



November 27, 2024    **Via DocuSign**

Superintendent Mark Kowalski  
[mark.kowalski@coshoctoncityschools.com](mailto:mark.kowalski@coshoctoncityschools.com)  
 Coshocton City School District  
 1207 Cambridge Road  
 Coshocton, Ohio 43812

RE: Classroom Facilities Assistance Program–**Segment Two (Final) - Notice of Recommendation for Conditional Approval**

Dear Superintendent Kowalski and District Officials:

This correspondence is to formally notify you that the staff of the Ohio Facilities Construction Commission is preparing to recommend that your School District be approved to participate in the Classroom Facilities Assistance Program - Segment Two (Final) this year.

The next step in the process is an important matter for the School District, for it is only with the Board of Education's adoption of the "Resolution to Participate" in the segmented program that the Commission staff will advance the School District's project for a determination of conditional approval, contingent upon state dollars being available, to fund the state share. Should the School District elect to forego participation in the program this year, please be aware that Commission staff cannot give any assurance as to when the School District would next be eligible for funding. For your convenience, this resolution has been prepared for you. We ask that your Treasurer sign and return this resolution, via DocuSign, on or before **December 15, 2024**.

Upon receipt of the approved resolution, the next action is the Commission's consideration of the Determination of Conditional Approval, contingent upon State dollars being available to fund the state share, which is tentatively scheduled for January 16, 2025. If the Commission approves the Resolution of Conditional Approval, it will then be submitted to the Controlling Board for consideration at the next available meeting.

Upon approval by the Controlling Board, Commission staff will notify the School District so that it may proceed with the steps required to acknowledge that its local share meets the requirements of ORC Section 3318.052 or 3381.084. In addition, the School District will need to satisfy the Maintenance Fund obligation through a .5 mil levy or approved alternative method. Commission staff recommends the School District seek an opinion from its legal counsel on compliance with these requirements.

The State funds approved by the Controlling Board will be committed to your School District for sixteen months from the date of the Certification of Conditional Approval. If the School District is unable to raise the local share within the sixteen months, the State funds reserved for your School District will be released to fund other School District projects

We look forward to working with you until the successful completion of the School District's project. If you have any questions, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Joy Bledsoe". The signature is written in a cursive style.

Joy Bledsoe

Executive Director

/jsp

pc: Susan Mann, [susan.mann@coshoctoncityschools.com](mailto:susan.mann@coshoctoncityschools.com)  
 Terri Eyerman, [terri.eyerman@coshoctoncityschools.com](mailto:terri.eyerman@coshoctoncityschools.com)  
 Rebecca Princehorn, [rprincehorn@brickergraydon.com](mailto:rprincehorn@brickergraydon.com)  
 File

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 Columbus, Ohio 43215 U.S.A.

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**RESOLUTION AUTHORIZING THE SCHOOL DISTRICT BOARD  
TO PARTICIPATE IN THE  
OHIO FACILITIES CONSTRUCTION COMMISSION  
CLASSROOM FACILITIES ASSISTANCE PROGRAM – SEGMENT TWO (FINAL)**

**WHEREAS**, the Board of Education of the **Coshocton City School District (“School District”)**, **Coshocton County**, Ohio, met in a \_\_\_\_\_ session held \_\_\_\_\_ and adopted the following Resolution; and

**WHEREAS**, the Ohio Facilities Construction Commission (“Commission”) has notified the School District to be approved to participate in the Classroom Facilities Assistance Program-**Segment Two (Final)** this year; and

**WHEREAS**, the School District hereby concurs with, and approves the use of, the findings outlined in the final “Facilities Assessment Report” dated **September 2002** with revisions **May 2008 & January 2017** for the purpose of developing a master facilities plan. The School District and the Commission 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 **November 15, 2024**. 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 segmented facilities plan; and

**WHEREAS**, the School District Board elects to seek approval of a segment of the entire School District master facilities plan per ORC Section 3318.034; and

**WHEREAS**, the School District desires to proceed with the Scope of the Project and Segmented Facilities Plan for **Segment Two (Final)** as indicated below

**SCOPE OF THE PROJECT**

**Segment Two (Final):**

**Build one new middle/high school to house grades 7 thru 12 and Career Tech (off-site); allowance to abate and demolish Coshocton High School (no action required at the new PK thru 6 elementary school as this facility was completed under Segment One; no action required at Central, Lincoln and South Lawn elementary schools as the abatement and demolition was completed under Segment One).**

STATE SHARE:	\$25,312,437
LOCAL SHARE:	\$12,467,320
PROJECT BUDGET:	\$37,779,757

Project Budget and Shares with Project Agreement LFI of **\$283,403**

STATE SHARE:	\$25,312,437
LOCAL SHARE:	\$12,750,723
PROJECT BUDGET:	\$38,063,160



## RESOLUTION TO PARTICIPATE

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**NOW, THEREFORE, BE IT RESOLVED** by the Board of Education of the **Coshocton City School District, Coshocton County, Ohio** that the conditional approval as granted by the Commission for the Classroom Facilities project be hereby accepted in accordance with the provisions of ORC Section 3318.05.

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

\_\_\_\_\_, \_\_\_\_\_ President \_\_\_\_\_, \_\_\_\_\_ Vice President

\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_

The foregoing is a true and correct excerpt from the minutes of the \_\_\_\_\_ meeting held \_\_\_\_\_ of the Board of Education of the **Coshocton City School District, Coshocton County, Ohio** showing the passage of the resolution set forth.

\_\_\_\_\_  
Treasurer - **Terri Eyerman**

\_\_\_\_\_  
Date



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**Mark Kowalski**  
*Superintendent*

November 25, 2024

Mr. Dean Clouse  
Planning Manager  
Ohio School Facilities Commission  
30 West Spring Street 4<sup>th</sup> Floor  
Columbus, Ohio 43215

RE: Coshocton City School District  
CFAP Project Segment Request Letter

Dear Mr. Clouse,

Please accept this letter as Coshocton City School District's request to allow a final segmented plan under CFAP for a January 2025 Commission Approval. The scope of the proposed segment is a new Middle/High school to house students in grades 7-12 and career tech. Also included is an allowance to abate and demolish the existing Middle/High school.

The proposed segment is the final segment and will complete the Coshocton City School District's Master Plan.

Thank you for your consideration on our request. Please contact me should you have any questions or require additional information.

Sincerely,

Mark Kowalski  
Superintendent  
Coshocton City School District

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#### Mission Statement

Coshocton City Schools, in partnership with family and community, will empower individuals to become literate, respectful, responsible, and independent life-long learners in an ever-changing global society.





**MEMORANDUM TO:** Superintendent Mark Kowalski

**FROM:** Melanie Drerup, Chief of Planning

**DATE:** November 26, 2024

**SUBJECT:** Segment Recommendation – **Segment Two (Final)**

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The Ohio Facilities Construction Commission staff has reviewed the segmenting proposal for **Coshocton City School District, Coshocton County** with the Policy on Segmenting Projects and will make a recommendation to the Commission for approval on **January 16, 2024**, based on the rationale listed below.

The **Proposed Segment Two (Final) Facility Plan** includes the following:

- Build one new middle/high school to house grades 7 thru 12 & Career Tech (off-site); allowance to abate and demolish Coshocton High School.

The **Proposed Segment Two (Final)** meets statutory requirements and addresses:

- Segment Two (Final) meets the statutory requirements by building one new middle/high school to house grades 7 thru 12 & Career Tech (off-site). Segment Two (Final) completes the educational program delivery of the district completed under Segment One. The proposed segment aligns and is consistent with the master facility plan with the educational program delivery of the district started under Segment One. The proposed segment does align and is consistent with the master facilities plan for the district. Segment Two (Final) will serve to make the district's educational operation concise and efficient. Segment Two (Final), as written, is a practical approach to completing the master facility plan. The abatement and demolition of four district facilities both from Segment One and Segment Two (Final) reduces inefficiencies of staffing and the operational costs of inefficient buildings that will save the district money.

The **Complete Master Facility Plan** for the project includes the following:

- Build one new elementary school to house grades PK thru 6 (completed under Segment One) and one new middle/high school to house grades 7 thru 12 & Career Tech (off-site); allowance to abate and demolish Central, Lincoln and South Lawn elementary schools (completed under Segment One) and Coshocton High School.

**Future Segment(s)** will address:

- This is the final segment for the school district.

Master Plan Name Coshocton CSD-Coshocton-CFAP-Segment 2F-OFCC 1-16-25 CB 2-3-25  
Program CFAP 2 (Active)  
Rank 43  
School District Coshocton City School District  
School District IRN 43828  
County Coshocton County  
Cost Region 7 (New Construction Cost Factor: 103.18%)  
Cost Set 2024 (for everything)  
Bracketing Set 2024  
Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2029-2030	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	32				
K	123	PK-12	1377	1377	0
1	124	PK-5	715	715	0
2	119	6-8	327	327	0
3	103	9-12	335	335	0
4	111	PK-8	1042	1042	0
5	103	6-12	662	662	0
6	115	CT	49	49	0
7	98				
8	114				
9	102				
10	111				
11	64				
12	58				
CT Offsite	49				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	1426				

Project Scope:  
- Build new Middle/High School to house grades 7-12 and Career Tech (off-site).  
- Abate/Demolish Coshocton High School.

Master Planner Commentary:  
-Master Plan based on the 2024 Cost Set and Bracketing.  
-Master Plan utilizes 2029-30 enrollment projections dated 11/15/2024.  
-The project budget for new buildings shown this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver Certification (with a preference for attaining points in the Energy and Atmosphere Categories).  
-A PALFI has been added for the cost difference between a two-building (preferred plan) and one-building solution (base plan).  
- Allowances for Storm Shelter, ERRCS, and Site Safety Access have been included for New Middle/High.  
- Segment 1 co-funding cost = \$24,078,445.

Building	Allowance
New Middle/High	Site Safety Access Allowance \$300,000.00
New Middle/High	Storm Shelter allowance (hardening 3,667 SF) \$361,764.32
New Middle/High	Emergency Responder Radio Coverage Systems for 84,911 SF \$110,384.00

Coshocton CSD-Coshocton-CFAP-Segment 2F-OFCC 1-16-25 CB 2-3-25 master plan for Coshocton City School District of Coshocton County (43828)

Building	Coshocton High School	New Middle/High
Program	Classroom Facilities Assistance Program (CFAP)	New Middle/High
Cost Set	[2024]	—
Assessing Consultant	Hammond Construction	—
Type	Middle/High	Middle/High
Acres	36.00	—
Grades Housed	7-12	—
Current Enrollment	803	—
Additions to Demolish	<input type="checkbox"/> 1969 (01) 1969 Original Construction 77% 127,738 ft² <input type="checkbox"/> 1969 1969 Original Building 67% 6,874 ft² <input type="checkbox"/> 1969 (02) 1969 Auditorium 50% 10,148 ft² <input type="checkbox"/> 1969 (03) 1969 Natatorium 50% 9,632 ft² <input type="checkbox"/> 1969 Gymnasium 72% 19,592 ft² <input type="checkbox"/> 1994 (04) 1994 Addition 72% 2,010 ft²	—
Grades Housed - Proposed	—	7-12, CT Offsite
Projected Enrollment	—	462
CT Projected Enrollment	—	49
Scope of Work	Abate/Demolish	Build New
Suitability Rating	Borderline	—
Existing ft²	175,994	—
Cost/ft² (DM)	\$384.99	—
Cost to Replace	\$67,755,930.06	\$0.00
Cost to Renovate	\$51,418,934.72	—
Reprogramming	\$0.00	\$0.00
Renovate+Replace	76%	—
Right Replacement	—	—
Right Ratio	—	—
Addition Required	No	No
—	Addition ft²	New ft²
Proposed Enrollment	Students sf/Student sf required	Students sf/Student sf required
Elementary (PK-K)	— x — = 0	— x = 0
Elementary (PK-5)	— x — = 0	— x = 0
Middle (6-8)	— x — = 0	127 x 150.82 = 19,154
High (9-12)	— x — = 0	335 x 179.78 = 60,226
Career Technical Core Space	— x — = 0	49 x 112.86 = 5,530
Total ft² Required	—	84,910.58
ft² Existing	175,994	—
Large Group Restroom Fixture Replacement	No	No
Comprehensive Vocational	No	No
Oversized ft²	—	—
Less Oversized ft²	175,994	—
CT ft² Existing	—	—
CT ft² Not Programmed	—	—
Less CT ft²	175,994	—
Addition ft²	-175,994	84,911
Cost per ft²	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 0 x = \$0.00	
Middle (6-8)	x = \$0.00 19,154.14 x \$418.81 = \$8,021,945.37	
High (9-12)	x = \$0.00 65,756.44 x \$417.19 = \$27,432,929.20	
Career Technical Program Space	—	—
CT Existing ft²	—	—
CT New ft²	—	—
CT Total ft²	—	—
CT Program Total	\$0.00	\$0.00
Total Proposed ft²	—	84,911
Total to Rebuild	\$0.00	\$35,454,874.57
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	\$35,454,874.57
Asbestos Abatement	\$510,902.49	\$0.00
Demolition	\$1,325,234.82	\$0.00
Exclude Storm Shelter	—	—
LEED Waiver	—	—
Specific Allowance	\$0.00	\$772,148.32
Total Building Cost	\$1,836,137.31	\$36,227,022.89
Project Agreement LFI	\$0.00	\$283,403.00
Co-Funded Portion	\$1,836,137.31	\$35,943,619.89
Page Subtotal	\$38,063,160	—
General Allowance	\$0	—
Total Project Agreement LFI	\$283,403	—
Total Co-Funded Project	\$37,779,757	—
Total Project Cost	\$38,063,160	—

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion	Total Building Cost – Project Agreement LFI
Cost to Renovate	<p>The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment.</p> <p>For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.</p>
Cost to Replace	The cost to rebuild a new school with the same square footage.
General Allowance	Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it
LEED Waiver	Exclude the system-managed LEED Specific Allowance.
Project Cost	<p>If the work scope requires no action, the project cost is zero.</p> <p>Otherwise, project cost is calculated as follows (and includes any PALFI):</p> <p>    Total to Rebuild     +Cost to Reno &amp; Reprogram     +Total Addition Cost     +Total Career Technical</p>
Renovate+Replace	<p>renovation + reprogramming costToReplaceSameSquareFootage</p>
Right Ratio	<p>renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment</p> <p>The selected allowances should <b>not</b> include site allowances (see Specific Allowances, "Include" column).</p>
Right Replacement	The cost to rebuild a new school for the proposed number of students, including career technical programs.
Total Building Cost	<p>Total building cost is calculated as follows:</p> <p>    Project Cost     +Asbestos Abatement     +Demolition     +Specific Allowance</p>
Total Co-Funded Project	Sum of Co-Funded Portion for each building
Total Project Agreement LFI	General LFIs, plus Per-Building LFIs from a few lines above.
Total Project Cost	Total Project Agreement LFI + Total Co-Funded Project
Total Proposed ft²	<p>Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF</p>

Specific Allowances for Master Plan Coshocton CSD-Coshocton-CFAP-Segment 2F-OFCC 1-16-25 CB 2-3-25 - Coshocton City

Return To MasterPlan							
Specific Allowances							
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio	
[New] New Middle/High	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance of \$300,000 requires a traffic study for St. Rt. 541.	Base CM & A/E Services	yes	
[New] New Middle/High	Storm Shelter	Storm Shelter allowance (hardening 3,667 SF)	\$361,764.32		Base CM & A/E Services	yes	
[New] New Middle/High	ERRCS	Emergency Responder Radio Coverage Systems for 84,911 SF	\$110,384.00	\$1.30/SF	Base CM & A/E Services	yes	
Total			\$772,148.32				
Return To MasterPlan							

Project Agreement LFI for Master Plan Coshocton CSD-Coshocton-CFAP-Segment 2F-OFCC 1-16-25 CB 2-3-25 - Coshocton City

<a href="#">Return To MasterPlan</a>					
Project Agreement LFIs					
	Building	Name	Amount	Comments	Include in 100% Cap
	New Middle/High	Preferred plan PALFI	\$283,403.00	Cost difference between two-building preferred plan (\$38,063,160) and one-building base plan (\$37,779,757).	no
Total			\$283,403.00		
<a href="#">Return To MasterPlan</a>					

# Master Plan Worksheets for New Middle/High

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	—
MS enrollment	127
HS enrollment	335
CTS enrollment	49
Staff	81
Total occupants	592
SF required for occupants (@ 5 SF / occupant)	2,960
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	3,044
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,667
Required SF with mechanical area (+ 0.0%)	3,667
<b>Total Required SF</b> (+ 0.0% construction factor)	<b>3,667</b>
SF cost (@ \$81.47 / SF hardened)	\$298,788.77
Peer review fees	\$19,434.75
Testing agency fees	\$32,391.25
Storm shelter construction cost	\$350,614.77
<b>Total storm shelter cost</b> (× 103.18% regional cost factor for East Central Ohio)	<b>\$361,764.32</b>

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	7-12, CT Offsite	
ES enrollment	—	
MS enrollment	127	
HS enrollment	335	
CT enrollment	49	
Total enrollment	511	
	SF / Student	AREA
SF per ES student	—	—
SF per MS student	150.82	19,154
SF per HS student	179.78	60,226
SF per CT student	0.00	5,530
Total Gross Square Feet Required from MASTER PLAN		84,910

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	40,147MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces		2,460
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		15,800MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	4,000	4,000
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	0	0
M-PE-4	Staff Shower	1	0	0
M-PE-5	Student Locker Room	1	0	0
M-PE-6	Student Restroom/Shower	1	0	0
M-PE-7	Physical Education Storage	1	0	0
H-PE-1	Gymnasium	1	9,300	9,300
H-PE-2	Auxiliary Gymnasium	1	0	0
H-PE-3	Student Locker Room	1	1,100	1,100
H-PE-4	Student Restroom/Shower	1	400	400
H-PE-5	Physical Education Storage	1	400	400
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	0	0
H-PE-9	Lobby Services	1	100	100
H-PE-10	Training Room	1	200	200
H-PE-11	Physical Health Classroom	1	0	0
H-PE-12	Multi-use P.E. Room	1	0	0

Food Service Spaces / Custodial Spaces / Building Services	18,089
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.	
Facility Total (NET SF)	76,495
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	84,910
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	84,910



Teaching Stations

ES Teaching Stations —  
MS Teaching Stations 6  
HS Teaching Stations 16  
CT Teaching Stations 2

Parking

	ES	MS	HS	CT
Enrollment	—	127	335	49
Teachers	—	6	16	2
Ancillary Staff	—	3	7	1
Administration	—	2	4	1
Custodial / Maintenance	—	1	2	0
Food Service	—	1	3	0
Total Staff Parking	—	13	32	4
Total Visitor	—	3	7	1
High School Student Parking	—	—	67	10
Other	—	8	25	3
TOTAL CO-FUNDED PARKING	—	24	131	18

Environmental Hazards Assessment Cost Estimates

Owner:	Coshocton City
Facility:	Coshocton High School
Date of Initial Assessment:	Apr 8, 2008
Date of Assessment Update:	Jul 23, 2018
Cost Set:	2024

District IRN:	43828
Building IRN:	7427
Firm:	Hammond Construction

Scope remains unchanged after cost updates.

Building Addition	Addition Area (sf)	Total of Environmental Hazards Assessment Cost Estimates	
		Renovation	Demolition
1969 (01) 1969 Original Construction	127,738	\$402,339.32	\$389,339.32
1969 (02) 1969 Auditorium	10,148	\$6,114.08	\$6,114.08
1969 (03) 1969 Natatorium	9,632	\$2,224.16	\$2,224.16
1969 1969 Original Building	6,874	\$0.00	\$0.00
1969 Gymnasium	19,592	\$0.00	\$0.00
1994 (04) 1994 Addition	2,010	\$261.30	\$261.30
Total	175,994	\$410,938.86	\$397,938.86
Total with Regional Cost Factor (103.18%)	—	\$424,006.72	\$410,593.32
Regional Total with Soft Costs & Contingency	—	\$527,592.83	\$510,902.49



Coshocton CitySchool District

CoshoctonCounty

11/25/24Date

Coshocton CSD-Coshocton-CFAP-Segment-2F-OFCC 1-16-25 CB 2-3-25

(Master Facility Plan Name)

Description of SEGMENTED Facility Plan	<div>* Build new Middle/High School to house grades 7-12 and Career Tech (off-site).</div> <div>* Abate/Demolish Coshocton High School.</div>
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CFAP Participant - Segment w LFI

Step 1. Assessed Valuation	\$185,453,130
Step 2. Net Bonded Indebtedness	\$5,367,151
Step 3. Cost of Entire Master Facilities Plan	\$61,858,202
Step 4. Required level of indebtedness (.05 + [.0002 x ( 33 ) percentile - 1]] (see Note 2)	5.64%
of assessed valuation (see Note 1)	\$10,459,557

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: \$	10,459,557
minus Step 2: \$	5,367,151
<b>Total: \$</b>	<b>5,092,406</b>

Step 6. Required percentage of the project costs equals	33.00%
(.01 x basic project costs x ( 33 ) percentile (see Note 2)	\$20,413,207
Step 7. Amount of Bond Issue or Alternative Funding must be the <b>greater</b> of:	
a. a required percentage of the project costs	\$20,413,207
b. the amount necessary to raise the net bonded indebtedness of the District to within \$5,000 of the required level of indebtedness	\$5,092,406
c. The District's share of the Complete MFP would be for	\$20,413,207

COMPLETE MFP Cost:

State	\$	41,444,995	67%
Local	\$	20,413,207	33%
<b>Total</b>	<b>\$</b>	<b>61,858,202</b>	

Total PROPOSED Segment Cost:

State	\$	25,312,437	67%
Local	\$	12,467,320	33%
<b>Total</b>	<b>\$</b>	<b>37,779,757</b>	

Total PROPOSED Segment Cost (w Project Agreement Locally Funded Initiative (PA LFI):

PA LFI	\$	283,403
State	\$	25,312,437
Local	\$	12,750,723
<b>Total</b>	<b>\$</b>	<b>38,063,160</b>

**Note 1:** District's valuation for the year preceding the year in which the Controlling Board approved the project under ORC 3318.04

**Note 2:** 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%).



**Facilities  
Construction  
Commission**

## CERTIFICATION OF NET BONDED INDEBTEDNESS

	\$ <u>8,903,000</u>	Par Value of Net Bonded Indebtedness <i>(ORC 3318.01(F))</i>
-	\$ <u>3,535,849</u>	Less Balance of Bond Retirement Account
=	\$ <u>5,367,151</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 12/31/24.

COSHOCTON CITY School District  
COSHOCTON (County)

BRICKER GRAYDON (Bond Counsel)  
LLP

Mary T. Eyerman  
Treasurer (Print Name)

REBECCA C. PRINCEHORN  
Bond Counsel (Print Name)

Mary T. Eyerman  
Signature

Rebecca C. Princehorn  
Signature

11/22/2024  
Date

11/22/24  
Date

Master Plan Name Coshocton CSD-Coshocton-CFAP-Segment-2F-Complete Preferred MFP-OFCC 1-16-25 CB 2-3-25  
Program CFAP 2 (Active)  
Rank 43  
School District Coshocton City School District  
School District IRN 43828  
County Coshocton County  
Cost Region 7 (New Construction Cost Factor: 103.18%)  
Cost Set 2024 (for everything)  
Bracketing Set 2024  
Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2029-2030	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	32				
K	123	PK-12	1377	1377	0
1	124	PK-5	715	715	0
2	119	6-8	327	327	0
3	103	9-12	335	335	0
4	111	PK-8	1042	1042	0
5	103	6-12	662	662	0
6	115	CT	49	49	0
7	98				
8	114				
9	102				
10	111				
11	64				
12	58				
CT Offsite	49				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	1426				

Project Scope:

- Build new Middle/High School to house grades 7-12 and Career Tech (off-site).
- Abate/Demolish Coshocton High School.
- No Action at New PK-6 Elementary (Built New under Segment 1) to house grades PK-7.
- Abate/Demolish South Lawn, Lincoln, and Central ES completed under Segment 1.
- Segment 1 co-funding = \$24,078,445
- Complete MFP co-funding = \$61,858,202.

Master Planner Commentary:

- Master Plan based on the 2024 Cost Set and Bracketing.
- Master Plan utilizes 2029-30 enrollment projections dated 11/15/2024.
- Enhanced Environmental Assessment Scope dated February 2009 has been completed for all buildings.
- The project budget for new buildings shown this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver Certification (with a preference for attaining points in the Energy and Atmosphere Categories).
- 85 7th grade students placed in Coshocton Elementary to eliminate excess space.
- A PALFI has been added for the cost difference between a two-building (preferred plan) and one-building solution (base plan).
- Negative addition at Coshocton Elementary is approximately the size of the LFI addition built under Segment 1.
- Allowances for Storm Shelter, ERRCS, and Site Safety Access have been included for New Middle/High School.

Building	Allowance
New Middle/High	Site Safety Access Allowance \$300,000.00
New Middle/High	Storm Shelter allowance (hardening 3,667 SF) \$361,764.32
New Middle/High	Emergency Responder Radio Coverage Systems for 84,911 SF \$110,384.00

Coshocton CSD-Coshocton-CFAP-Segment-2F-Complete Preferred MFP-OFCC 1-16-25 CB 2-3-25 master plan for Coshocton City School District of Coshocton County (43828)

Building	New PK-6 Elementary			Coshocton High School			New Middle/High		
Program	Classroom Facilities Assistance Program (CFAP)			Classroom Facilities Assistance Program (CFAP)			New Middle/High		
Cost Set	[2024]			[2024]			—		
Assessing Consultant	OFCC			Hammond Construction			—		
Type	Elementary			Middle/High			Middle/High		
Acres	10.00			36.00			—		
Grades Housed	PK-6			7-12			—		
Current Enrollment	971			803			—		
Additions to Demolish	<input type="checkbox"/> 2011 Original Building 0% 115,169 ft² <input type="checkbox"/> 2011 LFI Space 0% 3,125 ft²			<input type="checkbox"/> 1969 (01) 1969 Original Construction 77% 127,738 ft² <input type="checkbox"/> 1969 1969 Original Building 67% 6,874 ft² <input type="checkbox"/> 1969 (02) 1969 Auditorium 50% 10,148 ft² <input type="checkbox"/> 1969 (03) 1969 Natatorium 50% 9,632 ft² <input type="checkbox"/> 1969 Gymnasium 72% 19,592 ft² <input type="checkbox"/> 1994 (04) 1994 Addition 72% 2,010 ft²			—		
Grades Housed - Proposed	PK-7			—			7-12, CT Offsite		
Projected Enrollment	915			—			462		
CT Projected Enrollment	—			—			49		
Scope of Work	No Action - Previous Segment			Abate/Demolish			Build New		
Suitability Rating	Excellent			Borderline			—		
Existing ft²	118,294			175,994			—		
Cost/ft² (DM)	\$362.69			\$384.99			—		
Cost to Replace	\$42,904,050.86			\$67,755,930.06			\$0.00		
Cost to Renovate	—			\$51,418,934.72			—		
Reprogramming	\$0.00			\$0.00			\$0.00		
Renovate÷Replace	0%			76%			—		
Right Replacement	\$45,519,783.27			—			—		
Right Ratio	0%			—			—		
Addition Required	No			No			No		
—	Addition ft²			Addition ft²			New ft²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	155 x	118.12 =	18,309	— x	— =	0	— x	— =	0
Elementary (PK-5)	715 x	118.12 =	84,456	— x	— =	0	— x	— =	0
Middle (6-8)	200 x	154.89 =	30,978	— x	— =	0	127 x	150.82 =	19,154
High (9-12)	— x	— =	0	— x	— =	0	335 x	179.78 =	60,226
Career Technical Core Space	— x	— =	0	— x	— =	0	49 x	112.86 =	5,530
Total ft² Required	115,433.8			—			84,910.58		
ft² Existing	118,294			175,994			—		
Large Group Restroom Fixture Replacement	No			No			No		
Comprehensive Vocational	No			No			No		
Oversized ft²	—			—			—		
Less Oversized ft²	118,294			175,994			—		
CT ft² Existing	—			—			—		
CT ft² Not Programmed	—			—			—		
Less CT ft²	118,294			175,994			—		
Addition ft²	-2,860			-175,994			84,911		
Cost per ft²	see below			see below			see below		
Total Addition Cost	—			—			—		
—	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
Elementary (PK-5)	x	=	\$0.00	x	=	\$0.00	0 x	=	\$0.00
Middle (6-8)	x	=	\$0.00	x	=	\$0.00	19,154.14 x	\$418.81 =	\$8,021,945.37
High (9-12)	x	=	\$0.00	x	=	\$0.00	65,756.44 x	\$417.19 =	\$27,432,929.20
Career Technical Program Space	—			—			—		
CT Existing ft²	—			—			—		
CT New ft²	—			—			—		
CT Total ft²	—			—			—		
CT Program Total	\$0.00			\$0.00			\$0.00		
Total Proposed ft²	118,294			—			84,911		
Total to Rebuild	\$0.00			\$0.00			\$35,454,874.57		
Total to Rebuild All Buildings	—			—			—		
Cost to Reno & Reprogram	—			—			\$0.00		
Total Addition Cost	—			—			—		
Total Career Technical	\$0.00			\$0.00			\$0.00		
Project Cost	—			\$0.00			\$35,454,874.57		
Asbestos Abatement	\$0.00			\$510,902.49			\$0.00		
Demolition	\$0.00			\$1,325,234.82			\$0.00		
Exclude Storm Shelter	—			—			—		
LEED Waiver	—			—			—		
Specific Allowance	\$0.00			\$0.00			\$772,148.32		
Total Building Cost	\$0.00			\$1,836,137.31			\$36,227,022.89		
Project Agreement LFI	\$0.00			\$0.00			\$283,403.40		
Co-Funded Portion	\$0.00			\$1,836,137.31			\$35,943,619.49		
Page Subtotal	—			\$38,063,160			—		
General Allowance	—			\$0			—		
Total Project Agreement LFI	—			\$283,403			—		
Total Co-Funded Project	—			\$37,779,757			—		
Total Project Cost	—			\$38,063,160			—		

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion	Total Building Cost – Project Agreement LFI
Cost to Renovate	The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment. For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.
Cost to Replace	The cost to rebuild a new school with the same square footage.
General Allowance	Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it
LEED Waiver	Exclude the system-managed LEED Specific Allowance.
Project Cost	If the work scope requires no action, the project cost is zero. Otherwise, project cost is calculated as follows (and includes any PALFI):  Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical
Renovate+Replace	renovation + reprogramming costToReplaceSameSquareFootage
Right Ratio	renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment  The selected allowances should <b>not</b> include site allowances (see Specific Allowances, "Include" column).
Right Replacement	The cost to rebuild a new school for the proposed number of students, including career technical programs.
Total Building Cost	Total building cost is calculated as follows:  Project Cost +Asbestos Abatement +Demolition +Specific Allowance
Total Co-Funded Project	Sum of Co-Funded Portion for each building
Total Project Agreement LFI	General LFIs, plus Per-Building LFIs from a few lines above.
Total Project Cost	Total Project Agreement LFI + Total Co-Funded Project
Total Proposed ft²	Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF

Specific Allowances for Master Plan Coshocton CSD-Coshocton-CFAP-Segment-2F-Complete Preferred MFP-OFCC 1-16-25 CB 2-3-25 - Coshocton City

Return To MasterPlan							
Specific Allowances							
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio	
[New] New Middle/High	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance of \$300,000 requires a traffic study for St. Rt. 541.	Base CM & A/E Services	yes	
[New] New Middle/High	Storm Shelter	Storm Shelter allowance (hardening 3,667 SF)	\$361,764.32		Base CM & A/E Services	yes	
[New] New Middle/High	ERRCS	Emergency Responder Radio Coverage Systems for 84,911 SF	\$110,384.00	\$1.30/SF	Base CM & A/E Services	yes	
Total			\$772,148.32				
Return To MasterPlan							



Project Agreement LFI for Master Plan Coshocton CSD-Coshocton-CFAP-Segment-2F-Complete Preferred MFP-OFCC 1-16-25 CB 2-3-25 - Coshocton City

Project Agreement LFI					<a href="#">Return To MasterPlan</a>
Building	Name	Amount	Comments	Include in 100% Cap	
New Middle/High	Preferred plan PALFI	\$283,403.40	Cost difference between two-building preferred plan (\$36,227,022.89) and one-building base plan (\$35,943,619.47).	no	
Total		\$283,403.40			<a href="#">Return To MasterPlan</a>

# Master Plan Worksheets for New Middle/High

Storm Shelter

Storm shelter to be built as part of new construction	
ES enrollment	—
MS enrollment	127
HS enrollment	335
CTS enrollment	49
Staff	81
Total occupants	592
SF required for occupants (@ 5 SF / occupant)	2,960
Wheelchair occupants (@ 1 / 200 occupants)	3
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)	30
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	3
SF required for water closets (@ 15 SF / WC)	45
Lavatories required (@ 1 lavatory / 1,000 occupants)	1
SF required for lavatories (@ 9 SF / lavatory)	9
Required shelter SF	3,044
Usable space	83%
Required SF to allow for useless space (1 ÷ 83% = 120%)	3,667
Required SF with mechanical area (+ 0.0%)	3,667
<b>Total Required SF</b> (+ 0.0% construction factor)	<b>3,667</b>
SF cost (@ \$81.47 / SF hardened)	\$298,788.77
Peer review fees	\$19,434.75
Testing agency fees	\$32,391.25
Storm shelter construction cost	\$350,614.77
<b>Total storm shelter cost</b> (× 103.18% regional cost factor for East Central Ohio)	<b>\$361,764.32</b>

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	7-12, CT Offsite	
ES enrollment	—	
MS enrollment	127	
HS enrollment	335	
CT enrollment	49	
Total enrollment	511	
	<b>SF / Student</b>	<b>AREA</b>
SF per ES student	—	—
SF per MS student	150.82	19,154
SF per HS student	179.78	60,226
SF per CT student	0.00	5,530
Total Gross Square Feet Required from MASTER PLAN		84,910

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	SF	40,147MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces		2,460
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces		15,800MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
M-PE-1	Gymnasium	1	4,000	4,000
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	0	0
M-PE-4	Staff Shower	1	0	0
M-PE-5	Student Locker Room	1	0	0
M-PE-6	Student Restroom/Shower	1	0	0
M-PE-7	Physical Education Storage	1	0	0
H-PE-1	Gymnasium	1	9,300	9,300
H-PE-2	Auxiliary Gymnasium	1	0	0
H-PE-3	Student Locker Room	1	1,100	1,100
H-PE-4	Student Restroom/Shower	1	400	400
H-PE-5	Physical Education Storage	1	400	400
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	0	0
H-PE-9	Lobby Services	1	100	100
H-PE-10	Training Room	1	200	200
H-PE-11	Physical Health Classroom	1	0	0
H-PE-12	Multi-use P.E. Room	1	0	0

Food Service Spaces / Custodial Spaces / Building Services	18,089
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.	
Facility Total (NET SF)	76,495
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	84,910
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	84,910

Teaching Stations

ES Teaching Stations —  
MS Teaching Stations 6  
HS Teaching Stations 16  
CT Teaching Stations 2

Parking

	ES	MS	HS	CT
Enrollment	—	127	335	49
Teachers	—	6	16	2
Ancillary Staff	—	3	7	1
Administration	—	2	4	1
Custodial / Maintenance	—	1	2	0
Food Service	—	1	3	0
Total Staff Parking	—	13	32	4
Total Visitor	—	3	7	1
High School Student Parking	—	—	67	10
Other	—	8	25	3
TOTAL CO-FUNDED PARKING	—	24	131	18



Coshocton City School District

Coshocton County  
11/25/24 Date

Coshocton CSD-Coshocton-CFAP-Segment-2F-Complete Preferred MFP-OFCC 1-16-25 CB 2-3-25 (Master Facility Plan Name)

Description of Master Facility Plan:	<div><div>*</div><div>Build new Middle/High School to house grades 7-12 and Career Tech (off-site).</div></div> <div><div>*</div><div>Abate/Demolish Coshocton High School.</div></div> <div><div>*</div><div>Abate/Demolish South Lawn, Lincoln, and Central ES (Completed under Segment 1)</div></div> <div><div>*</div><div>No Action at Coshocton Elementary (Built New under Segment 1) to house grades PK-7.</div></div>
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CFAP Participant

Step 1. Assessed Valuation	\$185,453,130
Step 2. Net Bonded Indebtedness	\$ 5,367,151
Step 3. Project Cost	\$ 61,858,202
Step 4. Required level of indebtedness (.05 + [.0002 x ( 33 ) percentile - 1]) (see Note 2)	5.64%
of assessed valuation (see Note 1)	\$ 10,459,557

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: \$	\$10,459,557
minus Step 2: \$	\$5,367,151
Total: \$	\$5,092,406

Step 6. Required percentage of the project costs equals	33.00%
(.01 x basic project costs x ( 33 ) percentile (see Note 2)	\$ 20,413,207

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

a. a required percentage of the project costs	\$ 20,413,207
b. the amount necessary to raise the net bonded indebtedness of the District to within \$5,000 of the required level of indebtedness	\$ 5,092,406
c. The District's share would be for	\$ 20,413,207

Total Project Cost:

State	\$	41,444,995	67%
Local	\$	20,413,207	33%
Total	\$	61,858,202	

Total Project Cost w LFI:

PA LFI	\$	283,403
State	\$	41,444,995
Local	\$	20,696,610
Total	\$	62,141,605

**Note 1:** District's valuation for the year preceding the year in which the Controlling Board approved the project under ORC 3318.04.

**Note 2:** 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%).

Master Plan Name Coshocton CSD-Coshocton-CFAP-Segment 2F-Base MFP-OFCC 1-16-25 CB 2-3-25  
Program CFAP 2 (Active)  
Rank 43  
School District Coshocton City School District  
School District IRN 43828  
County Coshocton County  
Cost Region 7 (New Construction Cost Factor: 103.18%)  
Cost Set 2024 (for everything)  
Bracketing Set 2024  
Educational PlannerFutureThink

Projected Enrollment (10 Yr)

Grade	2029-2030	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	32				
K	123	PK-12	1377	1377	0
1	124	PK-5	715	715	0
2	119	6-8	327	327	0
3	103	9-12	335	335	0
4	111	PK-8	1042	1042	0
5	103	6-12	662	662	0
6	115	CT	49	49	0
7	98				
8	114				
9	102				
10	111				
11	64				
12	58				
CT Offsite	49				
CT Low Bay Comprehensive	0				
CT High Bay Comprehensive	0				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	1426				

Project Scope:

Addition only to Coshocton Elementary School (built new under Segment 1) to house grades PK-12 and Career Tech (off-site).  
Abate/Demolish Coshocton High School.

Master Planner Commentary:

- Master Plan based on the 2024 Cost Set and Bracketing.
- Master Plan utilizes 2029-30 enrollment projections dated 11/15/24.
- Enhanced Environmental Assessment Scope dated February 2009 has been completed for all buildings.
- The project budget for new building addition shown in this plan anticipates attaining the USGBC LEED For Schools (U.S. Green Building Council, Leadership in Energy and Environmental Design) Silver Certification (with a preference for attaining points in the Energy and Atmosphere Categories).
- Allowances for Storm Shelter, ERRCS, and Site Safety Access have been included for the addition at the New PK-6 Elementary.

Building	Allowance	
New PK-6 Elementary	Site Safety Access Allowance	\$300,000.00
New PK-6 Elementary	Emergency Responder Radio Coverage Systems	\$256,179.30
New PK-6 Elementary	Storm Shelter allowance (hardening 9,714 SF)	\$1,196,640.29

Coshocton CSD-Coshocton-CFAP-Segment 2F-Base MFP-OFCC 1-16-25 CB 2-3-25 master plan for Coshocton City School District of Coshocton County (43828)

Building	New PK-6 Elementary			Coshocton High School		
Program	Classroom Facilities Assistance Program (CFAP)			Classroom Facilities Assistance Program (CFAP)		
Cost Set	[2024]			[2024]		
Assessing Consultant	OFCC			Hammond Construction		
Type	Elementary			Middle/High		
Acres	10.00			36.00		
Grades Housed	PK-6			7-12		
Current Enrollment	971			803		
Additions to Demolish	<input type="checkbox"/> 2011 Original Building			<input type="checkbox"/> 1969 (01) 1969 Original Construction		
	0%	115,169 ft²		77%	127,738 ft²	
	<input type="checkbox"/> 2011 LFI Space			<input type="checkbox"/> 1969 1969 Original Building		
	0%	3,125 ft²		67%	6,874 ft²	
				<input type="checkbox"/> 1969 (02) 1969 Auditorium		
				50%	10,148 ft²	
				<input type="checkbox"/> 1969 (03) 1969 Natatorium		
				50%	9,632 ft²	
				<input type="checkbox"/> 1969 Gymnasium		
				72%	19,592 ft²	
				<input type="checkbox"/> 1994 (04) 1994 Addition		
				72%	2,010 ft²	
Grades Housed - Proposed	PK-12, CT Offsite			—		
Projected Enrollment	1377			—		
CT Projected Enrollment	49			—		
Scope of Work	Add Only			Abate/Demolish		
Suitability Rating	Excellent			Borderline		
Existing ft²	118,294			175,994		
Cost/ft² (DM)	\$362.69			\$384.99		
Cost to Replace	\$42,904,050.86			\$67,755,930.06		
Cost to Renovate	\$0.00			\$51,418,934.72		
Reprogramming	\$0.00			\$0.00		
Renovate÷Replace	0%			76%		
Right Replacement	\$79,677,239.13			—		
Right Ratio	45%			—		
Addition Required	Yes			No		
—	Addition ft²			Addition ft²		
Proposed Enrollment	Students	sf/Student	sf required	Students	sf/Student	sf required
Elementary (PK-K)	155 x	114.87 =	17,805	— x	— =	0
Elementary (PK-5)	715 x	114.87 =	82,132	— x	— =	0
Middle (6-8)	327 x	150.63 =	49,256	— x	— =	0
High (9-12)	335 x	179.55 =	60,149	— x	— =	0
Career Technical Core Space	49 x	112.72 =	5,523	— x	— =	0
Total ft² Required	197,060.59			—		
ft² Existing	118,294			175,994		
Large Group Restroom Fixture Replacement	No			No		
Comprehensive Vocational	No			No		
Oversized ft²	3,125			—		
Less Oversized ft²	115,169			175,994		
CT ft² Existing	—			—		
CT ft² Not Programmed	—			—		
Less CT ft²	115,169			175,994		
Addition ft²	81,892			-175,994		
Cost per ft²	see below			see below		
Total Addition Cost	—			—		
—	Cost of Additions			Cost of Additions		
Cost Of New SF	SF Required	\$/SF	Cost	SF Required	\$/SF	Cost
Elementary (PK-5)	x	=	\$0.00	x	=	\$0.00
Middle (6-8)	16,220.00 x	\$418.81 =	\$6,793,098.20	x	=	\$0.00
High (9-12)	65,672.00 x	\$417.19 =	\$27,397,701.68	x	=	\$0.00
Career Technical Program Space	—			—		
CT Existing ft²	—			—		
CT New ft²	—			—		
CT Total ft²	—			—		
CT Program Total	\$0.00			\$0.00		
Total Proposed ft²	200,186			—		
Total to Rebuild	\$34,190,799.88			\$0.00		
Total to Rebuild All Buildings	—			—		
Cost to Reno & Reprogram	\$0.00			—		
Total Addition Cost	\$0.00			—		
Total Career Technical	\$0.00			\$0.00		
Project Cost	\$34,190,799.88			\$0.00		
Asbestos Abatement	\$0.00			\$510,902.49		
Demolition	\$0.00			\$1,325,234.82		
Exclude Storm Shelter	—			—		
LEED Waiver	—			—		
Specific Allowance	\$1,752,819.59			\$0.00		
Total Building Cost	\$35,943,619.47			\$1,836,137.31		
Project Agreement LFI	\$0.00			\$0.00		
Co-Funded Portion	\$35,943,619.47			\$1,836,137.31		
Page Subtotal	\$37,779,757			—		
General Allowance	\$0			—		
Total Project Agreement LFI	\$0			—		
Total Co-Funded Project	\$37,779,757			—		
Total Project Cost	\$37,779,757			—		

Glossary of Terms Used in Master Facility Plan

Co-Funded Portion	Total Building Cost – Project Agreement LFI
Cost to Renovate	The cost to renovate the existing additions not slated for demolition, based on the recommendations made in the assessment. For a master plan that represents a segment of the construction project, this cost may exclude certain renovation line items that the planner has chosen to omit, either because they were done in a previous segment, or because they will be done in a later one. In this case, the renovation cost will be a link on which you can click to see the segmented renovation line items.
Cost to Replace	The cost to rebuild a new school with the same square footage.
General Allowance	Superseded by Specific Allowance; if it still exists in an old MP, you can edit/delete it
LEED Waiver	Exclude the system-managed LEED Specific Allowance.
Project Cost	If the work scope requires no action, the project cost is zero. Otherwise, project cost is calculated as follows (and includes any PALFI):  Total to Rebuild +Cost to Reno & Reprogram +Total Addition Cost +Total Career Technical
Renovate+Replace	renovation + reprogramming costToReplaceSameSquareFootage
Right Ratio	renovation + reprogramming + demolition + asbestos + proposedAdditionalSpace + CT + selectedAllowances costToReplaceBasedOnProposedEnrollment  The selected allowances should <b>not</b> include site allowances (see Specific Allowances, "Include" column).
Right Replacement	The cost to rebuild a new school for the proposed number of students, including career technical programs.
Total Building Cost	Total building cost is calculated as follows:  Project Cost +Asbestos Abatement +Demolition +Specific Allowance
Total Co-Funded Project	Sum of Co-Funded Portion for each building
Total Project Agreement LFI	General LFIs, plus Per-Building LFIs from a few lines above.
Total Project Cost	Total Project Agreement LFI + Total Co-Funded Project
Total Proposed ft²	Existing SF –Demolition SF +Positive Addition SF +Career Technical Addition SF



Specific Allowances for Master Plan Coshocton CSD-Coshocton-CFAP-Segment 2F-Base MFP-OFCC 1-16-25 CB 2-3-25 - Coshocton City

Return To MasterPlan							
Specific Allowances							
Building	Category	Name	Amount	Comments	Cost Column	Include in Right Ratio	
New PK-6 Elementary	Site Development	Site Safety Access Allowance	\$300,000.00	Site Safety Access Allowance of \$300,000 requires a traffic study for St. Rt. 541.	Base CM & A/E Services	yes	
New PK-6 Elementary	ERRCS	Emergency Responder Radio Coverage Systems	\$256,179.30	\$1.30/SF * 197061 SF = \$256,179.30	Base CM & A/E Services	yes	
New PK-6 Elementary	Storm Shelter	Storm Shelter allowance (hardening 9,714 SF)	\$1,196,640.29		Base CM & A/E Services	yes	
Total			\$1,752,819.59				
Return To MasterPlan							

# Master Plan Worksheets for New PK-6 Elementary

Storm Shelter

Storm shelter to be built as part of new construction		
ES enrollment		715
MS enrollment		327
HS enrollment		335
CTS enrollment		49
Staff		152
Total occupants		1,578
SF required for occupants (@ 5 SF / occupant)		7,890
Wheelchair occupants (@ 1 / 200 occupants)		8
Additional SF required for wheelchair occupants (@ 10 SF / wheelchair occupant)		80
Water closets required (@ 1 WC / 250 occupants for first 500; 1 WC / 500 occupants for the rest)	5	
SF required for water closets (@ 15 SF / WC)		75
Lavatories required (@ 1 lavatory / 1,000 occupants)		2
SF required for lavatories (@ 9 SF / lavatory)		18
Required shelter SF		8,063
Usable space		83%
Required SF to allow for useless space (1 ÷ 83% = 120%)		9,714
Required SF with mechanical area (+ 0.0%)		9,714
<b>Total Required SF (+ 0.0% construction factor)</b>		<b>9,714</b>
SF cost (@ \$81.47 / SF hardened)		\$1,107,933.92
Peer review fees		\$19,434.75
Testing agency fees		\$32,391.25
Storm shelter construction cost		\$1,159,759.92
<b>Total storm shelter cost</b> (× 103.18% regional cost factor for East Central Ohio)		<b>\$1,196,640.29</b>

POR Summary

POR Summary of Spaces Worksheet

The following worksheet provides a summary of the four major POR categories, based on planned grade configuration and student enrollment, to be used as a guide and to set parameters for completing a traditional POR worksheet. For renovation and addition projects, the total square footage for each area grouping is a combination of existing square-footage to be renovated and new square footage identified in the master plan.

POR Summary ALLOWABLE

Grade Configuration	PK-12, CT Offsite	
ES enrollment		715
MS enrollment		327
HS enrollment		335
CT enrollment		49
Total enrollment		1,426

	<b>SF / Student</b>	<b>AREA</b>
SF per ES student	114.87	82,132
SF per MS student	150.63	49,256
SF per HS student	179.55	60,149
SF per CT student	0.00	5,523
Total Gross Square Feet Required from MASTER PLAN		197,060

POR SUMMARY

Academic / Special Education / Media / Visual Arts / Music / Technology / Business Education / Family and Consumer Science / Student Dining	<b>SF</b>	
	93,173	MINIMUM
<u>MINIMUM SQUARE FOOTAGE REQUIRED</u> - Includes C-AC Academic Core Spaces, C-SE Special Education Spaces, C-MC Media Center Spaces, C-VA Visual Arts Spaces, C-MU Music Spaces, C-TE Technology Spaces, C-BE Business Education Spaces, C-FCS Family and Consumer Science Spaces, and C-SD Student Dining Spaces derived from total areas developed with traditional bracketing program areas including the ADDITIONAL C-AC-9a Small Group Room, C-AC-13 Multi-use Studio, C-AC-14 Kinesthetic Learning Studio included in the 2011 Design Manual Update.		
Administrative Spaces	5,709	
Includes all spaces included in traditional bracketing program areas identified under C-AD Administrative Spaces.		
Physical Education Spaces	20,900	MAXIMUM
<u>MAXIMUM SQUARE FOOTAGE ALLOWED</u> - Includes all spaces included in traditional bracketing program areas identified under C-PE Physical Education Spaces.		

	Space	Qty	SF	Area
E-PE-1	Gymnasium	1	4,700	4,700
E-PE-2	P. E. Workroom/Storage	1	400	400
M-PE-1	Gymnasium	1	4,000	4,000
M-PE-2	Auxiliary Gym	1	0	0
M-PE-3	P.E./Athletic Office	1	0	0
M-PE-4	Staff Shower	1	0	0
M-PE-5	Student Locker Room	1	0	0
M-PE-6	Student Restroom/Shower	1	0	0
M-PE-7	Physical Education Storage	1	0	0
H-PE-1	Gymnasium	1	9,300	9,300
H-PE-2	Auxiliary Gymnasium	1	0	0
H-PE-3	Student Locker Room	1	1,100	1,100
H-PE-4	Student Restroom/Shower	1	400	400
H-PE-5	Physical Education Storage	1	400	400
H-PE-6	P.E./Athletic Office	1	150	150
H-PE-7	Staff Shower	1	150	150
H-PE-8	Athletic Director's Office	1	0	0
H-PE-9	Lobby Services	1	100	100
H-PE-10	Training Room	1	200	200
H-PE-11	Physical Health Classroom	1	0	0
H-PE-12	Multi-use P.E. Room	1	0	0

Food Service Spaces / Custodial Spaces / Building Services	57,750
Includes all spaces included in traditional bracketing program areas identified under C-FS Food Service Spaces, C-CU Custodial Spaces, C-BS Building Service Spaces.	
Facility Total (NET SF)	177,532
Construction Factor (11% multiplied by the facility total)	× 0.11
Gross Square Feet (GSF) Developed	197,060
Career Technical Program Space	0REQUIRED
Total Proposed Gross Square Footage	197,060

Teaching Stations

ES Teaching Stations 29  
MS Teaching Stations 15  
HS Teaching Stations 16  
CT Teaching Stations 2

Parking

	ES	MS	HS	CT
Enrollment	715	327	335	49
Teachers	29	15	16	2
Ancillary Staff	14	7	7	1
Administration	9	4	4	1
Custodial / Maintenance	5	2	2	0
Food Service	7	3	3	0
Total Staff Parking	64	31	32	4
Total Visitor	14	7	7	1
High School Student Parking	—	—	67	10
Other	38	22	25	3
TOTAL CO-FUNDED PARKING	116	60	131	18



Coshocton City School District

Coshocton County  
11/25/24 Date

Coshocton CSD-Coshocton-CFAP-Segment 2F- Base MFP-OFCC 1-16-25 CB 2-3-25 (Master Facility Plan Name)

Description of Master Facility Plan:	* Addition only to New PK-6 Elementary (built new under Segment 1) to house grades PK-12 and Career Tech (off-site). * Abate/Demolish Coshocton High School.
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CFAP Participant

Step 1. Assessed Valuation	\$ 185,453,130
Step 2. Net Bonded Indebtedness	\$ 5,367,151
Step 3. Project Cost	\$ 37,779,757
Step 4. Required level of indebtedness (.05 + [.0002 x ( 33 ) percentile - 1]) (See Note 2)	5.64%
of assessed valuation (see Note 1)	\$ 10,459,557

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: \$	10,459,557	
minus Step 2: \$	5,367,151	
Total: \$	5,092,406	

Step 6. Required percentage of the project costs equals	33.00%
(.01 x basic project costs x ( 33 ) percentile (see Note 2)	\$ 12,467,320

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

a. a required percentage of the project costs	\$ 12,467,320
b. the amount necessary to raise the net bonded indebtedness of the District to within \$5,000 of the required level of indebtedness	\$ 5,092,406
c. The District's share would be for	\$ 12,467,320

Total Project Cost:

State	\$	25,312,437	67%
Local	\$	12,467,320	33%
Total	\$	37,779,757	

Note 1: District's valuation for the year preceding the year in which the Controlling Board approved the project under ORC 3318.04

Note 2: 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%).