



Ohio Administrative Code

Rule 3318:1-3-01 Procedure for determining basic project cost.

Effective: January 23, 2023

(A) Pursuant to section 3318.01 of the Revised Code, the Ohio facilities construction commission shall use the calculations identified in this rule to determine the basic project cost for new school facilities and additions to existing facilities. The cost calculations referenced in this rule are contained in the Ohio school design manual, published by the Ohio facilities construction commission and are updated annually. The 2021 Ohio school design manual shall be made available on the commission's website, ofcc.ohio.gov.

(B) In consultation with the school district, a master facilities plan will be developed indicating the disposition of all current buildings, and enrollment and grade configurations of each building to be built or renovated. The appropriate amount of square footage per student or full time equivalent student for each building shall be specified by the Ohio school design manual, according to grade level, number and type of students to be housed. The square foot cost of a new building is based on the grade configuration and number of students to be housed in the building. The square foot cost of an addition to an existing building is based upon the grade configuration and square footage of the addition.

(C) For the purposes of establishing cost modification factors for various regions of the state, the state will be divided into nine different regions as specified in the Ohio school design manual.

(D) The Ohio school design manual shall be used for the purpose of calculating all probable costs required to design and construct a school building, including both construction and non-construction costs. The cost calculation also takes into consideration the following factors:

(1) For the purposes of establishing an overall cost per square foot of building summary, historical cost data, bid result analysis, inflation and analysis of current project costs will be used.

(2) The construction costs are included as part of the overall, all inclusive, square foot costs. These items include site development costs and building costs.



(3) Non-construction costs are included as part of the overall, all inclusive, square foot costs.

(E) An allowance may be provided in the basic project cost for demolition of buildings that are being taken out of service. The state share of any unused portion of the demolition allowance shall be withheld by, or returned to, the commission upon completion of the project.

(F) Notwithstanding the above provisions, the commission may waive certain square footage criteria for special conditions, including but not limited to student populations having special needs.

(G) Pursuant to section 3318.01 of the Revised Code, the assessment guidelines will be used to determine basic project cost for the renovation of existing classroom structures and eligible vocational education space.

Assessment cost guidelines are contained in the Ohio school design manual, which is available at the commission website at ofcc.ohio.gov.

(H) An enhanced environmental assessment may be performed by the commission to verify hazardous material abatement costs included in the basic project cost.

(I) The size of an addition shall be determined by subtracting the existing square footage from the required square footage. Under specific circumstances the commission may reduce the recognized existing square footage to account for oversized existing spaces and unusable spaces, and may provide additional dollars per square foot where reprogramming requires the relocation of existing walls.