



WHEREAS, the District entered into an architectural agreement with SoL Harris/Day Architecture, Inc. ("Architect") for the purpose of having Architect provide professional design services for the Project, including programming; standard design and construction document phase services; cost estimating; bidding phase, construction phase (including site visits), closeout phase and post-closeout phase services; and

WHEREAS, the requirements for the Project and preliminary budget as developed by the Architect and agreed upon by the District and City is attached to this Agreement as Exhibit A; and

WHEREAS, in order to provide for the acquisition, construction, installation, equipping, and improvement of the PROJECT as more particularly described in Exhibit A, the CITY and the DISTRICT have determined to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing and in order to induce the DISTRICT to construct the Project and to induce the CITY to provide financing and other support to the PROJECT as set forth in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the DISTRICT and the CITY covenant and agree in accordance with Sections 755.16 and 3313.59 of the Ohio Revised Code as follows:

ARTICLE I  
DEFINITIONS

Section 1.1 **Use of Defined Terms.**

Each capitalized word or term used as a defined term in this Agreement but not otherwise defined herein shall have the meaning assigned to it in this Section 1.1, unless the context or use indicates another meaning or intent. Those definitions shall be equally applicable to both the singular and plural forms of any of the words and terms herein.

“Allowable Costs” means those costs which may be reasonably inferable for designing, acquiring, constructing, installing, equipping, and improving the Project, including hard costs, soft costs and contingencies as delineated in the Project Budget set forth in Exhibit A.

“Construction Contract” means the agreements between the District and its general contractor for the construction of the Project.

“CONSTRUCTION PERIOD” means the phase of the PROJECT commencing with the execution of the Construction Contract with the Contractor for the construction of the work for the PROJECT and ending upon the PROJECT Completion Date.

“Contract Documents” means collectively, the documents that constitute the substance of the requirements for the work to be performed by the Contractor for the Project, including, without limitation, Plans, Specifications, general and supplementary conditions, addenda, modifications, Construction Contract, bid form, surety bond, and change orders that are issued after the award of a Contract.

“ENVIRONMENTAL LAWS” means the Comprehensive Environmental Response, Compensation and Liability Act, The Toxic Substances Control Act, or any other federal, state or local statute, law, act, ordinance, code, rule, regulation, order, or decree relating to any Hazardous Materials.

“Force Majeure Event” means acts of God; fires; epidemics; landslides; floods; strikes; lockouts or other industrial disturbances; acts of public enemies; acts or orders of any kind of any governmental authority; insurrections; riots; civil disturbances; arrests; explosions; breakage or malfunctions of or accidents to machinery, transmission pipes or canals; partial or entire failures of utilities; shortages of labor, materials, supplies or transportation; lightning; earthquakes; subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents; unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character of the Project; criminal

activities; abnormal adverse weather conditions; epidemics; pandemics; COVID-19 impacts; supply chain disruptions; or any other delays that could not have been reasonably anticipated and which affect critical path work.

“HAZARDOUS MATERIALS” means and includes any hazardous substance, toxic or dangerous waste, substance or material or any pollutant or contaminant defined or referenced in any ENVIRONMENTAL LAWS.

“MATERIAL DELAY” means a delay that is more than thirty days from the PROJECT Completion Date.

“Plans” means the graphic and pictorial portions of the Contract Documents showing the design, type of construction, location, dimensions, and character of the Project to be provided by the Contractor, generally including plans, elevations, sections, details, schedules, diagrams, notes and portions of specifications.

“Project Budget” means the budget for the design and construction of the Project as set forth in Exhibit A.

“PROJECT FUND” means the fund established by the DISTRICT for the purpose of holding money to be used as described in this Agreement to pay the ALLOWABLE COSTS of acquiring, constructing, installing equipping and improving the PROJECT.

“Proportionate Share” means the District’s and the City’s responsibility for the Project’s Allowable Costs as set forth in Exhibit A except that the District and the City shall be responsible for the costs of any loose furnishing necessary for that party’s use and occupancy of its portion of the Project.

**Commented [SPB1]:** Exhibit A is still being discussed by the parties

“Specifications” means those portions of the Contract Documents consisting of the detailed written administrative, procedural, and technical requirements and standards for construction of the Project, whether physically on the Plans or bound in separate volumes, including identification of acceptable materials, methods, equipment, construction systems, quality, and workmanship.

Section 1.2 **Interpretation.**

Any reference herein to the CITY, DISTRICT, to the legislative authority of either, or to any member or officer of either includes—in their official capacity only—entities or officials succeeding to their respective functions, duties, or responsibilities pursuant to, or by, operation of law or lawfully performing their functions.

Any reference to a section or provision of the Constitution of the State; an Act; a section, provision, or chapter of the Revised Code; or, to any statute of the United States of America, includes that section, provision, or chapter as amended, modified, revised, supplemented or superseded from time to time; provided that, no amendment, modification, revision, supplement, or superseding section, provision, or chapter shall be applicable solely by reason of this provision, if it constitutes in any way a limitation, restriction, or impairment of the rights or obligations of the CITY or the DISTRICT under this Agreement.

Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof", "hereby", "herein", "hereto", "hereunder" and similar terms refer to this Agreement; and the term "hereafter" means after, and the term "heretofore" means before, the date of execution and delivery of this Agreement. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

Section 1.3 **References.** Reference to a numbered or lettered Article, Exhibit, Section, or Subsection means that Article, Exhibit, Section, or Subsection of this Agreement, unless the context indicates a different meaning or intent.

Section 1.4 **Captions and Headings.** The captions and headings in this Agreement are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Articles, Sections, subsections, paragraphs, subparagraphs, or clauses hereof.

**[End of Article I]**

ARTICLE II  
COOPERATION OF THE PARTIES

Section 2.1 **General Agreement Among Parties**. For the reasons set forth in the Recitals hereto, which Recitals are incorporated herein by reference as a statement of the public purposes of this Agreement and the intended cooperative arrangements among the parties, the parties have determined to cooperate with each other in the financing, acquisition, construction, improvement, development and operation of the Project, all in accordance with this Agreement. This Agreement is intended as and shall be an agreement among the parties to cooperate in the financing, acquisition, construction, development and operation of the Project, and the agreements contained herein are intended to and shall be construed as agreements to further effectuate cooperative action and safeguard the respective interests of the parties hereto.

Section 2.2 **Exercise of Coordinated Efforts**. The parties acknowledge and agree that it will be necessary to work in a coordinated manner to complete the Project in a timely and cohesive manner which will be economically advantageous to the City, the District and their residents.

Section 2.3 **Term of Agreement**. This Agreement shall become effective as of the Effective Date and will continue until the Project is complete in accordance with Section 4.4 herein, unless earlier terminated in accordance with the provisions set forth herein.

Section 2.4 **Conditions Precedent to Construction of Project**. Following the Effective Date, the parties shall cooperate in order to accomplish the following requirements:

- a) The School District shall convey title of the School District Property by quitclaim deed to the City which the City shall promptly record in the official records of Summit County, which deed may contain at the School District's option such conditions and rights of reverter as is necessary to protect the District's rights under this Agreement;

- b) The City shall, at the City's cost and expense, consolidate the School District Property and the City property into a single consolidated parcel as generally depicted in Exhibit B attached hereto;
- c) The City and the School District shall enter into a mutually satisfactory lease agreement whereby the City leases the consolidated parcel to the School District so that the School District may carry out its responsibility for the construction of the Project under this Agreement;
- d) The District enters into a Construction Contract in accordance with Section 2.9 herein;
- e) The execution by the parties of a lease agreement, not later than the execution of the Construction Contract, whereby the District leases a portion of the completed Project to the City to be used by the City for purposes of its operation as generally depicted in Exhibit C attached hereto.

Section 2.5 **Failure to Fulfill Conditions Precedent.** Should the requirements of Section 2.4 not be fulfilled by \_\_\_\_\_, 2025, then this Agreement shall automatically terminate and be of no further effect, and the City shall take such actions and execute such documents, including a quitclaim deed, as may be necessary to vest title of the School District Property back to the School District. Any amount remaining in the Project Fund, except for amounts that the District certifies to the City as being required to pay Allowable Costs of the Project not then due and payable, shall be refunded to the City and District in their Proportionate Share.

Commented [SPB2]: Update timeline

Section 2.6 **Scope of Authority and Duties of DISTRICT.**

- (a) The DISTRICT agrees to take all action reasonably necessary or desirable to cause the acquisition, construction, installation, equipping and improvement—in a good and workmanlike manner—of the PROJECT, including, as limited herein:

(i) All design and supervisory functions relating to the acquisition, construction, installation, equipping, and improvement of the PROJECT;

(ii) Obtaining all necessary permits, licenses, consents, approvals, entitlements, and other authorizations required under applicable laws (including without limitation ENVIRONMENTAL LAWS), from each respective governmental authority, or authority having jurisdiction, in connection with the acquisition, construction, installation, equipping and improvement of the PROJECT in accordance with the Plans and Specifications;

(iii) Maintaining all books and records with respect to the acquisition, construction, installation, equipping, and improvement of the PROJECT in accordance with the Plans and Specifications; and

(iv) performance of all other acts necessary in connection with the acquisition, construction installation, equipping, and improvement of the PROJECT.

(b) Subject to the terms and conditions of this Agreement, during the CONSTRUCTION PERIOD, the DISTRICT shall have sole management and control over, and responsibility for, the PROJECT site and acquisition, construction, installation, equipping, and improvement of the PROJECT; the testing, means, methods, sequences, and procedures with respect thereto; and the security of the PROJECT.

(c) The DISTRICT shall obtain and pay for from the PROJECT FUND any and all permits and bonds required to be obtained before commencement of the PROJECT and for all other permits, governmental fees, sales taxes and use taxes, if any, licenses and inspections necessary for the proper



execution and completion of the PROJECT in the form and at the time required. A Notice of Commencement in proper form as provided in the Ohio Revised Code shall be prepared by the DISTRICT before the commencement of the PROJECT.

Section 2.7 **Delegation of Duties.** The District may execute any of its duties under this Agreement by or through agents, contractors, consultants, employees or attorneys-in-fact; including, but not limited to the Architect and Contractor.

Section 2.8 **Approved CONTRACT DOCUMENTS.** The Contract Documents, including the PLANS and SPECIFICATIONS and Project Budget are currently being developed. The CONTRACT DOCUMENTS will be developed and completed by the DISTRICT prior to the commencement of construction. Once the CONTRACT DOCUMENTS are completed, the DISTRICT will submit those to the CITY and the CITY shall within ten days approve, reject, or conditionally approve the CONTRACT DOCUMENTS. The CITY and the DISTRICT will use their best efforts to collaborate and resolve any issues with the CONTRACT DOCUMENTS so that a final approval of both parties shall occur not less than 30 days after the original submission to the CITY (the "Approved CONTRACT DOCUMENTS"). If the CITY and DISTRICT fail to agree upon a set of Approved CONTRACT DOCUMENTS within 45 days from the original submission to the CITY, then the Agreement shall be void and the DISTRICT shall refund to the CITY any monies deposited by the CITY into the PROJECT FUND in the City's Proportionate Share less any design and engineering fees incurred to that point for the PROJECT. Upon the CITY's approval of the Approved CONTRACT DOCUMENTS, no further material changes shall be made except in accordance with Section 3.7 hereof.

Section 2.9 **Construction Contract.** It is understood that the District will competitively bid the construction of the Project utilizing the general contractor delivery method in accordance with Ohio Revised Code §3313.46 and it is understood that factors beyond the control of the District may prevent the award of a Construction Contract within the anticipated timeline to allow for completion of the Project—and such occurrence shall

be addressed as set forth in this Agreement in Section 3.7. Additionally, if the bids for the Project shall cause the Project costs to exceed the budgeted amount for the Project, then the District and City shall, at their option (1) approve in writing their decision to proceed with the Project provided that proceeding with the Project will not violate the provisions of Ohio Revised Code Section 153.12 and provided that the City shall promptly deposit or cause to be deposited in the Project Fund an amount sufficient to cover any projected budget shortfall in the City's Proportionate Share; (2) authorize re-bidding or re-negotiation for some or all parts of the Project within a reasonable time; (3) abandon the Project in whole or in part and terminate this Agreement; or (4) revise the scope of the Project to reduce the actual cost of construction. In the event that the parties do not exercise options 1, 2 or 4 within a reasonable timeline, not to exceed ninety (90) days following the opening of Bids, or are unable through Options 1, 2 or 4 to solve the issue within a reasonable time, then the parties shall be deemed to have exercised option 3. If option 3 is exercised or is deemed to have been exercised, any amount remaining in the Project Fund, except for amounts that the District certifies to the City as being required to pay Allowable Costs of the Project not then due and payable, shall be refunded to the City and District in their Proportionate Share.

Section 2.10 **CITY Authorized Representative.** The CITY shall designate a representative to attend to the PROJECT on behalf of the CITY and who will attend PROJECT meetings, including but not limited to design, pre-bid, post-bid, pre-construction, coordination, progress and such other meetings as designated by the DISTRICT. The CITY, at its sole discretion, will identify such representative and reserves the right to modify that selection or send a replacement representative at its discretion. To the extent possible, the project representative will be familiar with the Project.

**[End of Article II]**

ARTICLE III  
PROJECT FINANCE

Section 3.1 **Establishing the PROJECT FUND.** The DISTRICT shall create a special cost center and establish a "PROJECT FUND" for the purpose of holding money to be used as described in this Agreement to pay the ALLOWABLE COSTS of acquiring, constructing, installing, equipping, and improving the PROJECT. Payments from the PROJECT FUND may be distributed only as permitted to be paid or reimbursed from the PROJECT FUND according to this Agreement.

Section 3.2 **Initial Funding of the PROJECT FUND.**

The initial funding of the PROJECT FUND shall be accomplished through the designation of the City's Capital Improvement Project Fund and through tax exempt general obligation bonds of the District. As soon as practicable after the signing of this Agreement, the City shall timely provide to the District the City's Proportionate Share which the District shall in turn promptly deposit into the Project Fund. All earnings on the investment of the money deposited with the District and held in the Project Fund shall be retained in that fund and used by the District to pay for Allowable Costs. After all costs of the Project have been met, the earnings on the investment of the money deposited with the District shall be transferred to the City and District in accordance with their Proportionate Share.

Section 3.3 **Performance of and Payment for Costs of the PROJECT.** The DISTRICT shall undertake to cause the acquisition, construction, installation, equipping, and improvement of the PROJECT, as appropriate, in accordance with the provisions of this Agreement and, subject to the provisions herein, shall, using funds in the PROJECT FUND, pay all amounts required to acquire, construct, install, equip, and improve the PROJECT, as appropriate and the Project Budget.

Pursuant to Article IV hereof, the DISTRICT shall pay for ALLOWABLE COSTS of the PROJECT, subject in each case to the limitations set forth in this Agreement.

Each disbursement from the PROJECT FUND by the DISTRICT shall be deemed to be (i) an acknowledgment by the DISTRICT, individually, that such aspect of the PROJECT with respect to which such disbursement relates, and all prior aspects of the PROJECT, are acceptable to the DISTRICT for all purposes to the best of its knowledge and belief; and (ii) a representation by the DISTRICT to the best of its knowledge and belief that the PROJECT covered thereby and by all other prior disbursements has been done and completed in all material respects in accordance with this Agreement and the approved Contract Documents.

The DISTRICT shall be obligated to complete the constructing, installing, equipping, and improving of the PROJECT in accordance with this Agreement and the approved Contract Documents.

Section 3.4 **Cost Overruns.** A Project Budget has been established for the PROJECT. If an event occurs—of whatever nature including but not limited to a claim from Architect, Contractor or a Force Majeure Event, but not including a CITY initiated change in the project design—where the DISTRICT discovers that such an event may cause the cost of construction to exceed the Project Budget for the PROJECT (a “PROJECT FUND Shortfall”), the following rules shall apply:

(a). District shall make a good faith effort to stop work or otherwise arrest the activity that will lead to increased cost, unless, if in the DISTRICT’S reasonable opinion doing so would be commercially unreasonable and would adversely impact the PROJECT including the PROJECT schedule.

(b). As soon as possible following the discovery of the issue or receipt a claim, District shall notify the CITY of the same;

(c). As soon as practicable, District shall advise the CITY as to the estimated cost increase and recommendations for ameliorating or eliminating the potential cost increase;

(d). Within fourteen (14) days following the DISTRICT’S recommendations, the CITY and the DISTRICT shall meet for the purpose of agreeing upon a course of action to be taken to resolve the problem related to the PROJECT FUND Shortfall. If no meeting is held or if no

agreement can be reached within said fourteen (14) day period, then the parties shall proceed as set forth in Article VI herein.

(e). Cost overruns attributable to the sole negligence or willful misconduct of a party shall be borne by the responsible party to the extent of such negligence or willful misconduct. Otherwise, cost overruns shall be apportioned between the CITY and the District in accordance with their Proportionate Share.

(f). The DISTRICT, within its reasonable discretion, may elect to resolve claims or to otherwise resolve those events that will not cause a PROJECT FUND Shortfall as set forth in Section 3.7 of this Agreement.

Section 3.5 **Reports.** No later than the 20th day of each month after the commencement of the Work for the PROJECT—and prior to the later of (i) the date upon which the DISTRICT shall deliver (a) evidence satisfactory to the CITY that a Certificate of Occupancy has been issued for the PROJECT, or (b) a certificate stating that no Certificate of Occupancy is required for the proper and lawful operation of the PROJECT for their intended purposes, or (ii) the PROJECT Completion Date—the DISTRICT shall provide a written report to the CITY setting forth in reasonable detail: (i) all expenditures made or incurred on account of ALLOWABLE COSTS for the acquiring, constructing, equipping, and improving of the PROJECT during the previous month; (ii) the total ALLOWABLE COSTS and costs of acquiring, constructing, equipping, and improving of the PROJECT as of the last day of the previous month; and (iii) a construction status report, to include a written description of all material changes to the PROJECT agreed to by the CITY and the DISTRICT.

Additionally, the DISTRICT shall provide to the CITY: [\(i\) on or before February 15 and August 15 of each year, a statement of revenues and expenditures and fund balance \(as of December 31 and June 30, as applicable\) of the Project Fund for the preceding six-month period; and \(ii\) such additional reasonable reports and information as the CITY may reasonably request from time to time relating to the transactions contemplated hereby.](#) The DISTRICT shall also provide a report to the CITY addressing the aggregate total of all ALLOWABLE

COSTS and costs of acquiring, constructing, equipping, and improving the PROJECT incurred through the PROJECT Completion Date within one hundred eighty (180) days of receipt of certificate of occupancy by the City's authorized representative from the District.

**Section 3.6 Recovery Against Contractor or Architect Before the PROJECT Completion Date.** Prior to the PROJECT Completion Date, so long as no Event of Default has occurred and is continuing, the DISTRICT shall, negotiate, accept and prosecute any claim for damages, compensation, or other recoveries due from Architect, Contractor, subcontractors or others based on any theories of recovery and shall transfer any proceeds received on account of such collection efforts to the PROJECT FUND or directly to the City in proportion to the City's Proportionate Share if the PROJECT FUND has been closed out.

**Section 3.7 Limits on Change in Project or Project Budget.**

- (a) This subsection covers modifications to the Project, including but not limited modifications by Change Orders, Change Directives or any other form of modifications under the Contract Documents—including any form of settlement. No subsequent amendment to, or change in, any one or more of the Approved Contract Documents or to the work required under and not contemplated within those documents shall be made by the DISTRICT without the prior written consent of the CITY, which consent shall not be unreasonably withheld, conditioned, or delayed; provided, however, that no such prior written consent is required for any change or amendment that: (i) together with all other changes submitted concurrently therewith does not increase the costs of the PROJECT by more than \$50,000 or, (ii) together with all changes for the entire project, whenever submitted, does not increase the cost by more than \$200,000; and (iii) does not cause or create a Project Fund Shortfall; and (iv) will not materially alter the character or use of the PROJECT.

- (b) Changes To PROJECT Schedule. The DISTRICT may change the schedule for the completion of the PROJECT upon notification to the CITY; provided, however, no such change may be made without the CITY's prior written consent—which consent will not be unreasonably withheld. If the CITY withholds such consent unreasonably, and if the need for the DISTRICT to amend the PROJECT schedule is for reasons that are not the result of the gross negligence or willful misconduct of the DISTRICT, the CITY shall be responsible for any resulting claims from the Architect or Contractor for delay or acceleration of the PROJECT work resulting from the withheld consent of the CITY.

**[End of Article III]**

ARTICLE IV  
CONSTRUCTION OBLIGATIONS AND COVENANTS

Section 4.1 **Covenants of the DISTRICT.** During the CONSTRUCTION PERIOD (and, where indicated, thereafter), the DISTRICT shall:

- (a) cause the acquisition, construction, installation, equipping, and improvement of the PROJECT within the boundaries of the PROJECT site and cause such acquisition, construction, installation, equipping, and improvement to be prosecuted in a good and workmanlike manner, and in accordance with (i) the Approved Contract Documents, (ii) the schedule for acquisition, construction, installation, equipping, and improvement of the PROJECT, (iii) prevalent industry practices, and (iv) all applicable laws;
- (b) use its reasonable efforts to cause acquisition, construction, installation, equipping, and improvement of the PROJECT on or prior to the PROJECT Completion Date;
- (c) use its reasonable efforts to cause all material outstanding punch list items with respect to the acquisition, construction, installation, equipping, and improvement of the PROJECT to be completed on or prior to the PROJECT Completion Date;
- (d) pay, or cause to be paid, all assessments, charges, and taxes, if any, payable in connection with the acquisition, construction, installation, equipping, and improvement of the PROJECT to be paid as and when due, whether claim shall be made for payment thereof during or after the CONSTRUCTION PERIOD, subject to the right of the DISTRICT to contest, in good faith, any such assessment change or tax so long as, by nonpayment of any such items, neither the PROJECT nor any property of the CITY shall be subject to imminent loss or forfeiture, and in the



contest of which the CITY hereby agrees to cooperate at the cost and expense of the DISTRICT; (ii) properly respond to claims against project funds made under Ohio Revised Code Sections 1311.25 through 1311.37; (iii) on a monthly basis, deliver to the CITY a progress report as required by Section 3.5 hereof regarding the acquisition, construction, installation, equipping, and improvement of the PROJECT and adequacy of funding for the PROJECT in relationship to the then current Project Budget;

- (e) cause title to the PROJECT to be and remain, during the CONSTRUCTION PERIOD and on the PROJECT Completion Date, free from and clear of all liens, claims, and encumbrances, except for (i) those created by or arising by agreement of the parties, (ii) claims for materials supplied or labor or services performed in connection with the acquisition, construction, installation, equipping, and improvement of the PROJECT that are properly filed under Ohio Revised Code Sections 1311.25 through 1311.37, and (iii) any other liens or exceptions that are approved in writing by the CITY or that the CITY causes to be created;
- (f) make available for inspection at the DISTRICT's office, during normal business hours, by a duly authorized representative of the CITY any of the DISTRICT's books and records insofar as they relate solely to the PROJECT at such times as reasonably requested by the CITY when requested to do so;
- (g) allow the CITY and its respective agents, at all times during normal business hours, the right of entry and free access to the PROJECT to inspect all work done, labor performed, and materials furnished in and about the PROJECT;
- (h) during the CONSTRUCTION PERIOD, obtain, or cause the Contractor to obtain and maintain insurance coverage including a Builder's Risk

policy unless the District opts to procure the Builder's Risk Policy. All insurance policies shall name the DISTRICT and the City as additional insureds. Prior to the PROJECT commencement, the DISTRICT shall deliver to the CITY copies of all such insurance policies, together with endorsements and original certificates therefor;

- (i) in the event of any damage to or destruction of the PROJECT, or any part thereof, during the CONSTRUCTION PERIOD—that is not the fault of the DISTRICT—to the extent that insurance proceeds, are not sufficient to cover the full cost of any repair, rebuilding or restoration due to deductible and co-insurance amounts under insurance policies maintained by the DISTRICT, the DISTRICT shall provide funding, out of the PROJECT FUND to pay the cost of repair, rebuilding or restoration, and the District and CITY shall be responsible for any resulting Project Fund Shortfall in accordance with their Proportionate Share;
- (j) obtain on a timely basis all utility connections and permits and all utility services for water, gas, electric, telephone, sewer, and storm drainage and sanitary waste disposal so that such utility services shall be available to an extent adequate to serve the PROJECT.

Section 4.2 **Force Majeure Event.** The DISTRICT shall give the CITY prompt written notice of the occurrence of any Force Majeure Event with respect to the PROJECT that has caused, or is reasonably likely to cause, a MATERIAL DELAY. Upon the occurrence of a Force Majeure Event, the DISTRICT shall use its good faith efforts to complete the acquisition, construction, installation, equipping, and improvement of the PROJECT, or cause the acquisition, construction, installation, equipping, and improvement of the PROJECT to be completed, by the PROJECT Completion Date and within the Project Budget.

- (a) Following an occurrence that constitutes a Force Majeure Event, the DISTRICT shall prepare, as promptly as practicable, a written estimate of any resulting or reasonably expected MATERIAL DELAY and increased

costs, and shall deliver such estimate to the CITY. If a Force Majeure Event should cause a MATERIAL DELAY, the Project Completion Date shall be extended for such additional period of time as may be reasonably necessary to cure such Force Majeure Event and to permit expeditious completion of the acquisition, construction, installation, equipping, and improvement of the PROJECT, but any extension that is more than thirty days shall require the prior written consent of the CITY, which consent will not be unreasonably withheld. If the extent of any MATERIAL DELAY will not prevent completion of acquisition, construction, installation, equipping, and improvement of the PROJECT on or prior to the PROJECT Completion Date (as extended) the DISTRICT shall proceed to cause the acquisition, construction, installation, equipping, and improvement of the PROJECT to be completed and the completion conditions to be satisfied as expeditiously as possible in a commercially reasonable manner. Additional costs resulting from the Force Majeure Event shall be payable out of the Project ~~fund~~Fund, and cost overruns resulting from a Force Majeure Event shall be addressed as set forth in Section 3.4 herein.

Section 4.3 **Disbursement Procedures from PROJECT FUND.** The CITY and the DISTRICT acknowledge that neither has any right to funds in the PROJECT FUND other than as arise under the Agreement and subject to any change order as set forth in Section 3.4 herein. All disbursements from the PROJECT FUND shall be made by the DISTRICT for costs for the Project, by mutual agreement of the City. For each disbursement from the Project Fund, the District certifies that each item for which disbursement is made is properly payable out of the PROJECT FUND, that each such item is or was necessary in connection with the acquisition, construction, installation, equipping, or improvement of the PROJECT; and that the amount remaining in the PROJECT FUND following the disbursement is sufficient together with reasonably expected investment earnings thereon, and any other available funds, to pay all of the remaining costs required to complete the PROJECT. Updates regarding

disbursements from and amounts contained in the Project Fund shall be included in the reports set forth in Section 3.5 herein.

Disbursements from the PROJECT FUND may be made to reimburse or pay the DISTRICT, for the following PROJECT Costs:

(i) Costs incurred directly or indirectly for or in connection with the acquisition, construction, installation, equipping, or improvement of the PROJECT, including costs incurred with respect to the PROJECT for preliminary planning and studies; architectural, legal, engineering, surveying, accounting, consulting, supervisory, and other services; labor, services, and materials; and recording of documents and title work;

(ii) Premiums attributable to any surety bonds and insurance required to be taken out and maintained during the CONSTRUCTION PERIOD with respect to the PROJECT;

(iii) Taxes, assessments, and other governmental charges in respect of the PROJECT that may become due and payable during the CONSTRUCTION PERIOD;

(iv) Costs incurred directly or indirectly in seeking to enforce any remedy against Contractor, Architect or other contractors, consultants or vendors in respect of any actual or claimed default under any contract relating to the PROJECT;

(v) Any other costs, expenses, fees and charges properly chargeable to the cost of the acquisition, construction, installation, equipping, or improvement of the PROJECT;

Any disbursements from the PROJECT FUND for the payment of PROJECT Costs shall be made by the DISTRICT following receipt of an invoice from Contractor, Architect or other contractors, consultants or vendors providing services for the Project.

Section 4.4 **PROJECT Completion; Final Disbursement.** The PROJECT shall be deemed substantially completed upon occupancy, and deemed completed when the DISTRICT shall have provided to the City a report stating the total costs of acquiring, installing, equipping, and otherwise improving the PROJECT within one hundred eighty (180) days of receipt of certificate of occupancy by the City's authorized representative from the District in accordance with Section 3.5 herein, and:

- (a) the date of final completion of acquisition, construction, installation, equipping, and improvement of such PROJECT and that all other facilities necessary for the proper functioning of such PROJECT has been acquired, constructed, installed, equipped, and otherwise improved, including all punch-list items (the "PROJECT Completion Date");
- (b) that the acquisition, construction, installation, equipping, and improvement of such PROJECT has been completed in accordance with this Agreement and the Contract Documents, and that, except for items payable from amounts retained by the DISTRICT in the PROJECT FUND as provided below, all costs then due and payable in connection therewith have been paid, and all obligations, costs, and expenses in connection with such PROJECT and then payable out of the PROJECT FUND have been paid or discharged;
- (c) that all other facilities necessary for the proper functioning of such PROJECT have been provided and all costs and expenses incurred in connection with such facilities have been paid or discharged, including all punch-list items and associated retainages;

- (d) that the acquisition, construction, installation, equipping, and improvement of the PROJECT and any other facilities described in clause (b) has been accomplished in a manner that conforms to all applicable zoning, planning, building, environmental, and other regulations of each governmental authority having jurisdiction over the PROJECT; and
- (e) that all licenses and approvals for the use and operation of the PROJECT then required by any Governmental authority have been obtained.

The report shall also specify (i) which costs and expenses, if any, are not yet due, or are being contested, and (ii) what amounts should be retained for any other reasons. In reliance thereon, amounts shall be retained in the PROJECT FUND in an aggregate amount equal to those costs and expenses, to be disbursed at the time the DISTRICT informs the CITY of the resolution with respect thereto.

Any amount remaining in the PROJECT FUND on the PROJECT Completion Date, except for amounts that the DISTRICT certifies to the CITY as being required to pay ALLOWABLE COSTS of the PROJECT not then due and payable, shall be refunded to the CITY and District in their Proportionate Share.

**[End of Article IV]**

ARTICLE V  
CASUALTY, CONDEMNATION AND ENVIRONMENTAL EVENTS

Section 5.1 **Construction Event of Loss or Casualty.**

- (a) The DISTRICT shall give the CITY written notice of the occurrence of any casualty during the CONSTRUCTION PERIOD promptly following the occurrence thereof. As promptly as practicable, the DISTRICT shall prepare an estimate of the cost of restoring, rebuilding, and repairing the related damage and shall deliver such estimate to the CITY. If a Project Fund Shortfall will exist, after settlement with the applicable insurance carriers, to pay for the cost of restoring, rebuilding, and repairing the related damage, the CITY and District shall promptly deposit or cause to be deposited in the PROJECT FUND an amount sufficient to pay for their Proportionate Shares of the cost of restoring, rebuilding, and repairing the related damage and completing the PROJECT, or the City shall provide evidence reasonably satisfactory to the DISTRICT that such funds are available and encumbered for the purpose of causing such restoration, rebuilding, or repair upon demand of the DISTRICT.
  
- (b) If a casualty shall occur with respect to the PROJECT during the CONSTRUCTION PERIOD, the net proceeds of the resulting insurance award shall be deposited into the PROJECT FUND to pay costs of acquiring, constructing, installing, equipping, and otherwise improving the PROJECT. Thereafter, the DISTRICT shall apply the proceeds of the Project Fund available for such purpose under the Agreement to complete the acquisition, construction, installation, equipping, and improvement of the PROJECT and use good faith efforts to cause the acquisition, construction, installation, equipping, and improvement of the PROJECT to be completed by the PROJECT Completion Date; provided that, if and

to the extent any surplus of insurance proceeds remains after completion of acquisition, construction, installation, equipping, and improvement of the PROJECT, that surplus shall be refunded to the City and the District in their Proportionate Shares following the PROJECT Completion Date.

Section 5.2 **HAZARDOUS MATERIALS.**

- (a) If, in the course of the construction of the PROJECT the DISTRICT discovers HAZARDOUS MATERIALS or underground storage tanks that are not included in the PROJECT pursuant to the Contract Documents, and which are not maintained in accordance with all applicable ENVIRONMENTAL LAWS, the DISTRICT shall notify the CITY promptly and, if commercially reasonable under the circumstances, shall stop and cause the Contractor to stop the PROJECT. If stopped, such PROJECT shall be resumed only after consultation with and consent of the City, not to be unreasonably withheld. All HAZARDOUS MATERIALS that may be discovered shall be maintained, removed, transported, and disposed of by qualified contractors in accordance with all applicable state and federal ENVIRONMENTAL LAWS. The District shall be responsible for the cost of remediation of Hazardous Materials affecting the School District Property, and the City shall be responsible for the cost of remediation of Hazardous Materials affecting the City Property.
  
- (b) The DISTRICT shall not permit a violation of any ENVIRONMENTAL LAWS to exist with respect to the PROJECT site. The DISTRICT shall not use or permit to be used all or any portion of the PROJECT site for the storage, treatment, use, or disposal of any substance for which a license or permit is required by state, federal, or local ENVIRONMENTAL LAWS and for which no such license or permit has been obtained. Without limitation express or implied, unless caused by the gross negligence or



willful misconduct of the DISTRICT, the DISTRICT shall pay out of the PROJECT FUND all sums and take all such actions as may be required to avoid or discharge the imposition of any lien on the PROJECT site under any Environmental Law.

**[End of Article V]**

ARTICLE VI  
DISPUTE RESOLUTION

Section 6.1 **Endeavor to Resolve.** If a dispute arises out of or relates to this Agreement, or its alleged breach, the parties to this Agreement agree to first endeavor to settle the dispute in an amicable manner before having recourse to a judicial forum.

Section 6.2 **Non-Binding Mediation.** In addition, the DISTRICT and CITY may, by written agreement, submit any disputes to non-binding mediation upon such terms as shall be mutually agreeable. This Article shall not prevent either party from bringing a third party claim in pending litigation for indemnity and/or contribution.

Section 6.3 **Binding Dispute Resolution.** Litigation in the Court of Common Pleas of Summit County, Ohio, shall be the method of binding dispute resolution.

**[End of Article VI]**

ARTICLE VII  
EVENTS OF DEFAULT

Section 7.1 **Construction Events of Default.** If either the CITY or the DISTRICT shall fail to observe or perform any material term, covenant, or condition of this Agreement (an “Event of Default”), then, in any such event, the non-defaulting party may exercise its rights and remedies provided for in this Agreement by providing notice to the defaulting party; provided such failure or breach, shall not constitute an Event of Default so long as the defaulting party notifies the other within fourteen (14) days from the receiving notice of the default of its intention to cure such failure or breach within an additional 30 days; provided, however, that if such failure is other than payment of money and is of such a nature that it cannot be corrected within such 30 day period, such failure or default shall not constitute an event of default if the defaulting party institutes curative action within such 30 day period, diligently pursues such action to completion and cures such failure within a reasonable period.

Section 7.2 **Damages.** In exercising their remedies under this Agreement the defaulting party shall in no event be relieved of its liability and obligations hereunder, all of which shall survive a termination of this Agreement.

Section 7.3 **Remedies; Remedies Cumulative.**

- (a) If an Event of Default of the District shall have occurred and be continuing, the City shall have all rights available at law, in equity or otherwise, including without limitation, performing the obligations of the District under the Agreement and charging the costs thereof to the District;
- (b) If an Event of Default of the CITY shall have occurred and be continuing, the DISTRICT shall have all rights available at law, in equity or otherwise, including without limitation, suspending the work for all or part of the

PROJECT and/or performing the obligations of the CITY under the Agreement and charging the costs thereof to the CITY.

- (c) No failure to exercise and no delay in exercising, on the part of the CITY or DISTRICT, any right, remedy, power or privilege under this Agreement shall operate as a waiver thereof; nor shall any single or partial exercise of any right, remedy, power or privilege under this Agreement preclude any other or further exercise thereof or the exercise of any other right, remedy, power or privilege. The rights, remedies, powers, and privileges provided in this Agreement are cumulative and not exclusive of any rights, remedies, powers, and privileges provided by law.

**[End of Article VII]**

ARTICLE VIII  
MISCELLANEOUS

Section 8.1 **Notices.** Whenever the Agreement requires that notice be provided to the other party, notice will be deemed to have been validly given (i) if delivered in person to the individual intended to receive such notice, (ii) four (4) days after being sent by registered or certified mail, postage prepaid to the address indicated in the Agreement, (iii) one business day after being sent via a nationally recognized overnight carrier to the address indicated in the Agreement, and (iv) if delivered by e-mail provided that the e-mail is sent to the e-mail address of a party's designated representative. An email notice shall be deemed received when the message enters the recipient's inbox, except that if the message enters the recipient's inbox after 5:00 pm, then it shall be deemed received the next business day. Either party may, by like notice to the other pursuant to this Section 8.1, change the address and designated individuals for notices.

Section 8.2 **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the CITY, the DISTRICT, and their respective successors and assigns. The DISTRICT may not assign this Agreement or any of its rights or obligations hereunder in whole or in part to any person other than an affiliate of the DISTRICT without the prior written consent of the CITY, which consent shall not be unreasonably withheld.

Section 8.3 **Governing Law.** This Agreement and the rights and obligations of the parties under this Agreement shall be governed by, and construed and interpreted in accordance with, the law of the State of Ohio without regard to conflict of laws principles.

Section 8.4 **Amendments and Waivers.** This Agreement shall not be amended, supplemented, or modified except by an instrument in writing executed by the CITY and the DISTRICT.

Section 8.5 **Counterparts.** This Agreement may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of both parties hereto be contained on any one counterpart hereof. Additionally,

the parties hereto agree that for purposes of facilitating the execution of this Agreement, (a) the signature pages taken from the separate individually executed counterparts of this Agreement may be combined to form multiple fully executed counterparts and (b) a facsimile transmission shall be deemed to be an original signature for all purposes. All executed counterparts of this Agreement shall be deemed to be originals, but all such counterparts taken together or collectively, as the case may be, shall constitute one and the same agreement.

Section 8.6 **Severability.** Any provision of this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

Section 8.7 **Headings and Table of Contents.** The headings and table of contents contained in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning hereof.

Section 8.8 **Original Cooperative Agreement.** This Agreement constitutes the entire agreement of the parties hereto on the subject matter hereof.

Section 8.9 **Third Party Beneficiaries.** The parties acknowledge and agree that there shall be no third party beneficiaries of the Agreement except as expressly provided in this Agreement.

Section 8.10 **Amendments.** No Amendment to this Agreement shall be effective unless the CITY shall have been provided at least 30 days' notice of such amendment and, having received such notice, the CITY shall have consented in writing.

Section 8.11 **Preparation of Agreement.** Each party has cooperated in the preparation of this Agreement, and if any construction is made of this Agreement, each party shall be deemed to have cooperated in the drafting and preparation of this Agreement. The Agreement shall not be construed for or against any party.

**[End of Article VIII]**

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered by their proper and duly authorized representatives as of the day and year first above written.

City of Green, Ohio

Board of Education of the Green Local School District

By: \_\_\_\_\_  
Name: Rocco P. Yeargin  
Title: Mayor

By: \_\_\_\_\_  
Bob Campbell, President

By: \_\_\_\_\_  
Eydie Snowberger, Treasurer

Approved as to form by the Director of Law for the City of Green:

\_\_\_\_\_  
Lisa Carey Dean



**SECTION 5705.41**

**CERTIFICATE OF AVAILABILITY OF FUNDS**

The undersigned, Treasurer of the Green Local School DISTRICT (the "School DISTRICT"), located in the County of Summit, Ohio, hereby certify in connection with the Cooperative Agreement, dated \_\_\_\_\_, 2025, between the Board of Education of the Green Local School District and the CITY OF GREEN, and entered into under the provisions of Sections 755.16 and 3313.59 of the Ohio Revised Code, as follows, that:

The amount required to meet the contract, obligation, or expenditure for the School District, has been lawfully appropriated for the purpose, and is in the treasury or in process of collection to the credit of the appropriate fund, free from any outstanding obligation or encumbrance.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_ day of \_\_\_\_\_, 2025.

Green Local SCHOOL  
DISTRICT, SUMMIT COUNTY, OHIO

\_\_\_\_\_  
Eydie Snowberger, Treasurer

**SECTION 5705.41**

**CERTIFICATE OF AVAILABILITY OF FUNDS**

The undersigned, Director of Finance of the City of Green (the "City"), located in the County of Summit, Ohio, hereby certify in connection with the Cooperative Agreement, dated \_\_\_\_\_, 2025, between the City of Green, Ohio, and the Board of Education of the Green Local School District, and entered into under provisions of Sections 755.16 and 3313.59 of the Ohio Revised Code, as follows, that:

The amount required to meet the contract, obligation, or expenditure for the City, has been lawfully appropriated for the purpose, and is in the treasury or in process of collection to the credit of the appropriate fund, free from any outstanding obligation or encumbrance.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 2025.

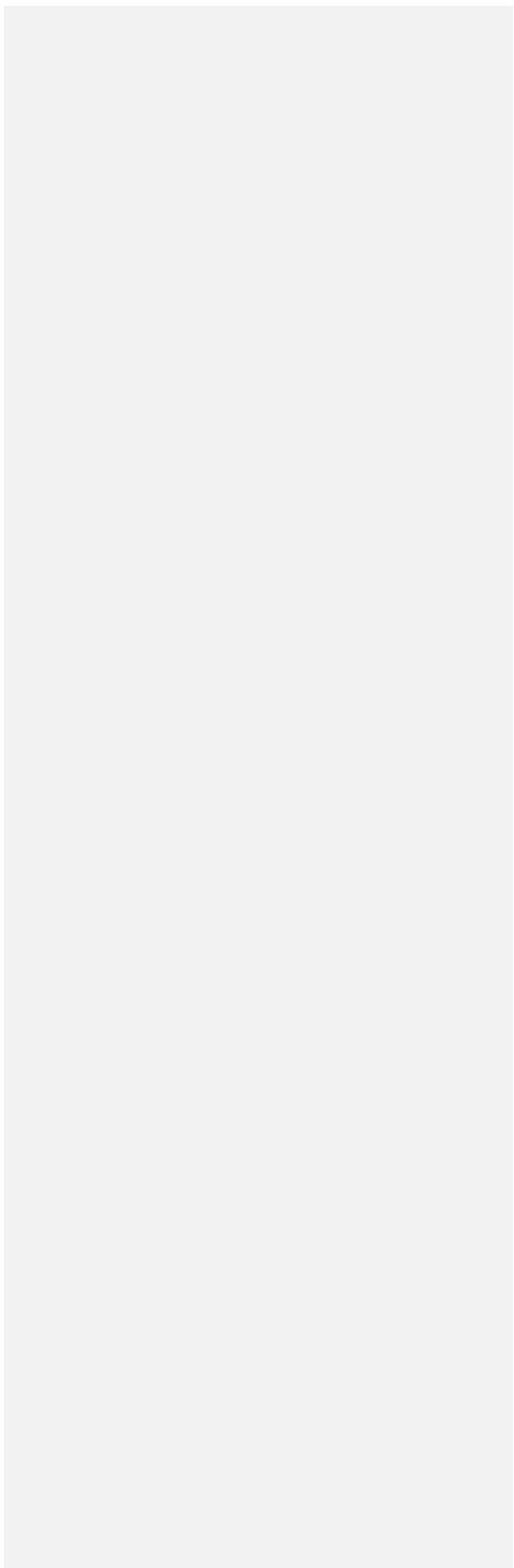
CITY OF GREEN  
SUMMIT COUNTY, OHIO

\_\_\_\_\_  
Steven Schmidt, Director of Finance

**EXHIBIT A**  
**PROJECT REQUIREMENTS AND BUDGET**



**EXHIBIT C**  
**DEPICTION OF SPACE TO BE LEASED BY CITY**



**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Summary Sheet**

DESCRIPTION	GREEN LOCAL SCHOOLS	CITY OF GREEN
<b>Demolition Cost - School Portion</b> Demolition of existing bus garage, fueling station, and pavements	\$ 215,761	\$ -
<b>Demolition Cost - City Portion</b> Demolition of existing bus garage, city buildings, fueling station, and pavements	\$ -	\$ 192,530
<b>Construction Cost - School Bus Garage</b> Green Local Schools new bus garage and associated offices	\$ 2,621,875	\$ -
<b>Construction Cost - City Storage Garage</b> City of Green storage garage - pole barn	\$ -	\$ 904,953
<b>Sitework Cost - School Bus Garage</b> Associated site developments and utilities	\$ 1,290,938	
<b>Sitework Cost - City Storage Garage</b> Associated site developments and utilities		\$ 368,890
<b>Misc. Owner Costs (Soft Costs)</b> A/E fees, Reimbursables, land survey, construction testing (divided based on project cost)	\$ 496,238	\$ 165,413
<b>Owner/Construction Contingency</b> 5.0% contingency allowance for change orders, unforeseen conditions, etc.	\$ 231,241	\$ 81,589
	<b>\$ 4,856,052</b>	<b>\$ 1,713,374</b>
	GLS Total	City Total
<b>Total Project Cost</b>		<b>\$ 6,569,426</b>

**Clarifications**

See breakdowns on attached sheets.  
 This estimate is good for 30 days.  
 The above (and attached) cost projections are not a guarantee of exact construction cost and should be used for high-level budgetary purposes.  
 This document represents the Architect's best professional judgment of construction cost based on the documents provided.  
 Prevailing wage is excluded.  
 Bonding is included.  
 No water service or sanitary sewer work is included in the site cost for the City Building.  
 All work associated with the baseball field and city parking lot is excluded.

**Value Engineer Options**

CONSTRUCTION	Cost/Unit	Unit	Markups	
Bid - [1] Bay as an Alternate				N/A
Reduce Each BAY by 2' [20' OC]	\$ 206.08	437	1.05	\$94,559
Lube piping and labor - Alternate	\$ 20,000.00	1	1.24	\$24,700
Relocate existing wash equipment in lieu of new	\$ 40,000.00	1	1.24	\$49,400
<b>SITE</b>				
Landscaping - Alternate	\$ 12,500.00	1	1.24	\$15,438
Pavement - Mill and Resurface - Alternate	\$ 100,000.00	1	1.24	\$123,500
Motorized Gates - Alternate	\$ 18,750.00	3	1.24	\$69,469
Reduce HD Pavement	\$ 50.00	1500	1.24	\$92,625
Reduce HD Concrete				N/A
Remove underground storm sewer & provide detention				N/A

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Summary Sheet**

DESCRIPTION					GREEN LOCAL SCHOOLS	CITY OF GREEN
<b>TOTAL</b>						<b>469,691</b>
					<b>REVISED Project Cost</b>	<b>\$ 6,099,735</b>



Estimate Date: 05/20/24  
 Drawing Date: 05/14/24  
 Revision: 0

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Demolition Cost - School Portion**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Total Building Area in SF	9,725	SF				
<b>01 GENERAL CONDITIONS</b>				<b>0.00</b>		<b>\$</b>	<b>-</b>
	<b>General Project Requirements</b>					<b>0</b>	
	General Conditions - w/ Building						
<b>02 EXISTING CONDITIONS</b>				<b>18.41</b>		<b>\$</b>	<b>179,074</b>
	<b>Site Demolition</b>					<b>179,074</b>	
	Demo Existing Pavements	22,576	SF	1.56	35,275		
	Demo Existing Bus Garage	9,171	SF	11.25	103,174		
	Demo Existing Fueling Station	1	LS	15,625.00	15,625		
	Misc. Site Demolition Allowance	1	LS	25,000.00	25,000		
					179,073.75	179,073.75	
	Construction Sub-total					<b>\$</b>	<b>179,074</b>
	Design/Estimate Contingency					5.0%	<b>\$ 8,954</b>
	Contractor O&P					12.5%	<b>\$ 23,503</b>
	Bonding					2.0%	<b>\$ 4,231</b>
	<b>TOTAL PROBABLE COST OF CONSTRUCTION</b>					<b>\$</b>	<b>215,761</b>
	Cost per SF					<b>\$</b>	<b>22.19</b>
	Owner Contingency					5.0%	<b>\$ 10,788</b>

**Clarifications**

Estimate is based on Site Option - Edge Office Demo Notes  
 Existing parking lot to the northeast is to remain. No work included in the above estimate.  
 No temporary fueling station has been included in the estimate.





Estimate Date: 05/20/24  
 Drawing Date: 05/14/24  
 Revision: 0

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Demolition Cost - City Portion**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Total Building Area in SF	9,725	SF				
<b>01 GENERAL CONDITIONS</b>				<b>0.00</b>		<b>\$</b>	<b>-</b>
	<b>General Project Requirements</b>					<b>0</b>	
	General Conditions - w/ Building						
<b>02 EXISTING CONDITIONS</b>				<b>16.43</b>		<b>\$</b>	<b>159,792</b>
	<b>Site Demolition</b>					<b>159,792</b>	
	Demo Existing Pavements	12,467	SF	1.56	19,480		
	Demo Existing City Garage Buildings	8,750	SF	11.25	98,438		
	Demo Existing Garden Shed and Mulch Pile	1	LS	1,250.00	1,250		
	Demo Existing Fueling Station	1	LS	15,625.00	15,625		
	Misc. Site Demolition Allowance	1	LS	25,000.00	25,000		

159,792.19      159,792.19

Construction Sub-total		<b>\$</b>	<b>159,792</b>
Design/Estimate Contingency	5.0%	<b>\$</b>	<b>7,990</b>
Contractor O&P	12.5%	<b>\$</b>	<b>20,973</b>
Bonding	2.0%	<b>\$</b>	<b>3,775</b>
<b>TOTAL PROBABLE COST OF CONSTRUCTION</b>		<b>\$</b>	<b>192,530</b>
Cost per SF		<b>\$</b>	<b>19.80</b>
Owner Contingency	5.0%	<b>\$</b>	<b>9,626</b>

**Clarifications**

Estimate is based on Site Option - Edge Office Demo Notes  
 Existing parking lot to the northeast is to remain. No work included in the above estimate.  
 No temporary fueling station has been included in the estimate.

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Construction Cost - School Bus Garage**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	<b>Total Building Area in SF</b>	9,542	SF				
<b>01 GENERAL CONDITIONS</b>				<b>15.72</b>		<b>\$</b>	<b>150,000</b>
	<b>General Project Requirements</b>					<b>150,000</b>	
	General Conditions - 4%	1	LS	150,000.00	150,000		
	Temporary Toilets						
	Dumpster Rentals						
	Material Testing						
	Temporary Water						
	Temporary Fencing						
	Temporary Construction						
	Temporary Access Drive/Staging Area						
	Job Trailers						
	Contractor Storage (Conexes)						
	Project Signage						
	Equipment Rentals						
	Periodic Cleaning						
	Temporary Safety/Security						
	Office Supplies						
	Other Misc. Overhead						
	Additional Storage Bay - Cost per SF	1,034	SF	110.00	113,740		
<b>03 CONCRETE</b>				<b>21.44</b>		<b>\$</b>	<b>204,581</b>
	<b>Structural Concrete</b>					<b>91,325</b>	
	Continuous Footings	80	CY	500.00	40,000		
	Column Pads	28	CY	500.00	14,000		
	Footing Excavation	731	LF	25.00	18,275		
	Column Pad Excavation	20	EA	625.00	12,500		
	Haul Spoils Off Site	108	CY	37.50	4,050		
	Survey and Layout	1	LS	2,500.00	2,500		
	<b>Flatwork</b>					<b>104,006</b>	
	6" S.O.G. - Repair Bays	4,347	SF	10.00	43,470		
	4" S.O.G. - Office Areas	3,133	SF	8.75	27,414		
	3.5" S.O.D. - Mezzanine	2,062	SF	8.75	18,043		
	Mechanical Equipment Pads	150	SF	25.00	3,750		
	Frost Slabs - Includes Foundations	90	SF	43.75	3,938		
	Sealed Concrete	3,133	SF	0.63	1,958		
	Densifier/Hardener	4,347	SF	1.25	5,434		
	<b>Miscellaneous Concrete</b>					<b>9,250</b>	
	Bollards - Concrete Only	28	EA	250.00	7,000		
	PVC Bollard Covers	24	EA	93.75	2,250		
<b>04 MASONRY</b>				<b>21.31</b>		<b>\$</b>	<b>203,356</b>
	<b>Foundation Block</b>					<b>54,125</b>	
	8" CMU - Fully Grouted	2,090	SF	25.00	52,250		
	Layout	1	LS	1,875.00	1,875		
	<b>Exterior Block Walls</b>					<b>43,395</b>	
	8" CMU	1,752	SF	22.50	39,420		
	Cast Stone Window Sills	53	LF	75.00	3,975		
	<b>Interior Block Walls</b>					<b>105,836</b>	
	8" CMU	4,782	SF	21.25	101,618		

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Construction Cost - School Bus Garage**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	4" CMU	225	SF	18.75	4,219		
<b>05 METALS</b>				<b>38.22</b>		<b>\$</b>	<b>364,666</b>
<b>Structural Steel</b>						<b>294,573</b>	
	Pre-Engineered Metal Building	7,485	SF	27.50	205,838		
	Mezzanine Structure	2,062	SF	30.00	61,860		
	Interior Liner Panel	3,500	SF	6.25	21,875		
	Lintels @ Man Doors	16	EA	312.50	5,000		
<b>Misc. Metal</b>						<b>70,094</b>	
	Metal Stairs	1	LS	12,500.00	12,500		
	Metal Handrail @ Stairs	41	LF	187.50	7,688		
	Metal Railing @ Mezzanine	65	LF	156.25	10,156		
	Gate @ Mezzanine	1	EA	2,500.00	2,500		
	Pipe Bollards	24	EA	250.00	6,000		
	Misc. Bolts, Welds, Connections and Labor	1	LS	31,250.00	31,250		
<b>06 WOOD &amp; PLASTIC</b>				<b>0.75</b>		<b>\$</b>	<b>7,157</b>
<b>Rough Carpentry</b>						<b>7,157</b>	
	Interior Wood Blocking	9,542	SF	0.75	7,157		
<b>07 THERM. &amp; MOIST. PROTECTION</b>				<b>4.90</b>		<b>\$</b>	<b>46,728</b>
<b>Building Insulation</b>						<b>9,144</b>	
	Rigid Foundation Insulation	2,090	SF	4.38	9,144		
	Exterior Wall Insulation - w/ PEMB		SF				
<b>Roofing and Siding</b>						<b>25,656</b>	
	Standing Seam Metal Roofing - w/ PEMB		SF	31.25	0		
	Roof Insulation - w/ PEMB		SF	3.75	0		
	Gutters and Downspouts	425	LF	31.25	13,281		
	Metal Siding - w/ PEMB		SF	31.25	0		
	Exterior Canopy - Structure and Metal Panel	165	SF	75.00	12,375		
<b>Caulking &amp; Sealants</b>						<b>11,928</b>	
	Caulking, Sealing, Firestopping	9,542	SF	1.25	11,928		
<b>08 DOORS &amp; WINDOWS</b>				<b>15.68</b>		<b>\$</b>	<b>149,625</b>
<b>Doors, Frames &amp; Hardware</b>						<b>130,938</b>	
	Interior Single Door, Frame, Hardware - HM	9	EA	3,125.00	28,125		
	Interior Single Door, Frame, Hardware - FRP	1	EA	5,000.00	5,000		
	Exterior Single Door, Frame, Hardware - Aluminum	3	EA	3,750.00	11,250		
	Exterior Single Door, Frame, Hardware - FRP	1	EA	6,250.00	6,250		
	Interior Double Door, Frame, Hardware - HM	5	EA	5,937.50	29,688		
	14'x14' Overhead Garage Doors	6	EA	6,250.00	37,500		
	10'x10' Overhead Garage Door	1	EA	5,000.00	5,000		
	Power Door Operators	1	EA	3,125.00	3,125		
	Door Glazing Allowance	1	LS	5,000.00	5,000		
<b>Glass and Glazing</b>						<b>18,688</b>	
	Aluminum Storefront	275	SF	62.50	17,188		
	Interior Window @ Dispatch	1	EA	1,500.00	1,500		
<b>09 FINISHES</b>				<b>10.35</b>		<b>\$</b>	<b>98,713</b>
<b>Metal Stud and Drywall</b>						<b>28,630</b>	
	6" Metal Stud Framing	1,272	SF	4.38	5,565		
	1-1/2" Metal Stud Furring	936	SF	2.50	2,340		

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Construction Cost - School Bus Garage**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Sound Batt Insulation	2,208	SF	1.56	3,450		
	Drywall	4,728	SF	3.13	14,775		
	Soffits and Bulkheads	1	LS	2,500.00	2,500		
	<b>Floor Finishes</b>					<b>15,867</b>	
	Floor Prep	9,542	SF	0.31	2,982		
	LVT - 10% Waste	546	SF	8.75	4,778		
	Carpet - 10% Waste	63	SY	47.50	2,993		
	Walk-Off Carpet - 10% Waste	5	SY	68.75	344		
	Wall Base - Allowance	9,542	SF	0.50	4,771		
	<b>Ceiling Finishes</b>					<b>8,591</b>	
	2x2 ACT - 10% Waste	1,425	SF	4.38	6,234		
	2x2 Moisture Resistant ACT - 10% Waste	419	SF	5.63	2,357		
	<b>Painting and Staining</b>					<b>45,625</b>	
	Painting and Staining	9,542	SF	3.13	29,819		
	Painting Exposed Ceilings	8,430	SF	1.88	15,806		
<b>10 SPECIALTIES</b>				<b>4.25</b>		<b>\$</b>	<b>40,575</b>
	<b>Toilet Accessories</b>					<b>10,731</b>	
	Grab Bar - 18"	3	EA	106.25	319		
	Grab Bar - 36"	3	EA	106.25	319		
	Grab Bar - 42"	3	EA	106.25	319		
	Standard Toilet Compartment	2	EA	1,125.00	2,250		
	Handicap Toilet Compartment	2	EA	1,250.00	2,500		
	Urinal Screen	1	EA	375.00	375		
	Mirror	5	EA	312.50	1,563		
	Paper Towel Dispenser	3	EA	106.25	319		
	Toilet Paper Dispenser	3	EA	100.00	300		
	Coat Hook	5	EA	62.50	313		
	Soap Dispenser	5	EA	106.25	531		
	Trash Receptacle	3	EA	250.00	750		
	Shower Accessories	1	LS	500.00	500		
	Mop Shelf	1	EA	375.00	375		
	<b>Signage</b>					<b>19,344</b>	
	Interior Signage	15	EA	156.25	2,344		
	"Green Local Schools Transportation Center"	37	LETTER	375.00	13,875		
	"Main Office"	10	LETTER	312.50	3,125		
	"Restrooms"	0	LETTER	312.50	0		
	<b>Misc. Specialties</b>					<b>10,500</b>	
	Fire Extinguisher Cabinet	4	EA	437.50	1,750		
	Lockers	6	EA	312.50	1,875		
	Mail Slots	1	LS	1,875.00	1,875		
	Visual Display Units	1	LS	2,500.00	2,500		
	Misc. Specialties Allowance	1	LS	2,500.00	2,500		
<b>11 EQUIPMENT</b>				<b>16.93</b>		<b>\$</b>	<b>161,563</b>
	<b>Service Equipment</b>					<b>96,250</b>	
	Lube Piping/Labor	1	LS	20,000.00	20,000		
	Cord Reels	11	EA	1,875.00	20,625		
	5-Reel Combos	2	EA	6,250.00	12,500		
	Air Compressor - Relocated from Existing Facility	1	LS	5,000.00	5,000		
	Compressed Air Piping	1	LS	25,000.00	25,000		

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Construction Cost - School Bus Garage**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Oil Storage Tank w/ Pump	1	EA	3,125.00	3,125		
	Product Storage Tanks	1	LS	7,500.00	7,500		
	Parts Washer	1	EA	2,500.00	2,500		
	Vehicle Lifts					Excluded	
	Tool Boxes					Excluded	
	Work Benches					Excluded	
	<b>Wash Equipment</b>						<b>50,000</b>
	Power Wash Equipment	1	LS	50,000.00	50,000		
	<b>Storage Equipment</b>						<b>13,500</b>
	Storage Racking	14	EA	750.00	10,500		
	Pallet Racks	4	EA	750.00	3,000		
	<b>Residential Equipment</b>						<b>1,813</b>
	Refrigerator	1	EA	1,500.00	1,500		
	Microwave	1	EA	312.50	313		
<b>12 FURNISHINGS</b>				<b>5.39</b>			<b>\$ 51,438</b>
	<b>Casework</b>						<b>31,438</b>
	Dispatch Casework	1	LS	11,625.00	11,625		
	Supervisors Office Casework	1	LS	6,375.00	6,375		
	Driver Lounge Casework	1	LS	6,250.00	6,250		
	Office 122 Casework	1	LS	5,312.50	5,313		
	Solid Surface Vanities	10	LF	187.50	1,875		
	<b>Loose Furnishings</b>						<b>20,000</b>
	Loose Furnishings/Furniture Allowance	1	LS	20,000.00	20,000		
<b>21 FIRE SUPPRESSION</b>				<b>5.00</b>			<b>\$ 47,710</b>
	<b>Sprinkler System</b>						<b>47,710</b>
	Wet Pipe Sprinkler System	9,542	SF	5.00	47,710		
<b>22 PLUMBING</b>				<b>15.65</b>			<b>\$ 149,355</b>
	<b>Plumbing</b>						<b>149,355</b>
	Fixture Count	17	EA	4,375.00	74,375		
	Refrigerator Rough-In	1	EA	500.00	500		
	Emergency Shower/Eye Wash Station	2	EA	2,500.00	5,000		
	Floor Drains	4	EA	625.00	2,500		
	Trench Drains	110	LF	375.00	41,250		
	Hose Bibbs	3	EA	625.00	1,875		
	Misc. Plumbing Allowance	9,542	SF	2.50	23,855		
<b>23 HVAC</b>				<b>21.25</b>			<b>\$ 202,768</b>
	<b>HVAC</b>						<b>202,768</b>
	HVAC Budget	9,542	SF	21.25	202,768		
<b>26 ELECTRICAL</b>				<b>27.50</b>			<b>\$ 262,405</b>
	<b>Electrical</b>						<b>262,405</b>
	Electrical Budget	9,542	SF	27.50	262,405		
<b>27 COMMUNICATIONS</b>				<b>5.26</b>			<b>\$ 50,210</b>
	<b>Voice and Data</b>						<b>17,891</b>
	Voice and Data Cabling	9,542	SF	1.88	17,891		
	<b>Technology</b>						<b>32,319</b>

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Construction Cost - School Bus Garage**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Technology (Less Electrical Rough-In/Cable Trays)	9,542	SF	3.13	29,819		
	Wireless Access Points	4	EA	625.00	2,500		
<b>28 ELECTRONIC SAFETY &amp; SECURITY</b>				<b>4.01</b>			<b>\$ 38,283</b>
<b>Security</b>						<b>38,283</b>	
	Security	9,542	SF	1.88	17,891		
	Fire Alarm	9,542	SF	1.88	17,891		
	Door Access Control	1	LS	2,500.00	2,500		
					2,342,870.00	2,229,130.00	

Construction Sub-total		\$	<b>2,229,130</b>
Design/Estimate Contingency	2.5%	\$	<b>55,728</b>
Contractor O&P	12.5%	\$	<b>285,607</b>
Bonding	2.0%	\$	<b>51,409</b>
<b>TOTAL PROBABLE COST OF CONSTRUCTION</b>		\$	<b>2,621,875</b>
Cost per SF		\$	<b>274.77</b>
Owner Contingency	5.0%	\$	<b>131,094</b>

**Alternates**

Automatic Bus Wash Equipment	1	LS	160,000.00	<b>160,000</b>
Heavy Duty Concrete Apron	1	LS	70,000.00	<b>70,000</b>

**Clarifications**

- Assumed continuous footings are 2' wide by 1'4" thick.
- Assumed footings under interior masonry walls.
- No thickened slab included.
- Assumed column pads are 5'x5' and 1'4" thick.
- Assumed one mechanical equipment pad in compressor room on mezzanine.
- Assumed sealed concrete on the mezzanine and in the following rooms: Fluids/Parts, Storage, Restrooms, Corridor.
- Assumed densifier/hardener only in repair bays.
- Assumed LVT only in the Driver Lounge.
- Assumed carpet in the Lobby, Dispatch, and Supervisors Office.
- No tiling work of any kind is included.
- No drywall ceilings included. None shown.
- Interior signage cost includes room and door panel signage.
- Building signage assumes aluminum letters on standoffs. No backlighting.
- Visual display units include markerboards and tack boards.
- No window shades included.
- Cabinets and countertops are assumed to be plastic laminate type.
- No temporary fueling station has been included in the estimate.

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Construction Cost - City Storage Building**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	<b>Total Building Area in SF</b>	7,926	SF				
<b>01 GENERAL CONDITIONS</b>				<b>5.05</b>		<b>\$</b>	<b>40,000</b>
	<b>General Project Requirements</b>					<b>40,000</b>	
	General Conditions - 4%	1	LS	40,000.00	40,000		
	Temporary Toilets						
	Dumpster Rentals						
	Material Testing						
	Temporary Water						
	Temporary Fencing						
	Temporary Construction						
	Temporary Access Drive/Staging Area						
	Job Trailers						
	Contractor Storage (Conexes)						
	Project Signage						
	Equipment Rentals						
	Periodic Cleaning						
	Temporary Safety/Security						
	Office Supplies						
	Other Misc. Overhead						
	Park Restrooms	1	LS	92,000.00	92,000		
<b>03 CONCRETE</b>				<b>11.58</b>		<b>\$</b>	<b>91,760</b>
	<b>Flatwork</b>					<b>91,760</b>	
	6" S.O.G.	7,926	SF	10.00	79,260		
	Bollards	20	EA	625.00	12,500		
<b>06 WOOD &amp; PLASTIC</b>				<b>32.50</b>		<b>\$</b>	<b>257,595</b>
	<b>Rough Carpentry</b>					<b>257,595</b>	
	Building Shell - Wood Framing	7,926	SF	32.50	257,595		
<b>07 THERM. &amp; MOIST. PROTECTION</b>				<b>12.50</b>		<b>\$</b>	<b>99,075</b>
	<b>Building Insulation</b>					<b>9,908</b>	
	Building Insulation	7,926	SF	1.25	9,908		
	<b>Roofing and Siding</b>					<b>89,168</b>	
	Steel Metal Roofing	7,926	SF	10.00	79,260		
	Gutters and Downspouts	7,926	SF	1.25	9,908		
<b>08 DOORS &amp; WINDOWS</b>				<b>7.95</b>		<b>\$</b>	<b>63,000</b>
	<b>Doors, Frames &amp; Hardware</b>					<b>63,000</b>	
	Exterior Single Door, Frame, Hardware - FRP	2	EA	6,250.00	12,500		
	14'x14' Overhead Garage Doors	8	EA	6,250.00	50,000		
	Door Glazing Allowance	1	LS	500.00	500		
<b>23 HVAC</b>				<b>12.50</b>		<b>\$</b>	<b>99,075</b>
	<b>HVAC</b>					<b>99,075</b>	
	HVAC Budget - Unit Heaters	7,926	SF	12.50	99,075		
<b>26 ELECTRICAL</b>				<b>15.00</b>		<b>\$</b>	<b>118,890</b>
	<b>Electrical</b>					<b>118,890</b>	
	Electrical Budget	7,926	SF	15.00	118,890		

861,395.00      769,395.00

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Construction Cost - City Storage Building**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Construction Sub-total					\$	769,395
	Design/Estimate Contingency					2.5%	\$ 19,235
	Contractor O&P					12.5%	\$ 98,579
	Bonding					2.0%	\$ 17,744
	<b>TOTAL PROBABLE COST OF CONSTRUCTION</b>						<b>\$ 904,953</b>
	Cost per SF						\$ 114.18
	Owner Contingency					5.0%	\$ 45,248

**Clarifications**

Estimate is based on pole barn SF costs.  
 No work outside that listed above is included.



**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Sitework Cost - School Portion**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	<b>Total Building Area in SF</b>	9,725	SF				
<b>01 GENERAL CONDITIONS</b>				<b>0.00</b>		<b>\$</b>	<b>-</b>
	<b>General Project Requirements</b>					<b>0</b>	
	General Conditions - w/ Building						
<b>31 EARTHWORK - 55%</b>				<b>8.92</b>		<b>\$</b>	<b>86,702</b>
	<b>Site Excavation</b>					<b>75,452</b>	
	Mobilization	0.75	LS	3,125.00	2,344		
	Cut/Fill Allowance	4,125	CY	7.50	30,938		
	Strip/Stockpile Topsoil	1,125	CY	4.38	4,922		
	Haul Excess Materials Offsite	750	CY	18.75	14,063		
	Subgrade/Compact Building Pad	1,385	SY	2.19	3,030		
	Subgrade/Compact Pavements and Walks	7,500	SY	1.88	14,063		
	Respread Topsoil	375	CY	12.50	4,688		
	Survey & Layout	0.75	LS	1,875.00	1,406		
	<b>Erosion Control</b>					<b>11,250</b>	
	Erosion Control Allowance	0.75	LS	15,000.00	11,250		
<b>32 EXTERIOR IMPROVEMENTS</b>				<b>81.77</b>		<b>\$</b>	<b>795,234</b>
	<b>Landscaping</b>					<b>14,063</b>	
	Fine Grading and Seeding	0.75	LS	6,250.00	4,688		
	Landscaping	0.75	LS	12,500.00	9,375		
	<b>Pavements</b>					<b>447,320</b>	
	4" Concrete Sidewalk	1,070	SF	11.25	12,038		
	Integral Concrete Curb	90	LF	25.00	2,250		
	New Heavy Duty Asphalt	6,374	SY	50.00	318,680		
	Mill & Resurface Existing Pavement	43,241	SF	2.50	108,103		
	Stone Lay Down Area - West of Parking Lot		SF	2.50	-		
	Parking Lot Striping	1	LS	5,000.00	5,000		
	HC Parking Signs	4	EA	312.50	1,250		
	<b>Site Amenities</b>					<b>163,500</b>	
	Fueling Station	1	EA	150,000.00	150,000		
	Parking Blocks	54	EA	250.00	13,500		
	<b>Fencing</b>					<b>170,352</b>	
	6' Chain Link Fencing	1,384	LF	93.75	129,727		
	Motorized Gates	2	EA	18,750.00	37,500		
	Fence Gates	1	EA	3,125.00	3,125		
<b>33 UTILITIES</b>				<b>22.17</b>		<b>\$</b>	<b>215,625</b>
	<b>Storm Sewer</b>					<b>75,000</b>	
	Storm Sewer Allowance	0.75	LS	75,000.00	56,250		
	Retention Ponds	1,500	CY	12.50	18,750		
	<b>Sanitary Sewer</b>					<b>42,188</b>	
	Sanitary Sewer Allowance	0.75	LS	56,250.00	42,188		
	<b>Water Service</b>					<b>42,188</b>	
	Water Service Allowance	0.75	LS	56,250.00	42,188		
	<b>Electrical Service</b>					<b>46,875</b>	



Estimate Date: 09/16/24  
 Drawing Date: 08/23/24  
 Revision: 0

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Sitework Cost - School Portion**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Electrical/Telecom Service Allowance	0.75	LS	62,500.00	46,875		
	<b>Gas Service</b>					<b>9,375</b>	
	Gas Service Allowance	0.75	LS	12,500.00	9,375		
						1,097,561.17	1,097,561.17
Construction Sub-total							<b>\$ 1,097,561</b>
Design/Estimate Contingency						2.5%	<b>\$ 27,439</b>
Contractor O&P						12.5%	<b>\$ 140,625</b>
Bonding						2.0%	<b>\$ 25,313</b>
<b>TOTAL PROBABLE COST OF CONSTRUCTION</b>							<b>\$ 1,290,938</b>
Cost per SF							<b>\$ 132.74</b>
Owner Contingency						5.0%	<b>\$ 64,547</b>
<b>ALTERNATES</b>				<b>0.00</b>		<b>\$</b>	<b>-</b>
	Additional Paving - East Entrance Drive	17,000	SF	10.00	<b>170,000</b>		

**Clarifications**

Site plan is conceptual. Div. 31-33 are high level/placeholder budgets based on similar projects.  
 Concrete curb only included along sidewalk where 7 parking spots are located.  
 All utility budgets are placeholders. No details or information is available at time of estimate.  
 Estimate assumes gas service line to the building will be by the gas company.  
 Estimate assumes electric company will provide wire for electrical and telecom service. Contractor to provide conduits.  
 No dumpster enclosure included.  
 Cut/Fill allowance is based on average 1' of cut/fill depth across the site.  
 Existing parking lot to the northeast is to remain. No work included in the above estimate.  
 No temporary fueling station has been included in the estimate.

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Sitework Cost - City Portion**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	<b>Total Building Area in SF</b>	9,725	SF				
<b>01 GENERAL CONDITIONS</b>				<b>0.00</b>		<b>\$</b>	<b>-</b>
	<b>General Project Requirements</b>					<b>0</b>	
	General Conditions - w/ Building						
<b>31 EARTHWORK - 45%</b>				<b>2.97</b>		<b>\$</b>	<b>28,901</b>
	<b>Site Excavation</b>					<b>25,151</b>	
	Mobilization	0.25	LS	3,125.00	781		
	Cut/Fill Allowance	1,375	CY	7.50	10,313		
	Strip/Stockpile Topsoil	375	CY	4.38	1,641		
	Haul Excess Materials Offsite	250	CY	18.75	4,688		
	Subgrade/Compact Building Pad	462	SY	2.19	1,010		
	Subgrade/Compact Pavements and Walks	2,500	SY	1.88	4,688		
	Respread Topsoil	125	CY	12.50	1,563		
	Survey & Layout	0.25	LS	1,875.00	469		
	<b>Erosion Control</b>					<b>3,750</b>	
	Erosion Control Allowance	0.25	LS	15,000.00	3,750		
<b>32 EXTERIOR IMPROVEMENTS</b>				<b>21.89</b>		<b>\$</b>	<b>212,856</b>
	<b>Landscaping</b>					<b>4,688</b>	
	Fine Grading and Seeding	0.25	LS	6,250.00	1,563		
	Landscaping	0.25	LS	12,500.00	3,125		
	<b>Pavements</b>					<b>146,176</b>	
	4" Concrete Sidewalk	153	SF	11.25	1,721		
	Integral Concrete Curb		LF	25.00	-		
	New Heavy Duty Asphalt	1,593	SY	50.00	79,670		
	Mill & Resurface Existing Pavement		SF	2.50	-		
	Stone Lay Down Area - West of Parking Lot	25,914	SF	2.50	64,785		
	Parking Lot Striping		LS	5,000.00	-		
	HC Parking Signs		EA	312.50	-		
	<b>Site Amenities</b>					<b>0</b>	
	Fueling Station		EA	150,000.00	-		
	Parking Blocks		EA	250.00	-		
	<b>Fencing</b>					<b>61,992</b>	
	6' Chain Link Fencing	461	LF	93.75	43,242		
	Motorized Gates	1	EA	18,750.00	18,750		
	Fence Gates		EA	3,125.00	-		
<b>33 UTILITIES</b>				<b>7.39</b>		<b>\$</b>	<b>71,875</b>
	<b>Storm Sewer</b>					<b>25,000</b>	
	Storm Sewer Allowance	0.25	LS	75,000.00	18,750		
	Retention Ponds	500	CY	12.50	6,250		
	<b>Sanitary Sewer</b>					<b>14,063</b>	
	Sanitary Sewer Allowance	0.25	LS	56,250.00	14,063		
	<b>Water Service</b>					<b>14,063</b>	
	Water Service Allowance	0.25	LS	56,250.00	14,063		
	<b>Electrical Service</b>					<b>15,625</b>	

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Sitework Cost - City Portion**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Electrical/Telecom Service Allowance	0.25	LS	62,500.00	15,625		
	<b>Gas Service</b>					<b>3,125</b>	
	Gas Service Allowance	0.25	LS	12,500.00	3,125		
					313,631.64	313,631.64	
Construction Sub-total						\$	<b>313,632</b>
Design/Estimate Contingency						2.5%	\$ <b>7,841</b>
Contractor O&P						12.5%	\$ <b>40,184</b>
Bonding						2.0%	\$ <b>7,233</b>
<b>TOTAL PROBABLE COST OF CONSTRUCTION</b>						\$	<b>368,890</b>
Cost per SF						\$	<b>37.93</b>
Owner Contingency						5.0%	\$ <b>18,444</b>

**Clarifications**

Site plan is conceptual. Div. 31-33 are high level/placeholder budgets based on similar projects.  
 Concrete curb only included along sidewalk where 7 parking spots are located.  
 All utility budgets are placeholders. No details or information is available at time of estimate.  
 Estimate assumes gas service line to the building will be by the gas company.  
 Estimate assumes electric company will provide wire for electrical and telecom service. Contractor to provide conduits.  
 No dumpster enclosure included.  
 Cut/Fill allowance is based on average 1' of cut/fill depth across the site.  
 Existing parking lot to the northeast is to remain. No work included in the above estimate.  
 No temporary fueling station has been included in the estimate.

**Green Local Schools Bus Garage - Existing Site**  
**Opinion of Probable Cost of Construction**  
**Owner Soft Costs**

ITEM	DESCRIPTION	QTY	UNIT	COST/UNIT	ITEM TOTAL	SUB TOTAL	TOTAL
	Total Building Area in SF	9,725	SF				

<b>01 GENERAL CONDITIONS</b>	<b>68.04</b>	<b>\$</b>	<b>661,650</b>
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**General Project Requirements**

	<b>661,650</b>					
Builder's Risk Insurance (Required) - 0.5%	1	LS	35,000.00	35,000		
A/E Reimbursable Expenses (Mileage, Printing, etc.)	1	LS	5,000.00	5,000		
CM Reimbursable Expenses		LS	15,000.00	0		
A/E Reimbursable Expenses (Plan Review/Permit Fees)	1	LS	34,650.00	34,650		
Moving Expenses		LS	2,500.00	0		
Final Clean		LS	7,500.00	0		
Utility Connection/Tap Fees	1	LS	10,000.00	10,000		
Temporary Heat/Power	1	LS	20,000.00	20,000		
Building Commissioning (.25%)		LS	2,000.00	0		
A/E Professional Services - 6.5%	1	LS	507,000.00	507,000		
Land Acquisition Costs		LS	0.00	0		
Financing Costs		LS	0.00	0		
A/E Additional Services (Site Survey)		LS	15,000.00	0		
A/E Additional Services (Geotech/Soil Borings)		LS	15,000.00	0		
A/E Additional Services (Construction Testing)	1	LS	50,000.00	50,000		

661,650.00      661,650.00

Construction Sub-total      **\$      661,650**

Design/Estimate Contingency      0.0%      \$      -

Contractor O&P      0.0%      \$      -

**TOTAL PROBABLE COST OF CONSTRUCTION**      **\$      661,650**

Cost per SF      **\$      68.04**

Owner Contingency      5.0%      \$      33,083



S&L Harris/Day Architecture



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# Green Local Schools Bus Garage & Maintenance Facility

1900 Greensburg Rd.  
Green, Ohio, 44232

PROJECT No. 22.022H

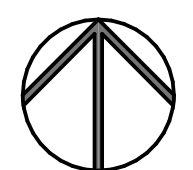
100% Schematic Design

DRAWING UPDATES

9/18/2024

SITE DEMOLITION PLAN

N



# PR.1



**A1** SITE  
SCALE: 1" = 40'



S&L Harris/Day Architecture



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100% Schematic Design

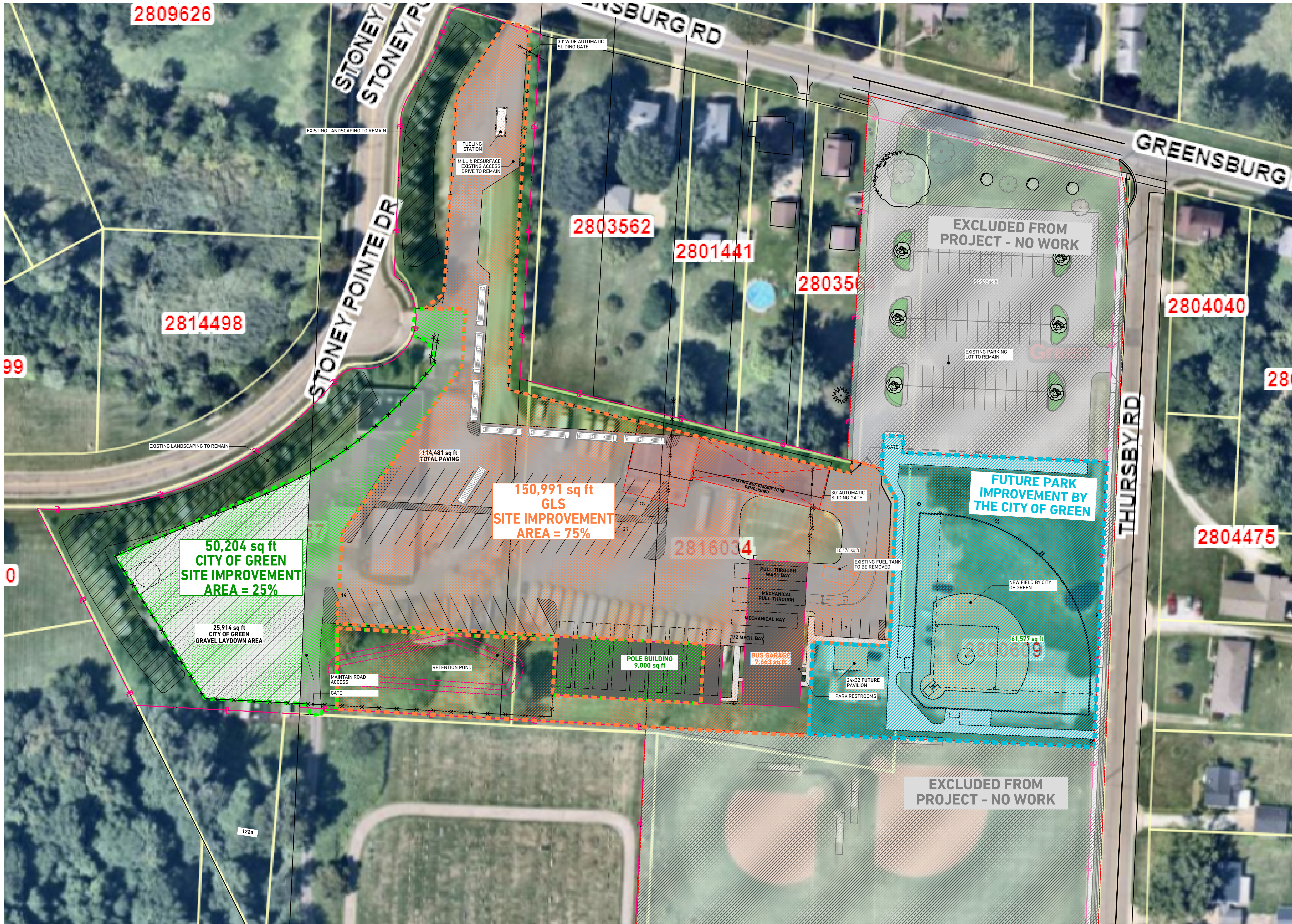
DRAWING UPDATES

NO.	DATE	DESCRIPTION



SITE PLAN

PR.2

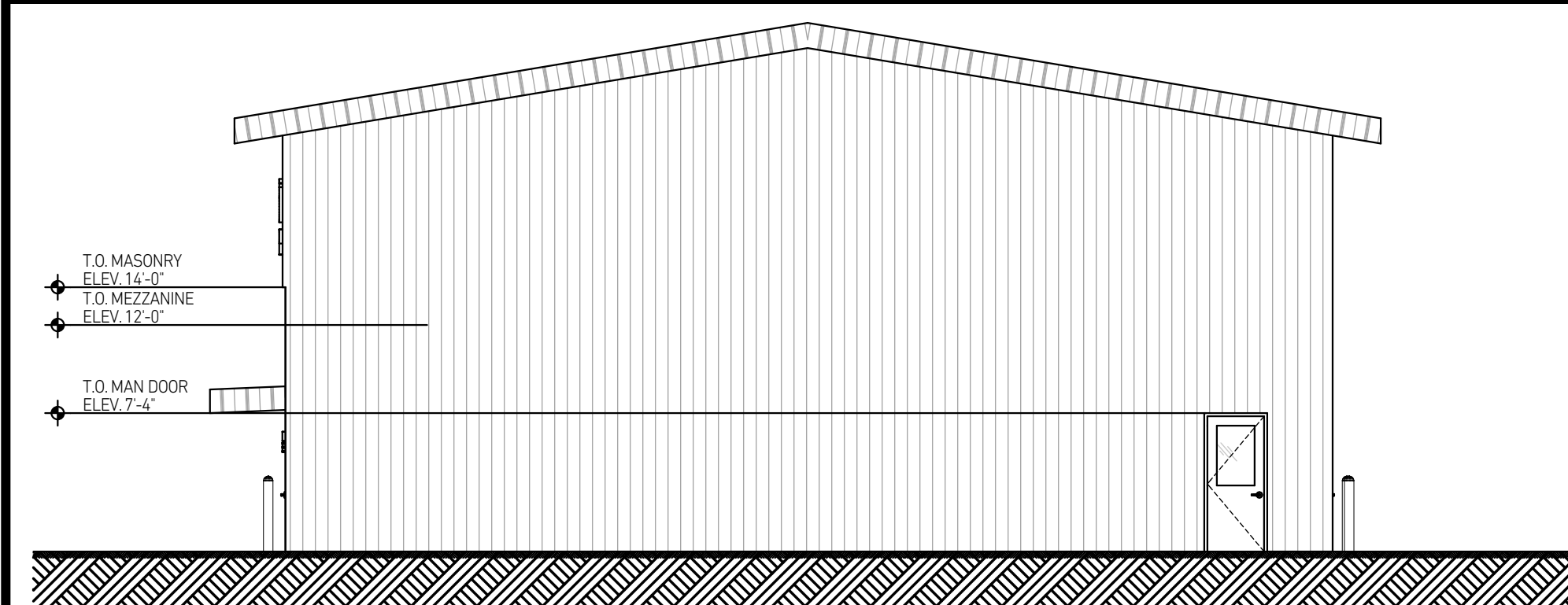


A1 SITE  
SCALE: 1" = 40'

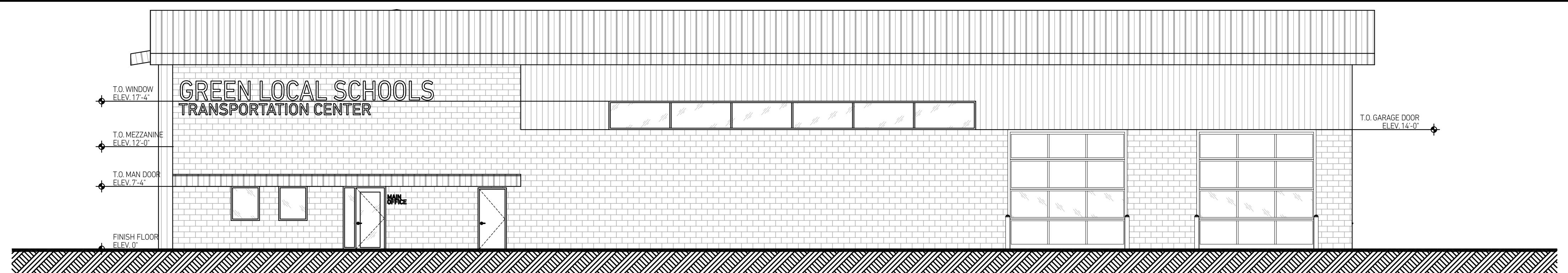




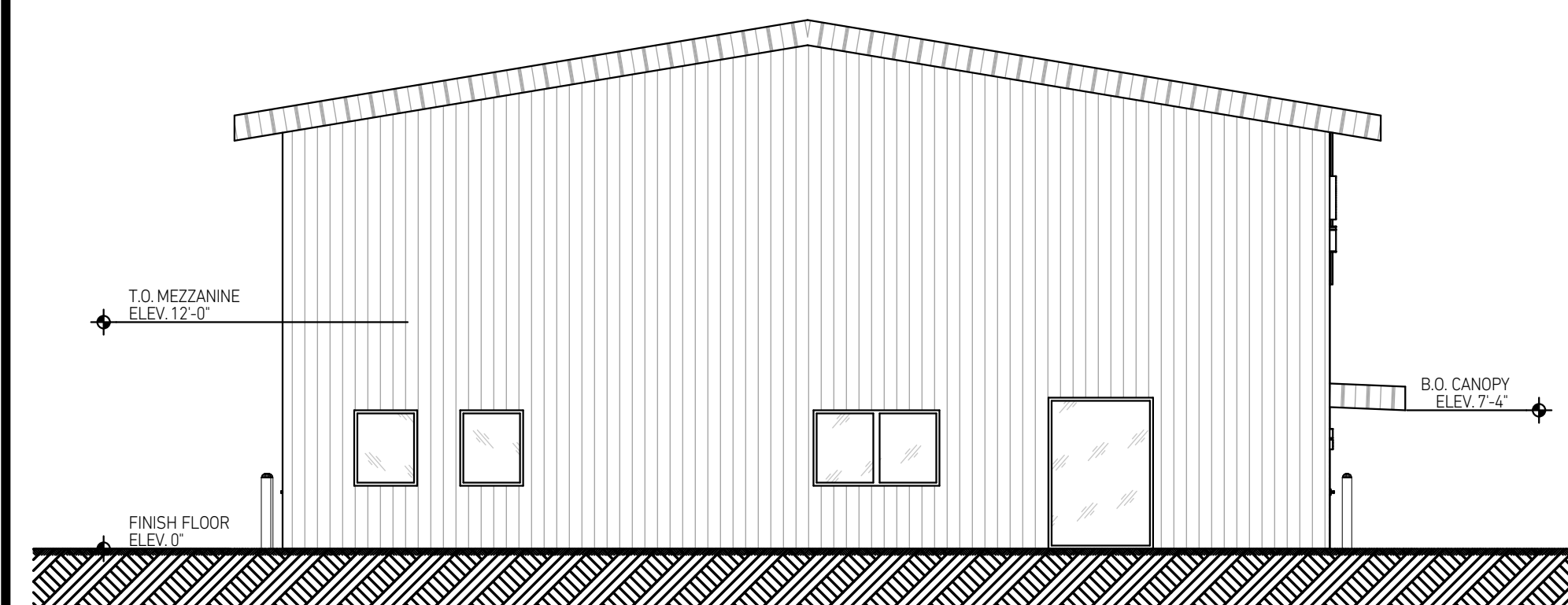




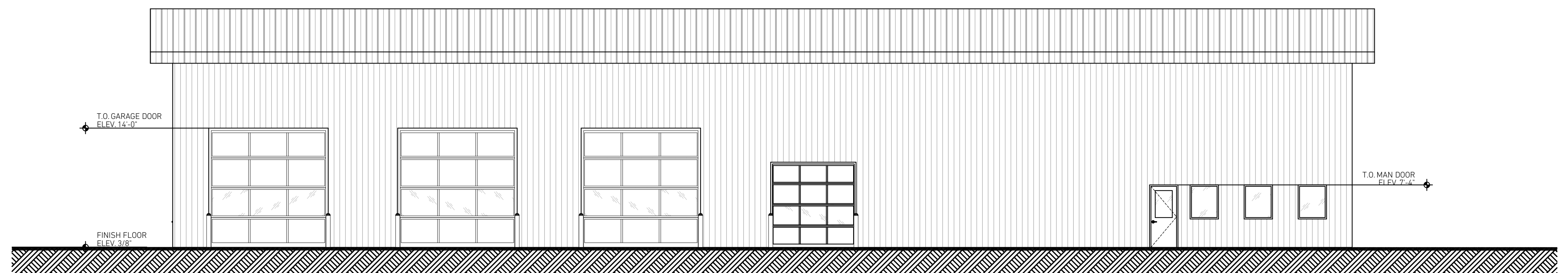
**1 NORTH ELEVATION BUS GARAGE**  
SCALE: 1/8" = 1'-0"



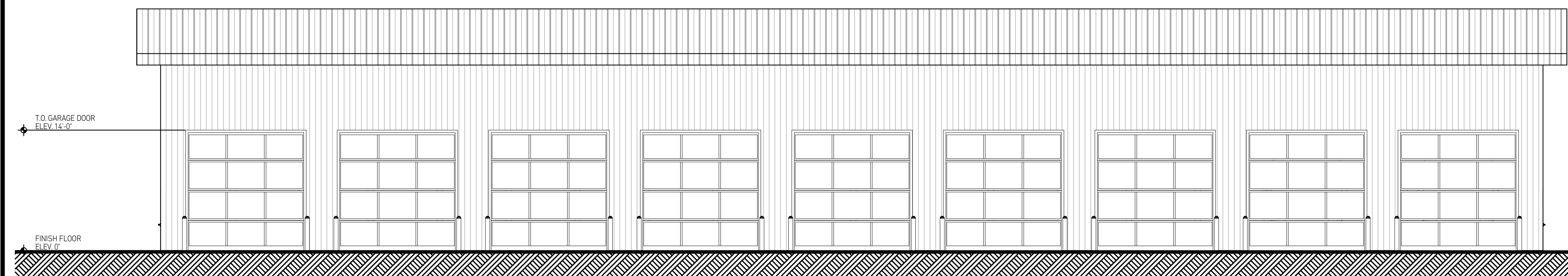
**3 EAST ELEVATION BUS GARAGE**  
SCALE: 1/8" = 1'-0"



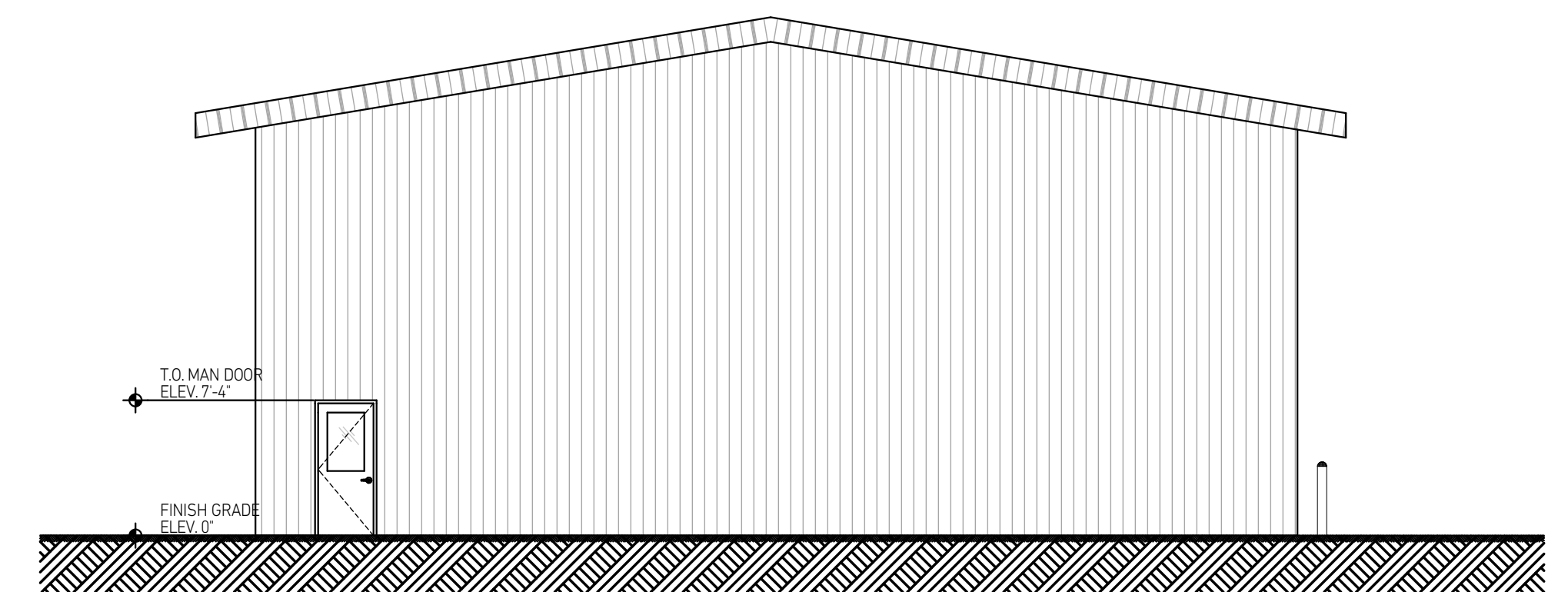
**2 SOUTH ELEVATION BUS GARAGE**  
SCALE: 1/8" = 1'-0"



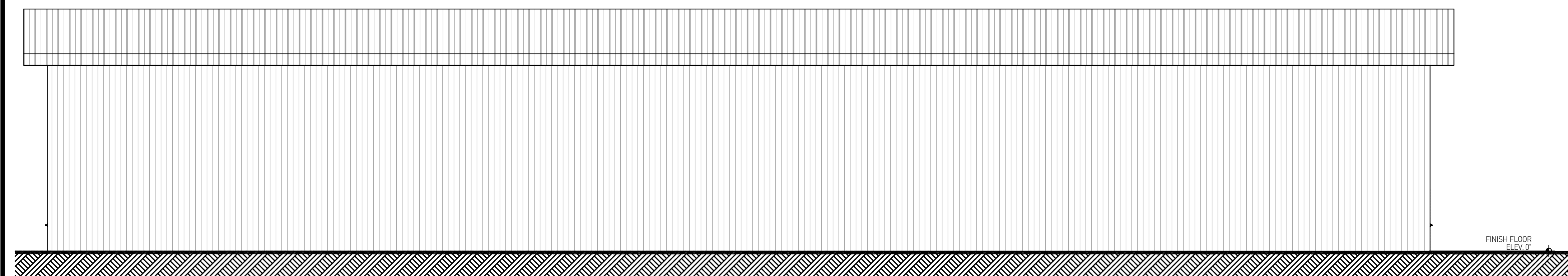
**4 WEST ELEVATION BUS GARAGE**  
SCALE: 1/8" = 1'-0"



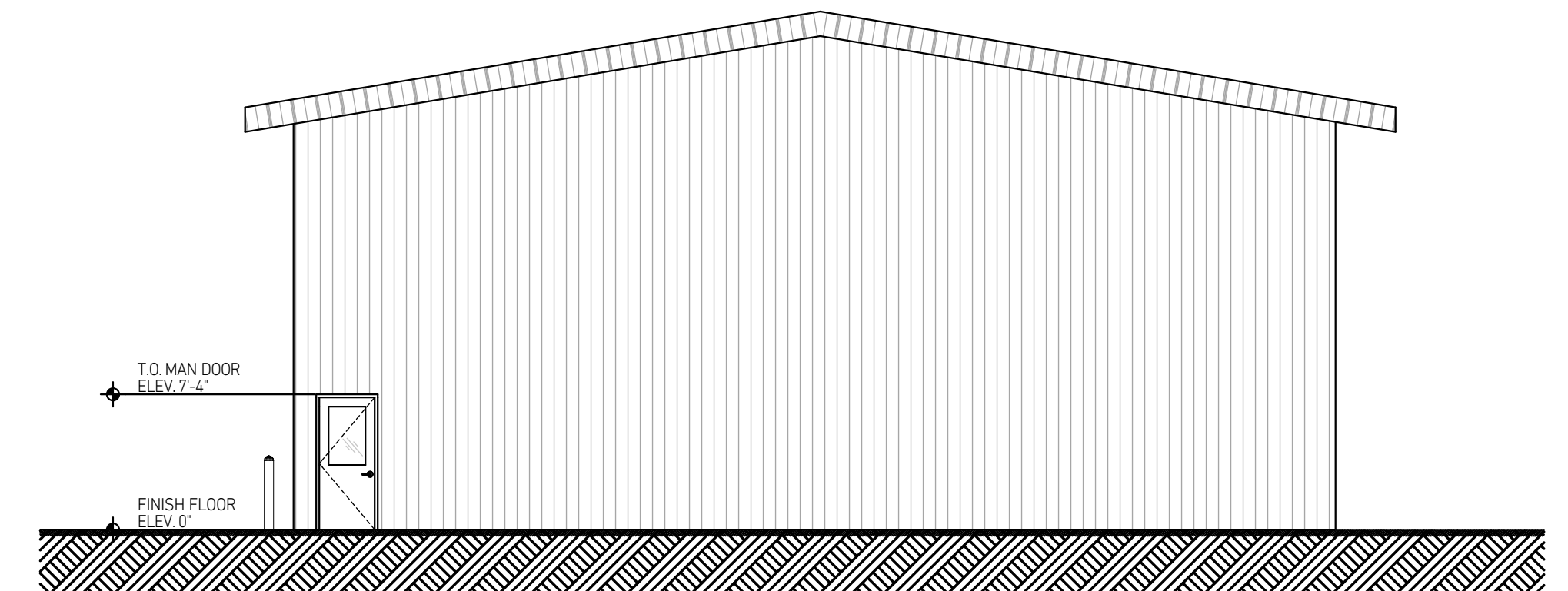
**5 NORTH ELEVATION POLE BUILDING**  
SCALE: 1/8" = 1'-0"



**6 EAST ELEVATION POLE BUILDING**  
SCALE: 1/8" = 1'-0"



**7 SOUTH ELEVATION POLE BUILDING**  
SCALE: 1/8" = 1'-0"



**8 WEST ELEVATION POLE BUILDING**  
SCALE: 1/8" = 1'-0"