



School Facilities
Commission

SCIENCE, TECHNOLOGY, ENGINEERING & MATHEMATICS FACILITIES ASSISTANCE PROGRAM

PROJECT AGREEMENT

This Project Agreement ("Agreement") is made and entered into by and between the *Ohio School Facilities Commission* ("Commission") and the Board of the *Celina City School District* in agreement with the *TriStar STEM Career Compact School* ("STEM School"), *Mercer County*, ("Governing Body"), pursuant to Ohio Revised Code ("ORC") Section 3318.70.

WHEREAS, the Commission, created pursuant to ORC Section 3318.30 is an independent agency of the state within the Ohio Facilities Construction Commission ("OFCC"), is a body corporate and politic, an agency of state government and an instrumentality of the State of Ohio ("State"), performing essential government functions of the State; and

WHEREAS, the Governing Body is acting on behalf of a STEM School pursuant to Chapter 3326. ORC; and

WHEREAS, the Governing Body has submitted a written proposal to the Commission seeking funding for the acquisition of classroom facilities pursuant to ORC Sections 3318.70 or 3318.71;

WHEREAS, the Commission has decided in favor of providing funding for the STEM School's Governing Body request for the acquisition of classroom facilities; and

WHEREAS, the Governing Body of the STEM school has secured an amount of local funding at least equal to the amount requested of the Commission; and

WHEREAS, the Controlling Board has approved the funding request from the Commission; and

WHEREAS, the Governing Body and the Commission acknowledge that time is of the essence to the Project Agreement and all obligations hereunder; and

NOW, THEREFORE, in consideration of the mutual promises herein contained, the Governing Body and the Commission agree to cooperate in the design, construction and closeout described herein and as follows.

I. SCOPE OF THE PROJECT

- A. The parties agree the STEM Facilities Assistance Plan (the "Project" for purposes of this Agreement) shall be described as follows:

Build one new STEM facility to house 420 students.

- B. The Commission and the Governing Body agree that the Project shall, where applicable, comply with the Ohio School Design Manual ("Design Manual") and Commission policies, unless a variance is approved by the Commission.

- C. The total budget for the Project is *Sixteen Million Six Hundred Thirty One Thousand Eight Hundred Fifty Two Dollars (\$16,631,852)*. The State's share of the total Project budget shall be *Eight Million Three Hundred Fifteen Thousand Nine Hundred Twenty Six Dollars (\$8,315,926)*. The Governing Body's local share of the total Project budget shall be *Eight Million Three Hundred Fifteen Thousand Nine Hundred Twenty Six Dollars (\$8,315,926)* and funded as set forth in Article III of this Agreement.

- D. *Governing Body Due Diligence for Proposed Sites.* Prior to commencement of the design of a facility, the Governing Body shall provide a description of the site selected for a facility for the Commission's review in accordance with Commission policies. In the event of an unforeseen condition requiring environmental remediation of the site, the Governing Body shall be solely responsible for the costs.
- E. *LEED.* The Governing Body acknowledges the incorporation of the LEED for schools Silver Certification Standard into the relevant school construction.
- F. *Maintenance Plan.* The Governing Body shall submit to the Commission for approval a plan for the preventative maintenance of each completed facility according to procedures specified by the Commission.

II. OWNERSHIP OF THE PROJECT

- A. Ownership of the Project during the period of design and construction, through execution by the Governing Body and the Commission of a Certificate of Completion of the Project Agreement, shall be shared between the Commission and the Governing Body according to their respective contributions.
- B. Upon completion of the construction of the Project, the Commission's direct interest and participation in the Project is concluded. The Commission's interest is considered transferred to the Governing Body. The Governing Body shall assume sole responsibility for property ownership and facilities management, including the responsibility for enforcement of warranties and guarantees associated with the Project.
- C. The Governing Body shall not use any of the Classroom Facilities constructed pursuant to this Agreement for any purpose other than for a public educational purpose.
- D. In the Event that the STEM School permanently closes at any time after completion of the Project, and the classroom facilities are owned by the state, a public authority, or local school district, the Governing Body shall return or cause to be returned the State funds provided pursuant to this Agreement in an amount based on a straight line depreciation based on the time period of the bonds used to fund the state contribution.
- E. In the event that the Governing Body ceases to use a facility constructed pursuant to this Agreement for a public educational purpose allowable under the bonds use for the State's share of the Basic Project Cost, then the Governing Body shall return or cause to be returned to the State funds provided pursuant to this Agreement for the facility in an amount based on a straight line depreciation based on the time period of the bonds used to fund the state contribution.

III. GOVERNING BODY SHARE OF BASIC PROJECT COST

- A. The Commission shall require, as a condition precedent to execution of this Agreement and release of state funds, a certification by the Governing Body Treasurer that the local share amounts listed in Section III (A)(1) or (2) below are fully deposited in the Project Construction Fund. The Commission reserves the right to audit the Fund or any expenditure related to the Fund or the Project.

1. Local Donated Contributions

- a. *Federal Grant Moneys:* The Governing Body agrees to deposit into the Project Construction Fund immediately upon execution of this Agreement the sum of **Zero Dollars (\$-0-)** in federal grant moneys received by the Governing Body which can be applied to the Project cost.
- b. *Moneys Donated or Granted; Letters of Credit; Cash on Hand:* The Governing Body agrees to deposit into the Project Construction Fund immediately upon execution of this Agreement the sum of **Eight Million Three Hundred Fifteen Thousand Nine Hundred Twenty Six Dollars (\$8,315,926)** in local donated contributions. For purposes of this paragraph, a "local donated contribution" is any resource described in ORC Sections 3318.084 (C)(1) or (C)(2) but does not include direct spending by a third party source, as defined in ORC Section 3318.084 (C) (3).
- c. *Local Contribution Spent Directly By A Third Party Source.* Any moneys spent directly by a source other than the Governing Body or the State for work that is part of the Facilities Plan may be counted as a local donated contribution. In such cases, the Governing Body, the Commission, and the entity providing the local donated contribution must enter into a separate agreement to identify the classroom facilities to be constructed or renovated and the maximum amount of credit to be allowed for those expenditures. In any case where the Governing Body's local share is effectively reduced by a local contribution spent by a third party source, the parties agree to amend this Agreement to reflect any reduction in the amount of the local share amount in the Project Construction Fund.

2. Credit

- a. The Governing Body has made expenditures on a project and the Commission has reviewed and approved all expenditures. It is estimated that the amount of the project credit, when the project is completed, will be *Zero Dollars (\$-0-)*. After the signing of the Certificate of Completion by the Governing Body, the Commission and Governing Body shall enter into a Project Agreement Amendment which will indicate the revised amounts. The Governing Body shall increase or decrease its local share deposited in the Project Construction Fund to reflect any changes made by the Project Agreement Amendment to the amount shown above.

IV. STATE SHARE OF PROJECT COST

- A. The Commission shall cause the moneys for the State's share of the Project cost, or the applicable portion thereof, to be transferred to the Project Construction Fund from moneys appropriated by the General Assembly and encumbered for such purpose, from time to time, as may be necessary to pay obligations incurred pursuant to the terms of this Agreement. Such deposit will be pursuant to complete and accurate quarterly draw requests, executed by the Governing Body Treasurer and approved by the Commission. Breach or material non-compliance of this Agreement on the part of Governing Body, after opportunity to cure, may obviate any Commission obligations with respect to the deposit of funds.
- B. State and Governing Body funds shall be spent concurrently throughout the life of the project in amounts proportional to the State and Governing Body's share of the project cost.
- C. The amount of state appropriations to be encumbered for the Project in each fiscal biennium shall be determined by the Commission based on the Project's estimated construction schedule for that biennium. In each fiscal biennium subsequent to the first biennium in which state appropriations are encumbered for the Project, the Project has priority for state funds over Projects for which initial State funding is sought.

V. THE PROJECT CONSTRUCTION FUND

- A. The Governing Body acknowledges that proper management of the Project Construction Fund ("Fund") is an essential requirement of the Project. The Governing Body shall identify and describe any fund or account, other than the Project Construction Fund, that is related to the Project. Furthermore, the Governing Body shall comply with the Uniform School Accounting System (USAS) as prescribed by the Ohio Auditor of State and any relevant technical bulletins. The Governing Body shall establish escrow accounts required by law for retainage on trade contracts. The Governing Body shall also utilize the Ohio Administrative Knowledge System-Capital Improvements (OAKS-CI) to track project contracts and expenditures upon availability for K thru 12 construction projects.
- B. All investment earnings of the Fund shall be credited to the Fund. The Governing Body shall maintain a separate account of the investment earnings attributable to the respective contributions to the Fund by the Governing Body and the Commission. The Governing Body shall report accurate interest earnings to the Commission on the quarterly draw request.
- C. The Governing Body shall disburse moneys from the Fund, including investment earnings credited to the Fund, upon approval by the Commission, which shall be evidenced by the consent of the Commission's Designee. All vouchers must be approved by the Governing Body or designee, and by the Commission's Designee, prior to any payment by the Governing Body. The Governing Body Treasurer shall work with the Commission's Designee to review and reconcile the Treasurer's log with records maintained by the Commission's Designee on a monthly basis.
- D. Transactions involving the Fund shall be restricted to: 1) payments for professional design, construction management or other administration services, 2) payments to contractors who have performed work on the Project, 3) purchases related to the Project, and 4) any transactions authorized necessary or appropriate for establishing and administering investment accounts. Limited expenditures made by a Governing Body for the Project prior to execution of a Project Agreement may be approved for reimbursement, subject to all approvals required for other transactions involving the Fund. No Fund moneys or interest thereon shall be spent for any items inconsistent with the provisions of the Design Manual and Commission policies, unless a variance is approved by the Commission.
- E. The Governing Body shall not transfer or pursue any other transaction to remove moneys from the Fund to any other fund or account except as permitted by this Agreement or with the written approval of the Commission.

- F. The Governing Body may by a duly adopted resolution, choose to use all or part of the investment earnings of the School District's project construction fund that are attributable to the Governing Body's contribution to the fund to pay the cost of classroom facilities or portions or components of classroom facilities that are not included in the Governing Body's basic project cost but that are related to the School District's project.
- G. The Governing Body shall provide a full accounting of the Fund, upon request of the Commission. The Governing Body shall provide the Commission a copy of any audit report received from the Auditor of State immediately upon receipt. The report may be provided in hard copy or by electronic medium. The Commission reserves the right to audit the Fund, or any expenditure related to the Fund or the Project.
- H. The contingency reserve portion of the construction budget shall be used only to pay costs resulting from unforeseen job conditions, to comply with rulings regarding building and other codes, to pay costs related to design clarifications or corrections to contract documents, and to pay the cost of settlements and judgments related to the Project, unless otherwise approved by the Commission.
- I. If any moneys remain in the Fund after the Project has been completed, they shall be disbursed as follows:
 - 1. At the discretion of the Governing Body, any investment earnings remaining in the project construction fund that are attributable to the Governing Body's contribution to the Fund may, to the extent allowed by applicable law, remain in the project construction fund, for maintaining the classroom facilities included in the project.
 - 2. Any investment earnings remaining in the project construction fund that are attributable to the state's contribution to the fund shall be returned to the Commission.
 - 3. Any other surplus remaining in the project construction fund after the project has been completed shall be returned to the Commission and the Governing Body in proportion to their respective contributions to the fund, upon execution of the certificate of completion. The Commission may of its own accord, unilaterally issue a Closeout Certification and refer the matter to the Auditor of State and Ohio Attorney General for collection.

VI. LOCALLY FUNDED INITIATIVES ("LFI"):

- A. The Governing Body may elect to add to the scope of any Project and separately fund a scope of work, a LFI, which involves improvements to all or part of the Project funded through the Commission. The Governing Body may request the Commission to approve the incorporation of the design and construction of the LFI into the overall Project.
- B. Whenever a LFI will be purchased through contracts that are subject to the Commission's approval, a Memorandum of Understanding (MOU) will be executed by the School District and the Commission, setting forth specific terms and conditions. A separate MOU should be executed for each building.
- C. If the Governing Body elects to utilize the Project Delivery Team jointly selected for the Commission funded Project, the fees for services shall not be less than the co-funded project fee percentages in comparison to the construction budgets unless approved by the OFCC.
- D. The Governing Body will assume all of the financial responsibility for the LFI and establish a Local Initiative Fund or special cost center in a fund other than Fund 010 to account for the local resources supporting the LFI. The Governing Body will deposit the required money prior to certification of availability of funds.
- E. The Commission may designate a material, system or design feature as a LFI when the estimated cost of a project at the completion of a design phase exceeds the approved budget for the project, in situations where an alternative Design Manual compliant material, system or design feature would reduce the amount of the budget overrun.

VII. CONTRACT ADMINISTRATION

- A. OFCC serves as the contracting agent for the Commission.
- B. The Governing Body and the OFCC shall jointly select the appropriate method of project delivery and project team members as permitted by law consistent with OFCC policies.
- C. The Standard Conditions of Contract provided by the OFCC and in effect at the time of the applicable bid advertisement for the Project shall apply to the Project. The Standard Conditions may only be amended by Special Conditions approved by the OFCC. The Governing Body, with the approval of the OFCC, shall competitively bid or otherwise award, execute and administer contracts for construction on the Project and all other contracts as necessary, in compliance with applicable federal, state and local statutes, ordinances, codes and regulations. Contracts awarded to firms with principles which exceed the contribution limits applicable to the contract authority as set forth in all ethics and campaign contribution laws will not be approved by the OFCC.

- D. The OFCC and the Governing Body 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 Project. Pursuant to Rule 3318-2-04 of the Ohio Administrative Code, the Commission may authorize the Executive Director or the Executive Director's designee to take actions necessary for the performance of this Agreement. The Governing Body acknowledges the potential that special meetings may be required for timely execution of decisions and agrees to schedule special meetings as necessary.
- E. The OFCC has pre-qualified firms to provide services including, but not limited to Partnering and Commissioning/Maintenance Planning. The cost of basic services provided by one of the pre-qualified firms shall be an eligible project cost. The Governing Body and OFCC will co-select from the prequalified firms.
- F. The "Encouraging Diversity, Growth, and Equity" (EDGE) business development program created pursuant to ORC Section 123.152 and amplified under the rules promulgated there under in the Ohio Administrative Code is applicable to the project.

VIII. GENERAL PROVISIONS

- A. **Insurance.** The Governing Body shall insure the Project for building risk as soon as the Governing Body has an insurable interest therein in such amounts and against such risks as the Commission and the Governing Body shall agree and shall maintain that insurance during construction. The cost of such insurance shall be payable from the Fund. The Governing Body shall insure the Project for Builders Risk and Professional Liability as soon as the Governing Body has an insurable interest therein in such amounts and against such risks as the Commission and the Governing Body shall agree and the Governing Body shall maintain such insurance throughout construction. With the approval of the Commission, the Governing Body may purchase other insurance policies for benefit of the Project. The cost of the builders' risk and professional liability insurance and other such insurance policies approved by the Commission shall be payable from the Fund.
- B. **Termination.** This Agreement shall be terminated, and the moneys that were encumbered at the time of the Project's conditional approval by the Commission shall be released for other purposes, if the proceeds of the sale of the bonds or notes of the Governing Body, or other lawful alternative funding sources are not paid into the Fund, or if bids for initial contracts for the construction of the Project have not been taken within 24 months after the execution of this Agreement, or such later date as may be approved by the Commission. Additionally, this Agreement may be terminated for convenience by either party upon sixty days notice. Upon such notice, the State share of the project construction fund shall be returned to the Commission within thirty days of all termination costs being paid out of the project construction fund.
- C. **Capitalized Terms.** Capitalized terms in this Agreement shall have the same meaning as those defined in Chapter 3318. ORC unless otherwise defined herein or unless another meaning is indicated by the context.
- D. **Entire Agreement.** This Agreement is the entire and integrated Agreement between the Commission and the Governing Body and supersedes all prior negotiations, representations or agreements, either written or oral.
- E. **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.
- F. **Conditions to Validity.** None of the rights, duties and obligations contained in this Agreement shall be binding on any party hereto until all legal requirements have been complied with, including without limitation that the Director of Budget and Management of the State first certifies that there is a balance in the appropriation not already obligated to pay existing obligations, as required by ORC Section 126.07, all necessary funds are available from the applicable state agencies or instrumentalities and, when required, the expenditure of such funds is approved by the Controlling Board of the State of Ohio or other applicable approving body.
- G. **Successors and Assigns.** The Commission and the Governing Body, 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.
- H. **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.
- I. **Legal Representation.** The Governing Body and the Commission understand that each party will bear its own legal costs incurred in the administration of the project and such costs will not be considered an expenditure out of the project construction fund, except as otherwise may be agreed to by the parties.

- J. **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.
- K. **Amendment.** This Agreement may be amended only by an amendment executed by both the Commission and the Governing Body.
- L. **Effective Date.** This Agreement shall become effective after signature by the Executive Director of the Commission.

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

CELINA CITY SCHOOL DISTRICT *in agreement with*
TRISTAR STEM CAREER COMPACT SCHOOL
 Mercer County

By: _____
 Governing Body Representative

Print Name: _____

Title: _____

Date: _____, _____

OHIO SCHOOL FACILITIES COMMISSION

By: _____
 Executive Director

Print Name: **David M. Williamson**

Date: _____, _____



STEM Project Agreement Funding Checklist

Please fill in the appropriate categories as required

TriStar STEM Career Compact

County: Mercer

District Information

Commission Approval Date 07/14/16 Controlling Board Approval Date 08/08/16

Base Budget: State: \$8,315,926 Local: \$8,315,926 Total: \$16,631,852

STEM Share of Basic Project Cost and Documentation

- Local Donated Contributions (Section III.A.3)
- Federal Grant (Section III.A.1.a)
- Copy of Grant Award, and
- District Financial Summary Report for Fund 010, Local Share, certified by Treasurer/CFO
x Non-3318 Bond, Moneys Donated/Granted, Letters of Credit, Cash on Hand, (Section III.A.1.b)
x Certificate of Election, if applicable, and
Receipt from Sale of Bonds/Notes, if applicable, and
District Financial Summary Report for Fund 010, Local Share, certified by Treasurer/CFO
- Local Contribution by Third Party Source (Section III.A.1.c)
- Signed Agreement with OSFC, School District and Third Party
- STEM Credit w/Signed Certificate (Section III.A.2.a)
- Commission Review/Approval of Expenditures by

TriStar STEM Career Compact
By: Treasurer, Governing Body
Print Name:
Date:

BOND COUNSEL: none
(if applicable)
By:
Print Name:
Date:

Please return completed form to Janice Parker:
e-mail submission - janice.parker@ofcc.ohio.gov
US mail - 10 West Broad Street - Suite 1400, Columbus, OH 43215

CERTIFICATE OF RESULT OF ELECTION

On Issuing Bonds
R.C. 133.18, 3501.11(G)

The State of Ohio, Mercer County, ss.

To ¹ Ohio Secretary of State, Ohio Department of Taxation, Mercer County Auditor, Celina City School District

We, the undersigned, Board of Elections of said County, do hereby certify that the Special
(Primary, General or Special)

Election held in the Tri-Star Participating School Districts
(Name of Subdivision)

on the 2nd day of August , 2016 , on the question:

"Shall bonds be issued by the Tri-Star Participating School Districts
(Name of Subdivision)

for the purpose of acquiring classroom facilities and necessary appurtenances, including land acquisitions

in the principal amount of \$17,000,000 ,
to be repaid annually over a maximum period of 15 years, and an annual levy of property taxes
be made outside of the ten mill limitation estimated by the County Auditor to average over the repayment period
of the bond issue 0.95 mills for each one dollar of tax valuation, which amounts to nine and
 one-half cents for each one hundred dollars of tax valuation,
(Here insert rate expressed in cents or dollars and cents)

to pay the annual debt charge on bonds, and to pay debt charges on any notes issued in anticipation of
those bonds, resulted as follows:

Whole number of votes cast Three thousand eight hundred ninety five
(Write number of votes in words)

(3895)
(In figures)

For the Bond Issue:

 Two thousand nine hundred twenty eight (2928)
(Write number of votes in words) (In figures)

Against the Bond Issue:

 Nine hundred sixty seven (967)
(Write number of votes in words) (In figures)

as the same appears by the abstract of votes duly certified and signed by us and deposited in our office.

IN WITNESS WHEREOF, we have hereunto subscribed our names officially at

 Celina , Ohio, this 16th day of August , 2016 .

 Dale A. Long Chair
 Dale Kramer
 JK Sumner
 Cynthia Peirl
Board of Elections
 Mercer County, Ohio

Attest:

 Laura Burns
Director

¹ The Ohio Department of Taxation, Tax Equalization Division; the county Auditor, and to the fiscal officer of the political subdivision for which such bonds are to be issued.

Master Plan Name Tri Star Career Compact (STEM School) - Mercer County - VFAP - OSFC (7-14-16) CB (7-25-16)
 Program CFAP 2013-09-06 (Active)
 Rank
 School District Celina City School District
 School District IRN 43729
 County Mercer County
 Cost Region 2 (New Construction Cost Factor: 97.49%)
 Cost Set 2016
 Bracketing Set 2016
 Educational Planner FutureThink

Projected Enrollment (10 Yr)

Grade	2020-2021	Grade Configurations			
		Grades	Total	Placed	Remaining
PK	0	PK-12	0	0	0
K	0	PK-5	0	0	0
1	0	6-8	0	0	0
2	0	9-12	0	0	0
3	0	PK-8	0	0	0
4	0	6-12	0	0	0
5	0	CT	420	420	0
6	0				
7	0				
8	0				
9	0				
10	0				
11	0				
12	0				
CT Offsite	0				
CT Low Bay Comprehensive	258				
CT High Bay Comprehensive	162				
CT Low Bay Onsite	0				
CT High Bay Onsite	0				
Total	420				

Project Scope:
 Build a new Tri Star Career Compact (STEM School) building for 420 students.

Master Planner Commentary:
 Final Enrollment projections dated May 16, 2016 were used in the Master Plan and show 420 students in school year 2020-21. The Career Tech Program of Requirements shows 258 Low Bay CT students for a total of funding for 5 LB programs. The Career Tech Program of Requirements shows 162 High Bay CT students for a total of funding for 5 HB programs. The Specific Allowance includes a deduction of \$8,835,926.40 for the 37,415 SF of core space that will not be built. Only 9,323 SF of core space is needed, per the Preliminary POR completed by the District's Architect; therefore, 46,738 SF - 9,323 SF = 37,415 SF and related costs are deducted from the Master Plan. The Specific Allowance includes a \$300,000 Site Access Safety Improvement Allowance (i.e., deceleration lane, center left turn lane, metering, signage, etc.)

Building	Allowance
New High	Addition Adjustment for CT Core Space
	\$8,835,926.40
New High	Site Access Safety Allowance
	\$300,000.00

Building	New High		
Program			
Cost Set			
Assessing Consultant			
Type	High		
Acres			
Grades Housed	—		
Current Enrollment			
Additions to Demolish			
Grades Housed - Proposed	11-12, CT Low Bay Onsite, CT High Bay Onsite		
Projected Enrollment			
CT Projected Enrollment	420		
Scope of Work	Build New		
CEFPI Rating			
Existing ft ²			
Cost/ft ² (DM)			
Cost to Replace	\$0.00		
Cost to Renovate			
Reprogramming	\$0.00		
Renovate+Replace	—		
Right Replacement			
Right Ratio			
Addition Required	No		
	New ft²		
Proposed Enrollment	Students	sf/Student	sf required
Elementary (PK-K)	x	=	0
Elementary (PK-5)	x	=	0
Middle (6-8)	x	=	0
High (9-12)	x	=	0
Career Technical Core Space	420 x	111.28 =	46,738
Total ft ² Required	46,737.6		
ft ² Existing			
Large Group Restroom Fixture Replacement	No		
Comprehensive Vocational	Yes		
Oversized ft ²			
Less Oversized ft ²			
CT ft ² Existing			
CT ft ² Not Programmed			
Less CT ft ²			
Addition ft ²	46,738		
Cost per ft ²	see below		
Total Addition Cost			
	Cost to Rebuild		
Cost Of New SF	SF Required	\$/SF	Cost
Elementary (PK-5)	0 x	=	\$0.00
Middle (6-8)	0 x	=	\$0.00
High (9-12)	46,737.6 x	\$236.16 =	\$11,037,551.62
Career Technical Program Space			
CT Existing ft ²			
CT New ft ²	65,173.21		
CT Total ft ²	65,173		
CT Program Total	\$14,130,227.03		
Total Proposed ft ²	111,911		
Total to Rebuild	\$11,037,551.62		
Total to Rebuild All Buildings			
Cost to Reno & Reprogram	\$0.00		
Total Addition Cost			
Total Career Technical	\$14,130,227.03		
Project Cost	\$25,167,778.65		
Asbestos Abatement	\$0.00		
Demolition	\$0.00		
Specific Allowance	-\$8,535,926.40		
Total Building Cost	\$16,631,852.25		
Page Subtotal	\$16,631,852.25		
General Allowance	\$0.00		
Project Agreement LFI	\$0.00		
Co-Funded Project	\$16,631,852.25		
Total Project Cost	\$16,631,852.25		

**Program of Requirements for (Tri Star Career Compact (STEM School) -
Mercer County - VFAP - OSFC (7-14-16) CB (7-25-16))**

SF per Student		
POR SF/Student	155.17	(not to exceed Maximum Allowable)
Maximum Program SF/Student	155.30	(Maximum Allowable)
OSDM Bracketed SF/Student	168.00	

General Info	
Number Of Students Low Bay	258
Number Of Students High Bay	162
Number of High School Students	
Funded Programs Low Bay (50:1)	5
Funded Programs High Bay (30:1)	5
Career Tech Excess SF	

Square Footage		
Total POR SF	65,173	(not to exceed Maximum Allowable)
Maximum Program SF	65,226	(Maximum Allowable)
OSDM Bracketed SF	70,560	

	Program Code	Existing Indoor SF	Existing SF	Indoor SF Specified In DM	SF Specified In DM	Existing Lab Percent Of Required	SF Reprogrammed	Reprogramming Cost (\$23.62)	Proposed New Indoor SF	Proposed New SF	Cost New	Total Cost	Final SF
Program Type 1													
Business Management	C1 (14.0800)	0	0	1,520	1,520	0.00%	0.00	\$0.00	1,520	1,520	\$386,665.60	\$386,665.60	1,520
Electronics	R1	0	0	2,120	2,120	0.00%	0.00	\$0.00	2,120	2,120	\$460,018.80	\$460,018.80	2,120
Program Type 2													
Health Information Management	J7	0	0	2,310	2,310	0.00%	0.00	\$0.00	2,270	2,270	\$478,357.10	\$478,357.10	2,270
The correct size in the OSDM of the changing room is 450 SF.													
Program Type 3													
Early Childhood Education	E0 (35.0201)	0	0	3,700	5,000	0.00%	0.00	\$0.00	3,700	5,000	\$996,527.00	\$996,527.00	3,700
Marketing Management	S4 (04.0810)	0	0	2,120	2,120	0.00%	0.00	\$0.00	2,120	2,120	\$527,673.80	\$527,673.80	2,120
Program Type 5													
Welding and Cutting	R6	0	0	5,808	5,808	0.00%	0.00	\$0.00	5,808	5,808	\$1,436,724.96	\$1,436,724.96	5,808
2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded. With 5 HB programs; 3 classrooms of 900 SF are co-funded.													
Program Type 6													
Auto Technology	T3	0	0	9,068	9,068	0.00%	0.00	\$0.00	9,068	9,068	\$1,751,937.60	\$1,751,937.60	9,068
2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.													
Carpentry	D3	0	0	7,608	7,608	0.00%	0.00	\$0.00	6,708	6,708	\$1,363,835.16	\$1,363,835.16	6,708
2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.													
Medium/Heavy Truck Technician	T7	0	0	10,068	10,068	0.00%	0.00	\$0.00	9,168	9,168	\$1,779,142.08	\$1,779,142.08	9,168
2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.													
Precision Machining	R5	0	0	6,858	6,858	0.00%	0.00	\$0.00	6,858	6,858	\$1,266,411.06	\$1,266,411.06	6,858
2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.													
Net Program Space Total		0	0				0.00	\$0.00	49,340	50,640	\$10,447,293.16	\$10,447,293.16	49,340
Building Services Spaces													
		Existing Indoor SF						Proposed New Indoor SF			Cost(\$249.17)		Final Sf
Mechanical Electrical 5%		0						2,467.00			\$614,702.39		2,467
Corridors 14%		0						6,907.60			\$1,721,166.69		6,907.6
Building Services Spaces Subtotal		0						9,374.6			\$2,335,869.08		9,374.6
Building Gross Square Footage													
		Existing Indoor SF						Proposed New Indoor SF			Cost(\$249.17)		Final Sf
Net Program Space + Building Services Spaces (From Above)		0						58,714.6					
Construction Factor (11% Of Additional And Indoor)		0.00						6,458.61			\$1,609,291.85		6,458.61
POR Totals													
		Existing Indoor SF						Proposed New Indoor SF			Cost(\$249.17)		Final Sf
Net Program		0						49,340			\$10,447,293.16		49,340
Regional Cost Factor 97.49%											-\$262,227.06		
Building Services Spaces		0						9,374.6			\$2,335,869.08		9,374.6
Construction Factor		0.00						6,458.61			\$1,609,291.85		6,458.61
Total		0						65,173.21			\$14,130,227.03		65,173

POR Worksheet

Program of Requirements for (Tri Star Career Compact (STEM School) - Mercer County - VFAP - OSFC (7-14-16) CB (7-25-16))

	SF per Student		Number of Low Bay Students:	258		
			Number of High Bay Students:	162	Square Footage	
POR SF/Student	155.17	(not to exceed Maximum Allowable)	Number of High School Students:		Total POR SF	65,173 (not to exceed Maximum Allowable)
Maximum Program SF/Student	155.30	(Maximum Allowable)	Funded Programs Low Bay: 50:1	5	Maximum Program SF	65,226 (Maximum Allowable)
OSDM Bracketed SF/Student	168.00		Low Bay Programs Requiring Funds :	5	OSDM Bracketed SF	70,560
			High Bay Programs Requiring Funds :	5		
POR Planner data Cost Set: 2016						
Program Type 1						
C1 (14.0800): Business Management — housed in new space						
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory	1200	0	1200	\$259.68	\$311,616.00	
Related Office	120	0	120	\$234.53	\$28,143.60	
Related Storage	200	0	200	\$234.53	\$46,906.00	
Other	0	0	0	\$0.00	\$0.00	
Total:	1,520	0	1,520		\$386,665.60	
Reprogrammed SF: 0.00						
Comments:						
R1: Electronics — housed in new space						
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory	1800	0	1800	\$216.99	\$390,582.00	
Related Office	120	0	120	\$216.99	\$26,038.80	
Related Storage	200	0	200	\$216.99	\$43,398.00	
Other	0	0	0	\$0.00	\$0.00	
Total:	2,120	0	2,120		\$460,018.80	
Reprogrammed SF: 0.00						
Comments:						
Program Type 2						
J7: Health Information Management — housed in new space						
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory	1500	0	1500	\$210.73	\$316,095.00	
Related Office	120	0	120	\$210.73	\$25,287.60	
Related Storage	200	0	200	\$210.73	\$42,146.00	
Related Changing Room	490	0	450	\$210.73	\$94,828.50	
Other	0	0	0	\$0.00	\$0.00	
Total:	2,310	0	2,270		\$478,357.10	
Reprogrammed SF: 0.00						
Comments: The correct size in the OSDM of the changing room is 450 SF.						
Program Type 3						
E0 (35.0201): Early Childhood Education — housed in new space						
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total	
Laboratory	1500	0	1500	\$225.88	\$338,820.00	
Related Office	120	0	120	\$225.88	\$27,105.60	
Related Storage	200	0	200	\$225.88	\$45,176.00	
Observation	120	0	120	\$225.88	\$27,105.60	
Infants	700	0	700	\$225.88	\$158,116.00	
Kitchenette	350	0	350	\$225.88	\$79,058.00	
Work Room	150	0	150	\$225.88	\$33,882.00	
Toddler Restroom	60	0	60	\$225.88	\$13,552.80	
Reception	500	0	500	\$225.88	\$112,940.00	
Playground (site feature)	1300	0	1300	\$123.67	\$160,771.00	

Other	0	0	0	\$0.00	\$0.00
Total:	5,000	0	5,000		\$996,527.00
Reprogrammed SF: 0.00					
Comments:					
S4 (04.0810): Marketing Management — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	900	0	900	\$268.44	\$241,596.00
Bookstore	800	0	800	\$234.49	\$187,592.00
Display	100	0	100	\$234.49	\$23,449.00
Related Office	120	0	120	\$234.49	\$28,138.80
Related Storage	200	0	200	\$234.49	\$46,898.00
Other	0	0	0	\$0.00	\$0.00
Total:	2,120	0	2,120		\$527,673.80
Reprogrammed SF: 0.00					
Comments:					
Program Type 5					
R6: Welding and Cutting — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	3500	0	3500	\$247.37	\$865,795.00
Related Classroom	900	0	900	\$247.37	\$222,633.00
Related Office	120	0	120	\$247.37	\$29,684.40
Related Storage	200	0	200	\$247.37	\$49,474.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$247.37	\$66,789.90
Related Restroom	68	0	68	\$247.37	\$16,821.16
Related Tool Crib	550	0	550	\$247.37	\$136,053.50
Related Reference Room	200	0	200	\$247.37	\$49,474.00
Other	0	0	0	\$0.00	\$0.00
Total:	5,808	0	5,808		\$1,436,724.96
Reprogrammed SF: 0.00					
Comments: 2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded. With 5 HB programs; 3 classrooms of 900 SF are co-funded.					
Program Type 6					
T3: Auto Technology — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	5000	0	5000	\$193.20	\$966,000.00
Related Classroom	900	0	900	\$193.20	\$173,880.00
Related Office	120	0	120	\$193.20	\$23,184.00
Related Storage	200	0	200	\$193.20	\$38,640.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$193.20	\$52,164.00
Related Restroom	68	0	68	\$193.20	\$13,137.60
Related Tool Crib	550	0	550	\$193.20	\$106,260.00
Related Reference Room	200	0	200	\$193.20	\$38,640.00
Engine Storage	800	0	800	\$193.20	\$154,560.00
Machine Room	900	0	900	\$193.20	\$173,880.00
Flammable Material Storage	60	0	60	\$193.20	\$11,592.00
Other	0	0	0	\$0.00	\$0.00
Total:	9,068	0	9,068		\$1,751,937.60
Reprogrammed SF: 0.00					
Comments: 2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.					
D3: Carpentry — housed in new space					
Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	4000	0	4000	\$203.27	\$813,080.00
Related Classroom	900	0	0	\$203.27	\$0.00
Related Office	120	0	120	\$203.27	\$24,392.40
Related Storage	200	0	200	\$203.27	\$40,654.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$203.27	\$54,882.90
Related Restroom	68	0	68	\$203.27	\$13,822.36
Related Tool Crib	550	0	550	\$203.27	\$111,798.50
Related Reference Room	200	0	200	\$203.27	\$40,654.00
Finishing Room	500	0	500	\$203.87	\$101,935.00
Material Storage	800	0	800	\$203.27	\$162,616.00

Other	0	0	0	\$0.00	\$0.00
Total:	7,608	0	6,708		\$1,363,835.16

Reprogrammed SF: 0.00

Comments: 2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.

T7: Medium/Heavy Truck Technician — housed in new space

Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	6000	0	6000	\$194.06	\$1,164,360.00
Related Classroom	900	0	0	\$194.06	\$0.00
Related Office	120	0	120	\$194.06	\$23,287.20
Related Storage	200	0	200	\$194.06	\$38,812.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$194.06	\$52,396.20
Related Restroom	68	0	68	\$194.06	\$13,196.08
Related Tool Crib	550	0	550	\$194.06	\$106,733.00
Related Reference Room	200	0	200	\$194.06	\$38,812.00
Engine Storage	800	0	800	\$194.06	\$155,248.00
Machine Room	900	0	900	\$194.06	\$174,654.00
Flammable Material Storage	60	0	60	\$194.06	\$11,643.60
Other	0	0	0	\$0.00	\$0.00
Total:	10,068	0	9,168		\$1,779,142.08

Reprogrammed SF: 0.00

Comments: 2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.

R5: Precision Machining — housed in new space

Related Space	Funded Square Feet	Existing Square Feet	Proposed New Square Feet	Cost Per Square Foot	Total
Laboratory	3500	0	3500	\$184.57	\$645,995.00
Related Classroom	900	0	900	\$184.57	\$166,113.00
Related Office	120	0	120	\$184.57	\$22,148.40
Related Storage	200	0	200	\$184.57	\$36,914.00
Related Changing Room (one per type 5, 6 & 7)	270	0	270	\$184.57	\$49,833.90
Related Restroom	68	0	68	\$184.57	\$12,550.76
Related Tool Crib	550	0	550	\$184.57	\$101,513.50
Related Reference Room	200	0	200	\$184.57	\$36,914.00
CNC Room	900	0	900	\$185.17	\$166,653.00
Inspection Room	150	0	150	\$185.17	\$27,775.50
Other	0	0	0	\$0.00	\$0.00
Total:	6,858	0	6,858		\$1,266,411.06

Reprogrammed SF: 0.00

Comments: 2 Changing Rooms and 2 Restrooms are shown on the POR; but only one (1) of each are co-funded.

Specific Allowances for Master Plan Tri Star Career Compact (STEM School) - Mercer County - VFAP - OSFC (7-14-16) CB (7-25-16) - Celina City

<u>Return To MasterPlan</u>						
Specific Allowances						
Building	Category	Name	Amount	Comments	Cost Column	Include In Right Ratio
[New High]	Addition Adjustment	Addition Adjustment for CT Core Space	-\$8,835,926.40	Only 9,323 SF of core space is planned for the building. The core space difference (46,738 SF - 9,323 SF = 37,415 SF) is deducted from the Specific Allowance. 37,415 SF x \$236.16 = \$8,835,926.60.	Base CM & A/E Services	no
[New High]	Site Development	Site Access Safety Allowance	\$300,000.00		Other	no
Total			-\$8,535,926.40			
<u>Return To MasterPlan</u>						

<u>Tri Star Career Compact (STEM School)</u>	SCHOOL DISTRICT	
<u>Mercer</u>	COUNTY	
<u>5/17/2016</u>	DATE	MASTER PLAN
<u>Tri Star Career Compact (STEM School) - Mercer County - VFAP - OSFC (7-14-16) CB (7-25-16)</u>		

Description of Master Plan:	• Build a New Tri Star Career Compact (STEM School) Building
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VFAP Participant

Step 1. Project Cost \$16,631,852.00

Step 2. Required percentage of the project costs equals 50.00% **
 (.01 x basic project costs) x 50 percentile** \$ 8,315,926

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

a. a required percentage of the project costs \$ 8,315,926

c. Therefore, the district's share would be for \$ 8,315,926

STATE \$	<u>8,315,926</u>	50%
LOCAL \$	<u>8,315,926</u>	50% not including required LFI
TOTAL \$	<u>16,631,852</u>	

LFI:

PALFI #1	\$	-
PALFI #2	\$	-
PALFI #3	\$	-
Total Required LFI \$		<u>0</u>

TOTAL LOCAL SHARE:

STATE \$	<u>8,315,926</u>	
LOCAL \$	<u>8,315,926</u>	including required LFI
TOTAL \$	<u>16,631,852</u>	

**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%).