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Initial Draft of Estimated Costs

Quaker Valley High School Project August 31, 2017

Estimates developed by VEBH Architects in conjunction with PJ Dick, Inc. and Atlantic Engineering Services, Phillips & Associates, Inc. and Garvin Boward Beitko Engineering, Inc.

All of the following scenarios most likely require a referendum based on the debt limit

	All of the following costs are in 2017 dollars	Costs Low	Costs High
Scenario A:	**Renovate the existing building, including adding a parking garage**	**$46,259,276**	**$56,483,671**
Pros:	We stay on the same site and would mitigate some of the traffic and pedestrian issues		
Cons:	This is a phased construction with students in the building and off site in classroom trailers during the construction period. We net less space than we presently have in order to become code compliant. We would still have many of the present traffic and pedestrian issues There would not be aplace for the District Administration Office		
Time:	47 Months* to 58 Months*		
Includes:	Planning, design, permits, bidding, construction and commissioning		
***Does Not Include:**	3 to 4 years per the engineers to get a permit to build a parking garage in the practice field area		

Scenario B:	**Renovate the existing building, plus an addition, a parking garage and an addition for the District Administration Office**	**$79,881,547**	**$94,559,146**
Pros:	We stay on the same site By narrowing the building we could possiblely fix some of the present site traffic and pedestrian issues		
Cons:	This is a phased construction with students in the building and off site in classroom trailers during the construction period We net a building that will most likely have proximity and accessibility issues We would still have many of the present traffic and pedestrian issues May not find a solution that allows for adequate isolation of public spaces for after hours use		
Time:	55 Months* to 66 Months*		
Includes:	Planning, design, permits, bidding, construction and commissioning		
***Does Not Include:**	3 to 4 years per the engineers to get a permit to build a parking garage in the practice field area		

Scenario C:	**Tear down and rebuild a narrow multi-story building with parking garage with space for the District Administration Office**	**$96,944,324**	**$109,173,527**
Pros:	We stay on the same site By narrowing the building we could possiblely fix some of the present traffic and pedestrian issues		
Cons:	This is a phased construction with students still in the building and off site in classroom trailers during the construction period We net a building that will most likely have proximity and accessibility issues May not find a solution that allows for adequate isolation of public spaces for after hours use		
Time:	65 Months* to 76 Months*		
Includes:	Planning, design, permits, bidding, construction and commissioning		
***Does Not Include:**	3 to 4 years per the engineers to get a permit to build a parking garage in the practice field area		

Scenario D:	**Start with a green Site, mass grading and all new infrastructure with room for growth for all the current and future high school programs.**		
	Site Acqusistion, Mass Grading and Traffic Improvments	**$33,769,930**	**$38,463,619**
	New School and associated site improvments	**$75,074,304**	**$85,241,664**
	Total cost for New Site and School	**$108,844,234**	**$123,705,283**
Pros:	We can build the new building without disrupting the students We have room for future growth We can build on shallow foundations We can arrange the spaces for optimum learning We could eventually sell the present building There would be a place for the District Administration Office		
Cons:			
Time			
Prep	36 Months for Master Plan Mass Grading and Campmeeting Adjustments		
Building, etc.	29 Months to 38 Months**		
Total Time:	68 Months to 72 Months		
****Includes:**	Planning, design, permits, bidding, mass grading construction and commissioning (8 to 12 month overlap with the Master Plan, etc.)		