmont County
 Cost Region 7 (New Construction Cost Factor: 106.40%)
 Cost Set 2021 (for everything)
 Bracketing Set 2021
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2025-2026	Grade Configurations		
		Grades	Total	Placed
PK	51			
K	53	PK-12	702	702
1	50	PK-5	346	346
2	49	5-8	150	150
3	45	9-12	206	206
4	46	PK-8	496	496
5	52	5-12	356	356
6	38	CT	0	0
7	54			
8	58			
9	47			
10	44			
11	52			
12	63			
CT Offsite	0			
CT Low Bay Comprehensive	0			
CT High Bay Comprehensive	0			
CT Low Bay Onsite	0			
CT High Bay Onsite	0			
Total	702			

Project Scope:

- Build one (1) New Elementary/Middle/High School to house grades PK-12
- Allowance to abate and demolish Leona Avenue Middle School

Master Planner Commentary:

- This Master plan utilizes 2021 OSDM Cost Set and Bracketing
- This Master plan utilizes District accepted enrollment projections dated June 29, 2021 (2025-26 planning year)
- Enhanced Environmental Assessments (EEA) were completed in February 2020.
- The project budget for the new building anticipates attaining the US Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED), Silver Certification for Schools, (with a preference for attaining points in the Energy and Atmosphere category)
- A Site Safety Allowance is included; please see Specific Allowance for details.
- A Storm Shelter Allowance of \$379,419.22 is included to harden 5,035 SF of space
- An Allowance of \$107,937 is provided for Emergency Responder Radio Coverage System (ERRCS)

Building	Allowance
New PK-12 Site Safety Access Allowance	\$300,000.00
New PK-12 Storm Shelter allowance (hardening 5,035 SF)	\$379,419.22
New PK-12 Emergency Responder Radio Coverage Systems for 107,937 SF	\$107,937.00

Shadyside LSD (Belmont) ELPP Final DISCRETE Master Plan OFCC 08-19-21 CB 09-20-21 master plan for Shadyside Local School District of Belmont County (46003)

	Leona Avenue Middle School Master Planning Considerations			New PK-12 New Elementary/Middle/High		
Building	Expedited Local Partnership Program (ELPP)			---		
Program	[2021]			---		
Cost Set	Ohio Facilities Construction Commission			---		
Assessing Consultant	Elementary/Middle			Elementary/Middle/High		
Type	13.00			---		
Acres	4-6			---		
Grades Housed	195			---		
Current Enrollment	1956 Original Building			---		
Additions to Demolish	73% 29,933 ft ²			---		
Grades Housed - Proposed	---			PK-12		
Projected Enrollment	---			702		
CT Projected Enrollment	---			---		
Scope of Work	Abate/Demolish			Build New		
CEFPI Rating	Borderline			---		
Existing It ²	29,933			---		
Cost/ft ² (DM)	\$332.40			---		
Cost to Replace	\$9,949,729.20			\$0.00		
Cost to Renovate	\$7,295,111.51			---		
Reprogramming	\$0.00			\$0.00		
Renovate+Replace	73%			---		
Right Replacement	---			---		
Right Ratio	---			---		
Addition Required	No			No		
	Addition ft ²			New ft ²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	--- x	---	0	104 x	131.02 =	13,626
Elementary (PK-5)	--- x	---	0	346 x	131.02 =	45,333
Middle (6-8)	--- x	---	0	150 x	158.27 =	23,741
High (9-12)	--- x	---	0	206 x	188.66 =	38,864
Career Technical Core Space	--- x	---	0	--- x	=	0
Total It ² Required				107,937.38		
It ² Existing	29,933			---		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized It ²	---			0		
Less Oversized It ²	29,933			---		
CT It ² Existing	---			---		
CT It ² Not Programmed	---			---		
Less CT It ²	29,933			---		
Addition It ²	-29,933			107,937		
Cost per ft ²	see below			see below		
Total Addition Cost	---			---		
	Cost of Additions			Cost to Rebuild		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	45,332.92 x	\$332.40 =	\$15,068,662.61
Middle (6-8)	x	=	\$0.00	23,740.5 x	\$333.35 =	\$7,913,895.68
High (9-12)	x	=	\$0.00	38,863.96 x	\$332.05 =	\$12,904,777.92
Career Technical Program Space	---			---		
CT Existing It ²	---			---		
CT New It ²	---			---		
CT Total It ²	---			---		
CT Program Total	\$0.00			\$0.00		
Total Proposed It ²	---			107,937		
Total to Rebuild	\$0.00			\$35,887,336.21		
Total to Rebuild All Buildings	---			---		
Cost to Reno & Reprogram	---			\$0.00		
Total Addition Cost	---			---		
Total Career Technical	\$0.00			\$0.00		
Project Cost	\$0.00			\$35,887,336.21		
Asbestos Abatement	\$374,533.30			\$0.00		
Demolition	\$149,865.00			\$0.00		
Exclude Storm Shelter	Exclude Storm Shelter			---		
Specific Allowance	\$0.00			\$787,356.22		
Total Building Cost	\$524,198.30			\$36,674,692.43		
Page Subtotal	\$37,198,890.73			---		
General Allowance	\$0.00			---		
Project Agreement LFI	\$0.00			---		
Co-Funded Project	\$37,198,890.73			---		
Total Project Cost	\$37,198,890.73			---		

Main Assessment Menu - Shadyside Local (46003) - Leona Avenue Middle School (20172)

Building Summary - Leona Avenue Middle School (20172)

District: Shadyside Local				County: Belmont		Area: East Central Ohio (7)	
Name: Leona Avenue Middle School				Contact: Mrs. Susan Fox			
Address: Leona Avenue Shadyside, OH 43947				Phone: (740) 676-9220			
Bldg. IRN: 20172				Date Prepared: 2008-11-20		By: Cheryl Fisher	
				Date Revised: 2020-06-11		By: Steve Roka	
Current Grades		4-6		Acreage:		13.00	
Proposed Grades		N/A		Teaching Stations:		15	
Current Enrollment		195		Classrooms:		13	
Projected Enrollment		N/A					
Addition		Date		HA		Number of Floors	
		1956		2		1	
Original Building				Current Square Feet		29,933	
Total				Current Square Feet		29,933	
*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: 2021							
A. Heating System				3		\$1,203,306.60	
B. Roofing				1		\$395,115.60	
C. Ventilation / Air Conditioning				1		\$0.00	
D. Electrical Systems				3		\$716,895.35	
E. Plumbing and Fixtures				2		\$127,265.50	
F. Windows				3		\$437,498.50	
G. Structure: Foundation				1		\$0.00	
H. Structure: Walls and Chimneys				2		\$32,452.50	
I. Structure: Floors and Roofs				1		\$0.00	
J. General Finishes				3		\$766,735.90	
K. Interior Lighting				3		\$194,564.50	
L. Security Systems				3		\$115,242.05	
M. Emergency/Egress Lighting				3		\$29,933.00	
N. Fire Alarm				3		\$73,335.85	
O. Handicapped Access				3		\$157,391.60	
P. Site Condition				2		\$271,136.00	
Q. Sewage System				1		\$0.00	
R. Water Supply				1		\$0.00	
S. Exterior Doors				2		\$30,000.00	
T. Hazardous Material				3		\$292,893.30	
U. Life Safety				3		\$141,785.60	
V. Loose Furnishings				3		\$134,698.50	
W. Technology				3		\$389,909.00	
X. Construction Contingency / Non-Construction Cost						-\$1,346,148.46	
Total						\$6,856,307.81	

Suitability Appraisal Summary				Section	Points Possible	Points Earned	Percentage	Rating Category
Cover Sheet					---	---	---	---
1.0 The School Site					100	71	71%	Satisfactory
2.0 Structural and Mechanical Features					200	121	61%	Borderline
3.0 Plant Maintainability					100	63	63%	Borderline
4.0 Building Safety and Security					200	131	66%	Borderline
5.0 Educational Adequacy					200	123	62%	Borderline
6.0 Environment for Education					200	126	63%	Borderline
LEED Observations					---	---	---	---
Commentary					---	---	---	---
Total					1000	635	64%	Borderline
C=Under Contract								
Existing Square Feet								
Cost per Sq. Ft.								\$0.00
Renovation Cost Factor								106.40%
Cost to Renovate (Cost Factor applied)								\$0.00
Reprogramming Cost								\$0.00
Cost to Renovate w/ Reprogramming								\$0.00
Cost to Replace								\$0.00
Renovate/Replace								N/A
<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>								

Building Component Information - Shadyside Local (46003) - Leona Avenue Middle School (20172)

Addition	Auditorium Fixed Seating	Corridors	Agricultural Education Lab	Primary Gymnasium	Media Center	Vocational Space	Student Dining	Kitchen	Natorium	Indoor Tracks	Adult Education	Board Offices	Outside Agencies	Auxiliary Gymnasium
Original Building (1956)		5248					3307	850						
Total	0	5,248	0	0	0	0	3,307	850	0	0	0	0	0	0
Master Planning Considerations 1) This building does not feature an art classroom. Art is done on "on a cart". 2) This building does not feature a library.														

Master Plan Worksheets for New PK-12

Storm Shelter

Storm shelter to be built as part of new construction

ES enrollment	346
MS enrollment	150
HS enrollment	206
CTS enrollment	—
Staff	113
Total occupants	815
SF required for occupants (@ 5 SF / occupant)	4,075
Wheelchair occupants (@ 1 / 200 occupants)	5
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	50
Water closets required (@ 1 WC / 250 occupants for first 500, 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	4,179
Usable space	83%
Required SF to allow for useless space (1 + 83% = 120%)	5,035
Required SF with mechanical area (+ 0.0%)	5,035
Total Required SF (+ 0.0% construction factor)	5,035
SF cost (@ \$62.88 / SF hardened)	\$316,597.01
Peer review fees	\$15,000.00
Testing agency fees	\$25,000.00
Storm shelter construction cost	\$356,597.01
Total storm shelter cost (* 106.40% regional cost factor for East Central Ohio)	\$379,419.22

Specific Allowances for Master Plan Shadyside_LSD_(Belmont)_ELPP_Final DISCRETE Master Plan_OFCC 08-19-21_CB 09-20-21 - Shadyside Local

Specific Allowances			<u>Return To MasterPlan</u>			
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio
[New] New PK-12	Site Development	Site Safety Access Allowance	\$300,000.00	Proposed site has access onto SR 7. ODOT Traffic Impact Study required for use of allowance	Base CM & A/E Services	yes
[New] New PK-12	Storm Shelter	Storm Shelter allowance (hardening 5,035 SF)	\$379,419.22		Base CM & A/E Services	yes
[New] New PK-12	ERRCS	Emergency Responder Radio Coverage Systems for 107,937 SF	\$107,937.00		Base CM & A/E Services	yes
Total			\$787,356.22			
			<u>Return To MasterPlan</u>			

<u>Shadyside Local Schools</u>	SCHOOL DISTRICT
<u>Belmont</u>	COUNTY
<u>7/14/2021</u>	DATE
Shadyside Local SD (Belmont) - ELPP - FINAL Discrete Master Plan - OFCC 8-19-21 / CB 9-20-21	
MASTER PLAN	
Description of Master Plan:	* Abate / Demolish Leona Avenue Middle School
	* Build New Elementary / Middle / High School to house grades PK-12

ELPP Participant

Step 1. Assessed Valuation	\$ <u>130,853,330</u>
Step 2. Net Bonded Indebtedness	\$ <u>498,654</u>
Step 3. Project Cost	\$ <u>37,198,891</u>
Step 4. Required level of indebtedness .05 + [.0002 x (25 percentile** - 1)] of assessed valuation*	5.48%
	\$ <u>7,170,762</u>

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	\$ <u>7,170,762</u>
minus Step 2	\$ <u>498,654</u>
Total:	\$ <u>6,672,108</u>

Step 6. Required percentage of the project costs equals (.01 x basic project costs) x 25 percentile**	25.00% ** \$ <u>9,299,723</u>
--	----------------------------------

Step 7. Amount of Bond issue or Alternative Funding must be the greater of:	
a. a required percentage of the project costs	\$ <u>9,299,723</u>
b. the amount necessary to raise the net bonded indebtedness of the district to within \$5,000 of the required level of indebtedness	\$ <u>6,672,108</u>
c. Therefore, the district's share would be for	\$ <u>9,299,723</u>

Total Project Cost:

STATE \$	<u>27,899,168.05</u>	75%
LOCAL \$	<u>9,299,722.68</u>	25%
TOTAL \$	<u>37,198,890.73</u>	

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

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



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

Shadyside Local School District (Belmont County)

The School District has indicated the following scope of work to be performed as Locally Funded Initiatives in accordance with the terms outlined in the Project Agreement:

NO LFI REQUIRED



FutureThink

June 29, 2021

John Haswell, Superintendent
Shadyside Local School District – Belmont County
3890 Lincoln Avenue
Shadyside, OH 43947

Dear Superintendent Haswell:

Per your acceptance dated June 29, 2021, the draft report dated June 28, 2021 has been finalized and submitted to the Ohio Facilities Construction Commission. Enclosed is the final report.

The master plan year is the 2025-26 school year with an enrollment of 702 students.

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

Grade	2025-26
Pre-K - 12 Total	702
Total	702

Source: FutureThink

We appreciate the opportunity to serve Shadyside Local Schools.

Sincerely,

Tracy V. Healy
President

5685 Tynecastle Loop
Dublin, OH 43016

614-264-2638
www.futurethinkinc.com