



VEBH ARCHITECTS

470 Washington Road Pittsburgh, PA 15228 412-561-7117 www.vebh.com

September 14, 2018

Dr. Tammy Andreyko, Superintendent
Quaker Valley School District
100 Leetsdale Industrial Drive - Suite B
Leetsdale, PA 15056

RE: Proposal: QuakerValley High School Campus
Conceptual Study

Dr. Andreyko,

Thank you for the opportunity to provide our educational and architectural site planning services to the Quaker Valley School District to further explore the possibilities for developing your new Quaker Valley High School campus.

This proposal is based upon our understanding of the preliminary goals that the District has established for your project. We propose the following services to continue to assist the District in defining your future facility:

1. Conceptualization Team & Process

- a. In addition to working with the School District, Brain Spaces and the current geotechnical/civil engineering group, VEBH will employ a team which includes a regional Construction Logistical Consultant & Estimator and a Site / Landscape Planner.
- b. The Team will review the new site's current engineering information including land surveys, geotechnical reports and preliminary civil engineering studies.
- c. VEBH – Cassi Renninger & Doug Lieb (Daniel Engen)
- d. Site / Landscape Planner – LaQuatra Bonci
- e. Construction Logistical Consultant & Estimator – PJ Dick

2. Schedule of Work

- a. October 2018 – March 2019 (5 months)
- b. Targeting Potential May Referendum Process

3. Planned Meetings

- a. Kick-Off w/ Team & District (1)
 - b. Early Concepts Discussion (1)
 - c. Refined Concepts (2)
 - d. Board Meetings (2)
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4. Programming Overview/Inclusion

- a. Brainspaces educational program overview & refinement with administration
- b. Program partitioning/grouping
- c. Phasing /priority discussions
- d. Brainstorm/Review potential building organization

5. Reflection on Current Engineering

- a. The current engineering explorations and analysis of the site is an invaluable resource for developing this next phase of architectural solutions which will marry site constraints with educational programming, public impression/usability, building presence and future development conceptualism.
- b. Gather current engineering information
- c. Perform summary review of engineering analysis materials
- d. *Site Analysis Design/Engineering Team Meeting (with current engineering team Phillips/Beiko)*

6. Envisioning Conceptual Options (3)

- a. Develop Conceptual Options (3 options)
 - i. Consider potential phase/priority hierarchy
 - ii. Consider academic/curricular groupings
 - iii. Consider community use
 - iv. Consider athletic use
 - v. Consider land use & siting
 - vi. Consider circulation & flow
 - vii. Consider construction logistics & costs
 - viii. Consider environmental impacts and efficiencies
- b. The Site Planning Consultant will utilize the current engineering information to expand and respond to potential building solutions. A colored site plan will be produced for publication that illustrates the site features, building masses and potential future structures.
- c. Refine Options for further development

7. Cost Analysis of Options

- a. Based on options created, the Logistical Consultant will analyze advantages and disadvantages related to construction process, timing and cost. The educational program will be reviewed and broken down by area and a building project cost will be created based on expected QVSD quality standards and regional cost of construction data.
- b. Develop theoretical costs of each Option (based on square footages, building configuration, site development)
- c. Consider potential phased costs (ie. community athletic complex, district office, etc.)

8. Act 34 Analysis

- a. VEBH will provide an explanation of the ACT 34 limitations as they relate to the QVHS project and the thresholds for Referendum requirement. We will outline variables necessary to avoid the referendum process. Based on the project programming outline, we will provide an explanation of allowable building area within the ACT 34 limitations and strategies for avoiding referendum based on our years of experience.
- b. Generate Draft Act 34 analysis to establish Act 34 Referendum Criteria
- c. Evaluate Options against thresholds

9. End Products (Imagery)

- a. Develop Imagery for District Advertising (digital format)
- b. Colored Site Plans (for each option)
- c. 3D Aerial Site Views with Building Massing (for each option)

10. Fee & Billing Structure

- a. Estimated Professional Fees:
 - i. VEBH Architects \$28,000
 - ii. VEBH Consultants:
 1. LaQuatra Bonci \$10,000
 2. PJ Dick \$8,000
 - iii. Total Not to Exceed \$46,000
- b. Fee Structure:
 - i. Invoiced at 70% & 100% completion
 - ii. VEBH Architects Fee (\$28,000) will be credited toward future A/E fees if selected as the Architect for the High School project

Assumptions/Exclusions:

- QVSD will provide VEBH with all prior site analysis documentation including CADD files of Survey, Geotechnical Report, Environmental Reports, etc.
- Brainspaces Programming Report will be completed & used as the basis of conceptual building/site design
- District will be available as needed for interim discussions & meetings to further the design
- VEBH will provide QVSD w/ imagery in digital format for use in QV project informational/advertising materials – printing costs will be billed as additional reimbursable expense
- Fees associated with Phillips/Beitko's participation in the conceptual site study are excluded (they are welcome to participate at the Districts discretion)
- Study does not include municipal or regulating agency meetings or approvals process

Please indicate your acceptance of this proposal and the services described herein by executing one (1) copy of this document and returning it to us for our files.

We look forward to working with you towards the successful completion of this phase of your project. Please let me know if you have any questions.

Sincerely,



Cassandra R. Renninger, RA, LEED GA
Principal
crenninger@vebh.com
412-561-7117

ACCEPTED BY:



Quaker Valley School District

DATE

10/11/18