

# **New Harrisonburg High School Project Build Options And Information Update**

**November 14, 2019**



# **New Harrisonburg High School Project Build Options**

## **Building as Designed**

**The Building would be built as designed (minus the canopy). This is the building design that the Design Committee recommended to the School Board. The School Board approved this design and this design was presented to the City Council on November 12, 2019.**

**This design includes:**

- Stadium with artificial surface and all associated buildings and equipment**
- Baseball stadium and all associated buildings and equipment**
- Softball stadium and all associated fields and equipment**
- Tennis courts and all associated equipment**
- Auxiliary gymnasium and all associated equipment**
- North practice field**
- West practice field**

**GMP: \$87,240,574.50**

**Estimated Total Request: \$92,470,734.09**

# New Harrisonburg High School Costs As Designed

New Harrisonburg High School Guaranteed Maximum Pricing (GMP)			
Built as Designed			
Wednesday, November 13, 2019			
COST (SITE)		\$	16,532,730.96 Acre/\$275,545.52
COST (BUILDING)		\$	63,255,020.50 GSF/\$239.97
COST (DESIGN)		\$	7,452,823.04
<b>TOTAL (BUILDING/SITE/DESIGN) GMP</b>		<b>\$</b>	<b>87,240,574.50</b> GSF 263595
<b>OWNERS SOFT COSTS</b>			
FFE (\$12.68 X 263,595 GSF)		\$	3,344,298.00
Rock/Unsuitable Materials		\$	1,300,000.00
Technology (\$6.41 X 263,595 GSF)		\$	1,689,771.00
Tap Fees		\$	105,000.00
3rd Party Testing		\$	150,000.00
VSMP Permits		\$	1,708.00
Owners Contingency (2.3% of \$87,240,574.50 GMP)		\$	1,974,589.00
<b>SOFT COSTS</b>		<b>\$</b>	<b>8,565,366.00</b>
<b>SUMMARY</b>			
Building/Site/Design		\$	87,240,574.50 GMP
Soft Costs		\$	8,565,366.00
<b>TOTAL</b>		<b>\$</b>	<b>95,805,940.50</b>
<b>TOTAL Building/Site/Design/Soft Costs</b>		<b>\$</b>	<b>95,805,940.50</b>
Design Cost Paid to Date (Interim Agreement)		\$	(3,335,206.41)
<b>ESTIMATED TOTAL PROJECT COST REQUEST</b>		<b>\$</b>	<b>92,470,734.09</b>
<b>HCPS FUNDING REQUEST (SITE/BUILDING/DESIGN/SOFT COSTS)</b>			
		<b>\$</b>	<b>92,470,734.09</b>
<b>INFRASTRUCTURE IMPROVEMENTS TO SUPPORT BUILDING</b>			
Land Acquisition (Purchase Price)		\$	5,000,000.00
Right of Way Acquisition		\$	4,100,000.00
Road Improvements		\$	4,932,293.00
<b>INFRASTRUCTURE IMPROVEMENTS TOTAL</b>		<b>\$</b>	<b>14,032,293.00</b>
<b>HCPS FUNDING REQUEST(SITE/BUILDING/DESIGN/SOFT COSTS)</b>		<b>\$</b>	<b>92,470,734.09</b>
<b>INTERIM AGREEMENT DESIGN FEES PAID</b>		<b>\$</b>	<b>3,335,206.41</b>
<b>INFRASTRUCTURE IMPROVEMENTS TO SUPPORT BUILDING</b>		<b>\$</b>	<b>14,032,293.00</b>
<b>TOTAL PROJECT COST ESTIMATE</b>		<b>\$</b>	<b>109,838,233.50</b>
<b>ESTIMATED BOND AMOUNT</b>		<b>\$</b>	<b>104,838,233.50</b>
<b>KEY FIGURES</b>			
<b>GMP (Guaranteed Maximum Price)</b>		<b>\$</b>	<b>87,240,574.50</b>
<b>ESTIMATED TOTAL REQUEST</b>		<b>\$</b>	<b>92,470,734.09</b>

# New Harrisonburg High School Project Build Options

## Phased in Build

The building would be completed but the exterior spaces encompassed in the overall design would be phased in at a later date . The phased building option was presented to City Council on November 12, 2019 as an option to save money and maintain more debt capacity. This design includes the building, the main parking lots, the bus loop and the multiuse paths.

The items below would be built at a later date.

- ~~Stadium with artificial surface and all associated buildings and equipment~~
- ~~Baseball stadium and all associated buildings and equipment~~
- ~~Softball stadium and all associated fields and equipment~~
- ~~Tennis courts and all associated equipment~~
- ~~Auxiliary gymnasium and all associated equipment~~
- ~~North practice field~~
- ~~West practice field~~

GMP: \$80,069,084.66

Estimated Total Request: \$84,733,878.25

# New Harrisonburg High School Costs Phased Build

New Harrisonburg High School Guaranteed Maximum Pricing (GMP)			
Removal of Outside Facilities & Aux. Gymnasium (Phased Build)			
Wednesday, November 13, 2019			
COST (SITE)		\$	16,532,730.96 Acre/\$275,545.52
COST (BUILDING)		\$	63,255,020.50 GSF/\$239.97
COST (DESIGN)		\$	7,452,823.04
➔ Removal of all outside athletic facilities & Aux. Gym ( -\$4,161,080.46,-1,951,420.72,-\$1,058,988.66)		\$	(7,171,489.84)
<b>TOTAL (BUILDING/SITE/DESIGN) GMP</b>		<b>\$</b>	<b>80,069,084.66</b> GSF 263595
<b>OWNERS SOFT COSTS</b>			
FFE (\$12.68 X 263,595 GSF)		\$	3,344,298.00
➔ Rock/Unsuitable Materials		\$	867,634.05
Technology (\$6.41 X 263,595 GSF)		\$	1,689,771.00
Tap Fees		\$	105,000.00
3rd Party Testing		\$	150,000.00
➔ VSMP Permits		\$	1,708.00
➔ Owners Contingency (2.3% of \$80,069,084.66 GMP)		\$	1,841,588.95
<b>SOFT COSTS</b>		<b>\$</b>	<b>8,000,000.00</b>
<b>SUMMARY</b>			
Building/Site/Design		\$	80,069,084.66 GMP
Soft Costs		\$	8,000,000.00
<b>TOTAL</b>		<b>\$</b>	<b>88,069,084.66</b>
<b>TOTAL Building/Site/Design/Soft Costs</b>		<b>\$</b>	<b>88,069,084.66</b>
Design Cost Paid to Date (Interim Agreement)		\$	(3,335,206.41)
<b>ESTIMATED TOTAL PROJECT COST REQUEST</b>		<b>\$</b>	<b>84,733,878.25</b>
<b>HCPS FUNDING REQUEST (SITE/BUILDING/DESIGN/SOFT COSTS)</b>			
		<b>\$</b>	<b>84,733,878.25</b>
<b>INFRASTRUCTURE IMPROVEMENTS TO SUPPORT BUILDING</b>			
Land Acquisition (Purchase Price)		\$	5,000,000.00
Right of Way Acquisition		\$	4,100,000.00
Road Improvements		\$	4,932,293.00
<b>INFRASTRUCTURE IMPROVEMENTS TOTAL</b>		<b>\$</b>	<b>14,032,293.00</b>
<b>HCPS FUNDING REQUEST(SITE/BUILDING/DESIGN/SOFT COSTS)</b>		<b>\$</b>	<b>84,733,878.25</b>
<b>INTERIM AGREEMENT DESIGN FEES PAID</b>		<b>\$</b>	<b>3,335,206.41</b>
<b>INFRASTRUCTURE IMPROVEMENTS TO SUPPORT BUILDING</b>		<b>\$</b>	<b>14,032,293.00</b>
<b>TOTAL PROJECT COST ESTIMATE</b>		<b>\$</b>	<b>102,101,377.66</b>
<b>ESTIMATED BOND AMOUNT</b>		<b>\$</b>	<b>97,101,377.66</b>
<b>KEY FIGURES</b>			
<b>GMP (Guranteed Maximum Price)</b>		<b>\$</b>	<b>80,069,084.66</b>
<b>ESTIMATED TOTAL REQUEST</b>		<b>\$</b>	<b>84,733,878.25</b>

# New Harrisonburg High School Project Phased in Build



**December  
2019**  
School  
Construction  
Begins

**August  
2022**  
School  
Opens

**2023**  
Aux.  
Gymnasium  
Construction

**2024**  
Softball &  
Baseball  
Stadium and  
Tennis Court(s)  
Construction

**2025**  
Stadium and  
Practice  
Field(s)  
Construction

