EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

BOARD UPDATE 01 • MAY 13, 2025

ALLOY5 CHA



Randy Galiotto, AIA
Principal Architect



Arif Fazil PE, CEM, LEED AP, CCS
Sr. Business Development Leader



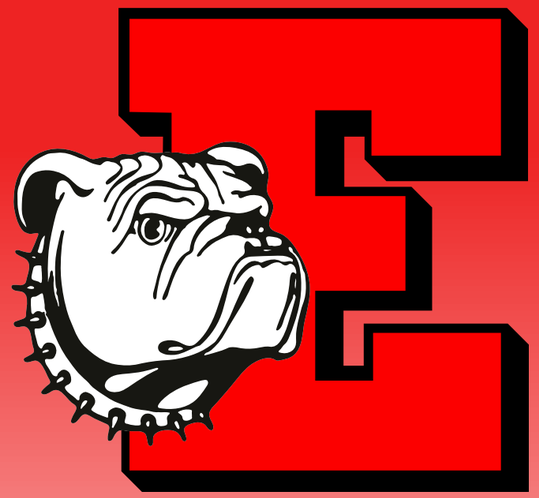
Richard Roseberry, PE, AICP
Regional Discipline Leader | Civil/Site



Jamie Bortz
Senior Project Manager



Mike DePodwin, EIT, CDT
Construction Manager



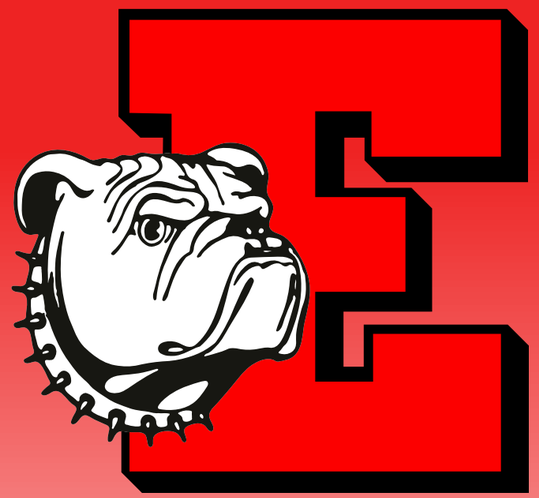
01 REVIEW - SITE SELECTION

02 SCHEMATIC PLAN REVIEW

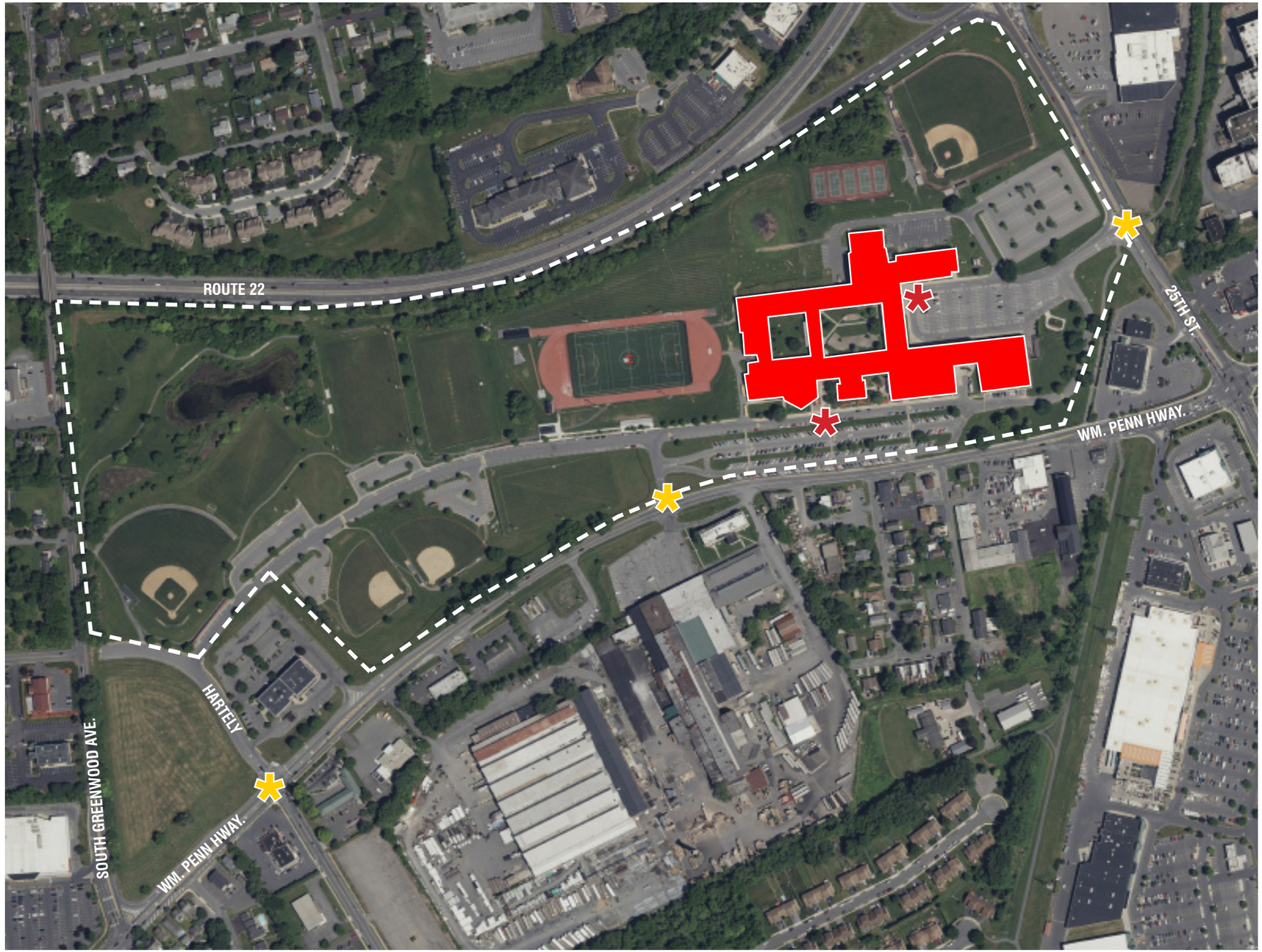
03 PROGRAM COMPARISON - EXISTING VS. NEW

04 CONSTRUCTION PHASING

05 BUDGET + SCHEDULE



01 REVIEW - SITE SELECTION



BUILDING ENTRANCES

VEHICULAR ENTRANCES

377,738

EXISTING SQUARE FOOTAGE

3,020

STUDENT ENROLLMENT

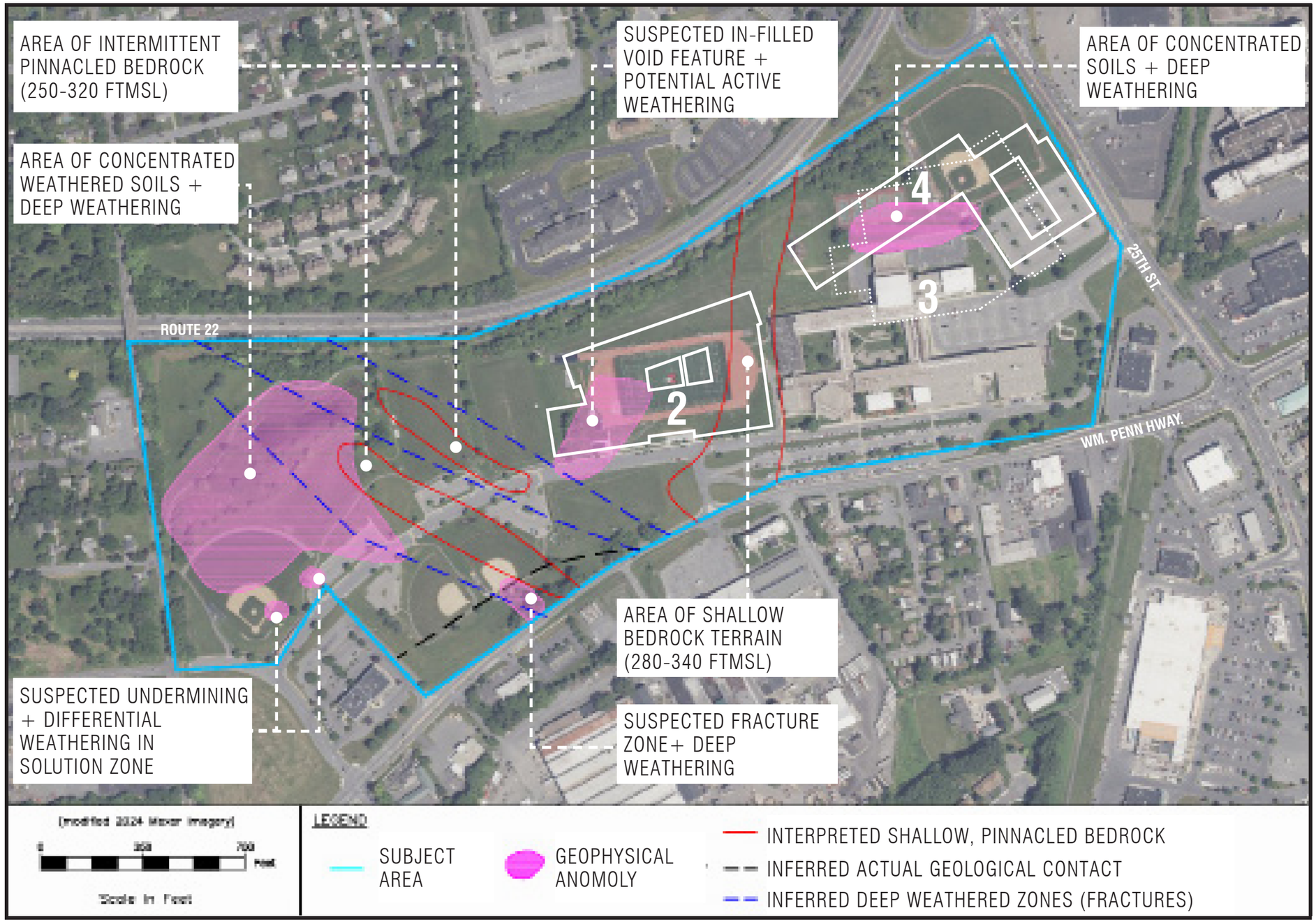
125

SQUARE FOOTAGE PER STUDENT

109%

CAPACITY

E SITE OVERVIEW | GEOTECHNICAL SURVEY WITH SITE OPTIONS OVERLAY



TEST FIT LOCATIONS

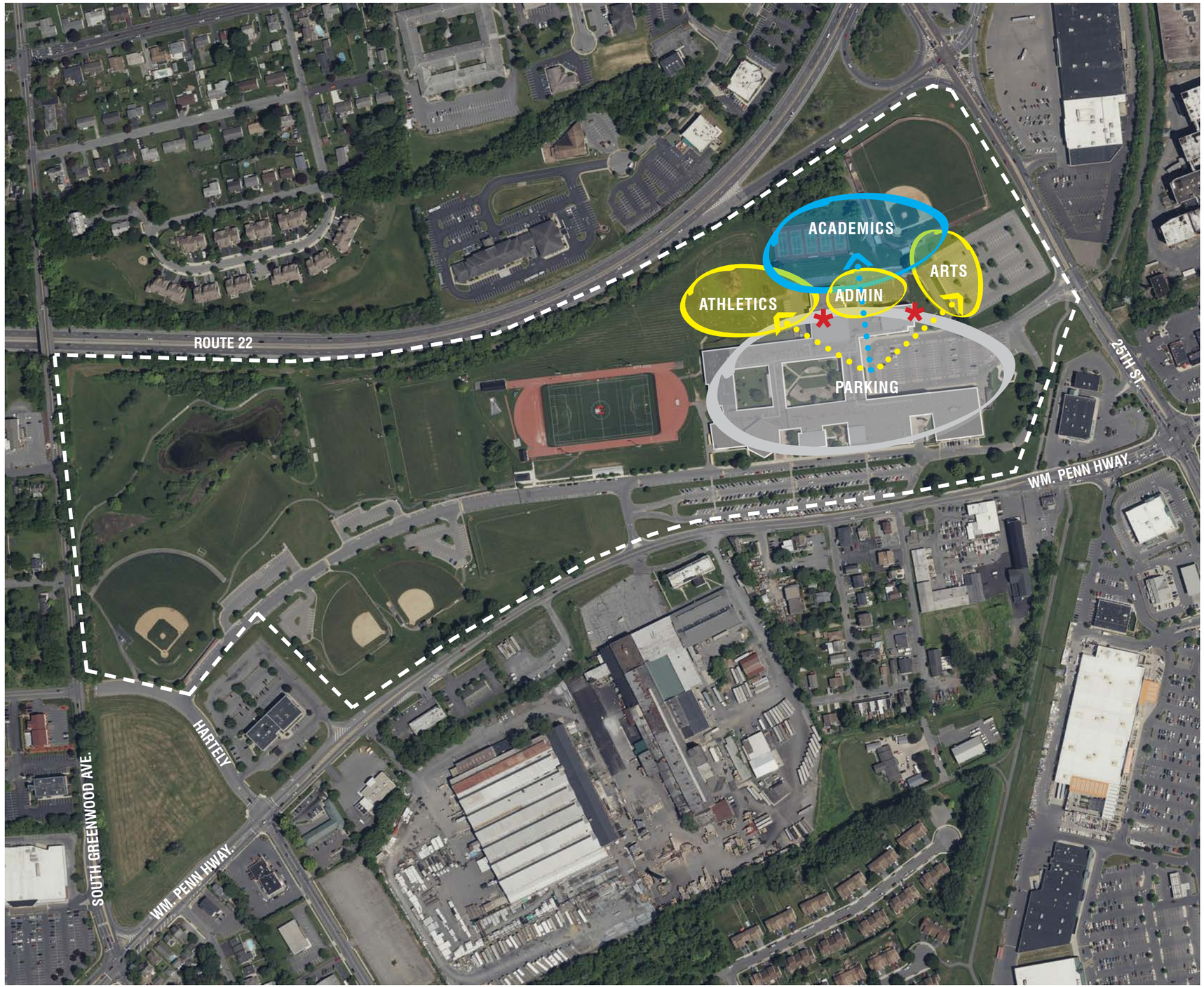
1. WEST / FIELDS
2. MIDDLE / TRACK
3. CORNER / BASEBALL
4. CORNER / BASEBALL





1958 PHOTOS - EASD HS CONSTRUCTION

	~~1 WEST~~ NEW	~~2 MIDDLE~~ NEW	~~3 CORNER~~ HYBRID	4 CORNER NEW
ACHIEVES GUIDING PRINCIPLES	🟢	🟢	🟢	🟢
BUILDING ORGANIZATION / CIRCULATION	🟢	🟢	🟢	🟢
PROGRAMMING EQUITY	🟢	🟢	🟡	🟢
SITE ORGANIZATION / CIRCULATION	🟡	🟡	🟡	🟡
GEOTECHNICAL / CONSTRUCTION	🔴	🟡	🟡	🟡
ACADEMIC IMPACT / CONSTRUCTION	🟢	🟡	🔴	🟡
ATHLETICS IMPACT / CONSTRUCTION	🔴	🔴	🔴	🟢
CONSTRUCTION COST / PHASING	🟡	🟡	🟡	🟢



APPROVED LOCATION + REQUESTS

1. REDUCE PARKING TRAVEL DISTANCE
2. REDUCE INTERNAL TRAVEL DISTANCE
3. REDUCE SF / COST

450,000 - 480,000

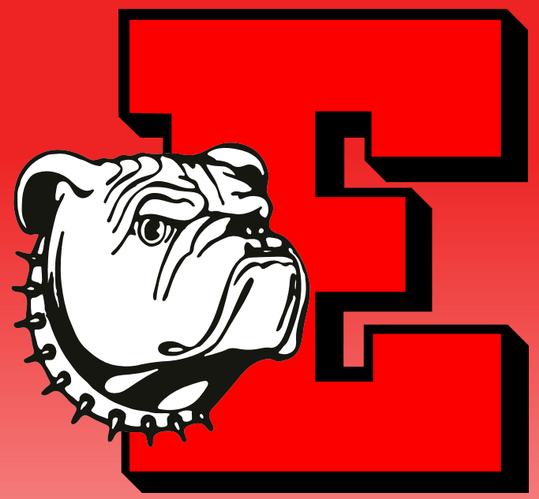
PROGRAMMED SQUARE FOOTAGE (SF) RANGE

3,020 / 149-159

STUDENT ENROLLMENT / SF PER STUDENT

$290M - $320M

PROBABLE COST (TOTAL PROJECT)
FROM BOARD MEETING - 01/14/2025

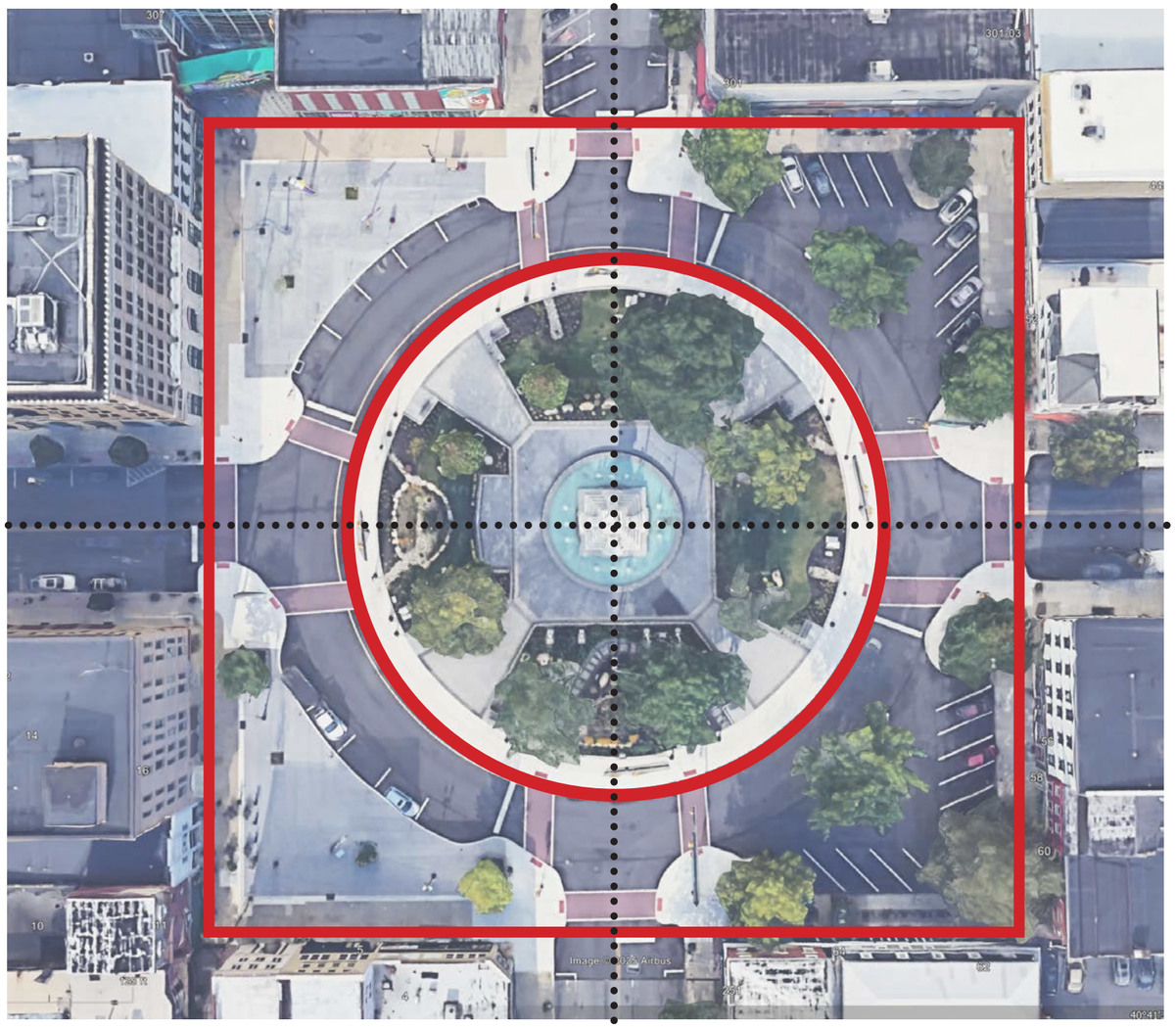


02 SCHEMATIC PLAN REVIEW

PROGRAMMATIC CONCEPT | DIAGRAM

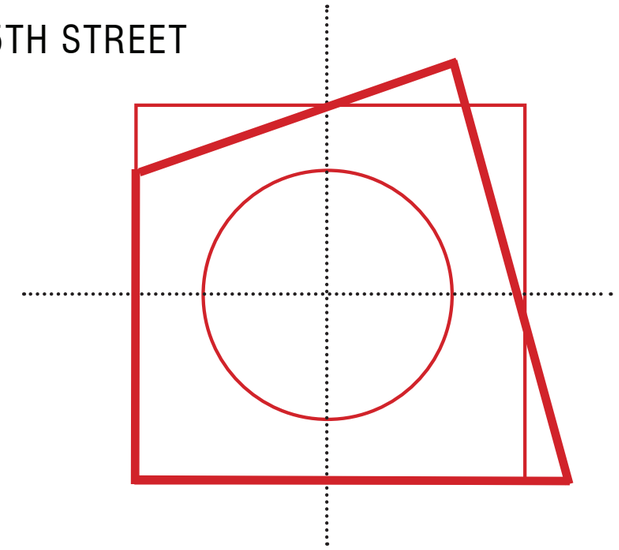
BOUNDARY OBJECT = ANY OBJECT THAT IS PART OF MULTIPLE SOCIAL WORLDS + FACILITATES COMMUNICATION BETWEEN THEM.

EASTON CENTER SQUARE / CIRCLE - ANALYSIS

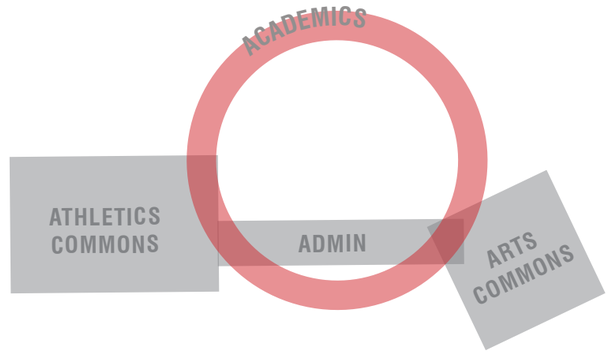


EASTON HIGH SCHOOL - 25TH STREET

- HEART OF SCHOOL
- QUADRANTS / ACTIVITIES
- DIRECT CIRCULATION
- PLACE OF COMMUNITY
- CONTEXTUAL GEOMETRY
- CIRCULARITY / ARCS
- INSIDE / OUTSIDE
- FLEXIBLE / ADAPTABLE
- DYNAMIC / ACTIVE
- GREEN / DAYLIGHT



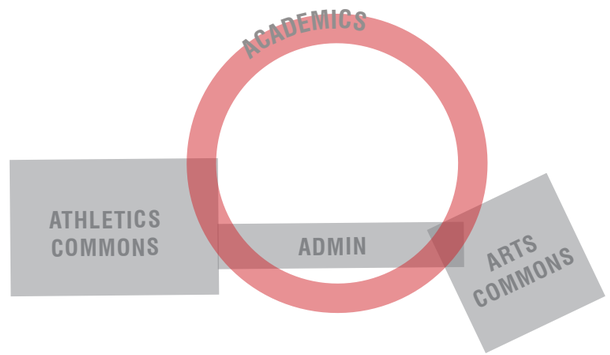
EASTON HIGH SCHOOL - CONCEPTUAL SITE DIAGRAM

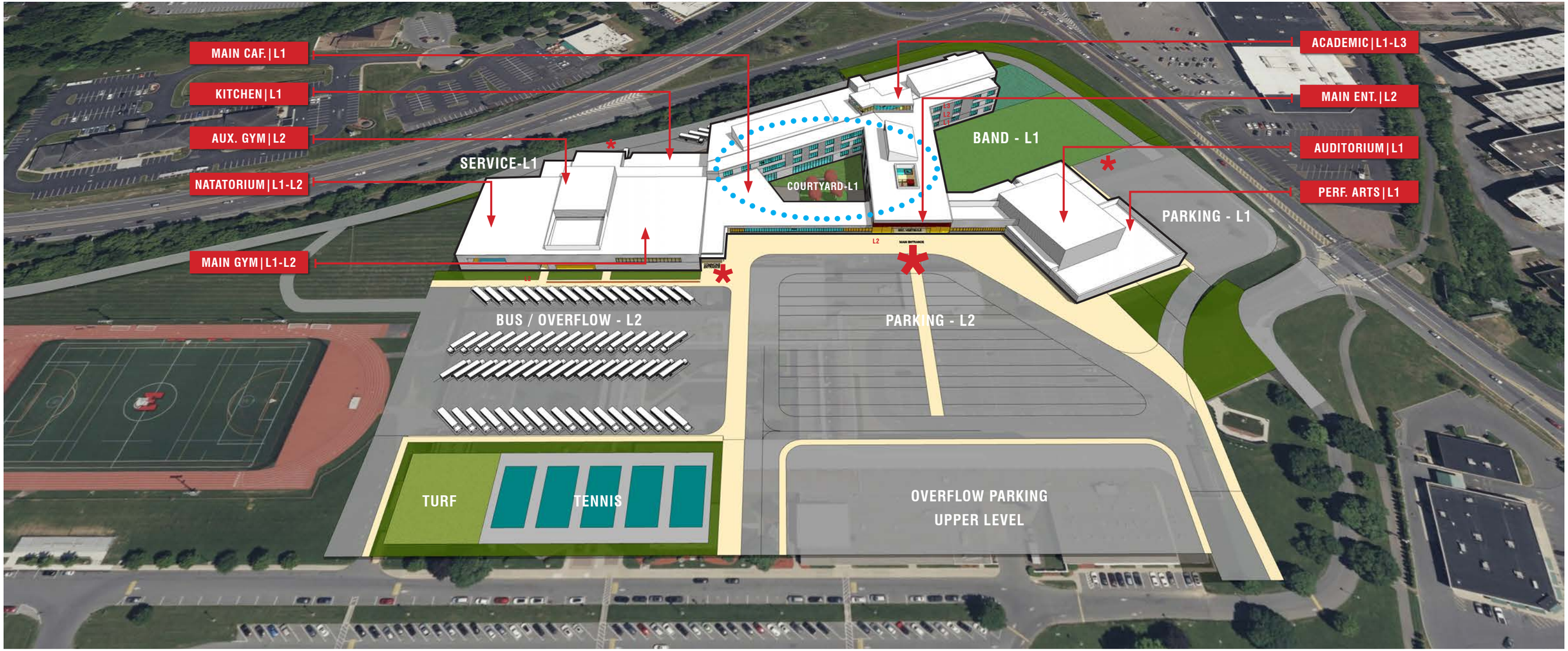




SITE PLAN

- NEW TURF VARSITY BASEBALL FIELD
- NEW GRASS PRACTICE BASEBALL FIELD
- VARSITY TURF SOFTBALL FIELD
- TENNIS / PRACTICE FIELD
- BAND PRACTICE FIELD NEAR BAND ROOM
- ACCESS ROAD AROUND TRACK TO LOWER SITE
- ACCESS ROAD FROM BUS LOT TO LOWER SITE
- DEDICATED BUS PARKING
- PEDESTRIAN IMPROVEMENTS





SCHEMATIC PLAN TEST FIT SUMMARY - VIEW OF BUILDING MASSING

LEVEL 01 - **238,249 SF**

LEVEL 02 - **143,292 SF**

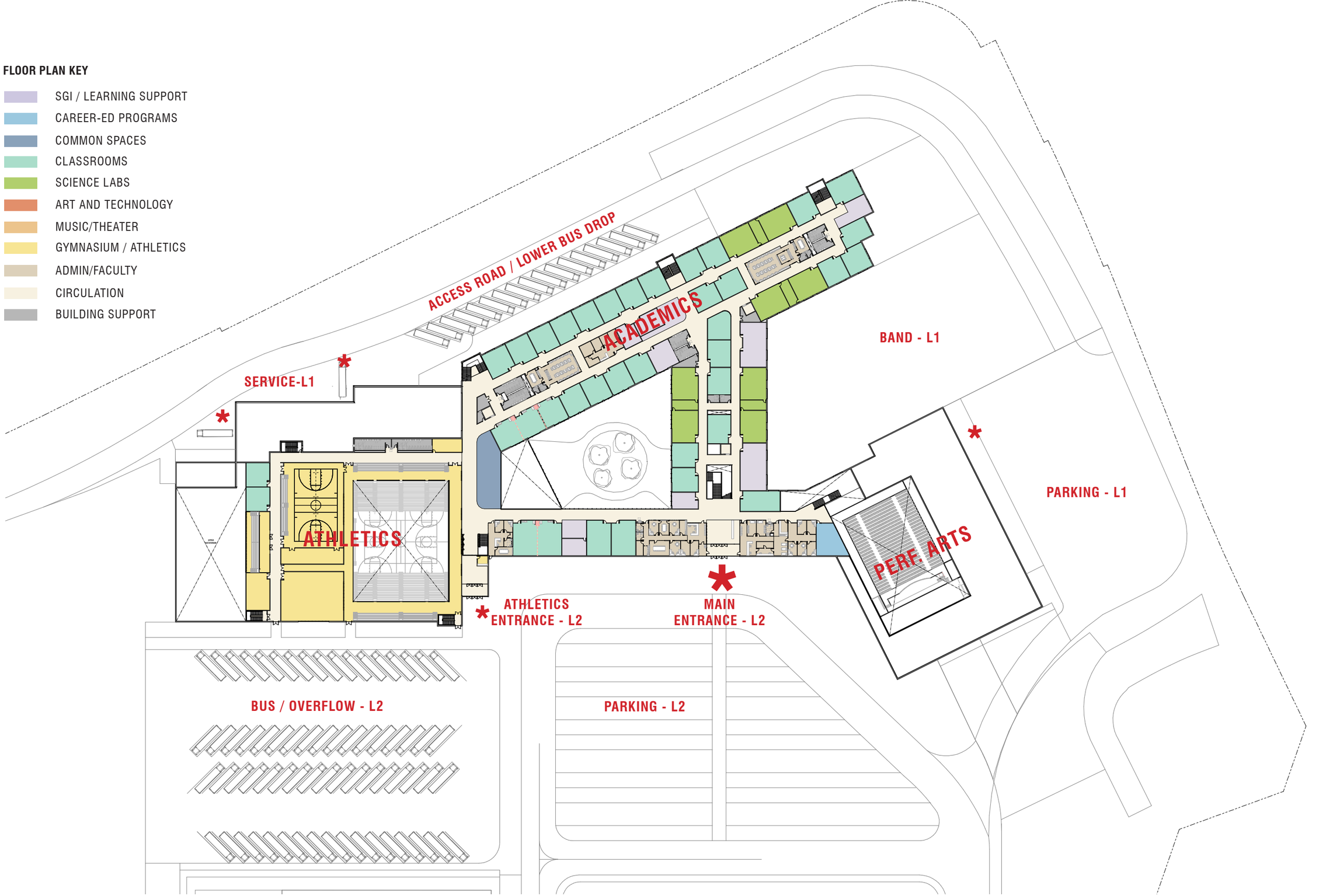
LEVEL 03 - **76,950 SF**

TOTAL - **457,020 SF**

- MEETS CORE PROGRAM
- ROBUST HORIZONTAL + VERTICAL CIRCULATION SYSTEM
- MODERN + FLEXIBLE ACADEMIC SPACES ON THREE LEVELS
- 3000 CAPACITY COMMUNITY SPACE AT GYM / SINGLE CLASS AUDITORIUM WITH ORCHESTRA PIT
- COMMONS SPACES PROGRAMMED AS ACTIVE LEARNING ZONES / INCREASED LEARNING/SF
- INTERIOR + EXTERIOR TRAVEL DISTANCES REDUCED (ACADEMIC/PARKING)

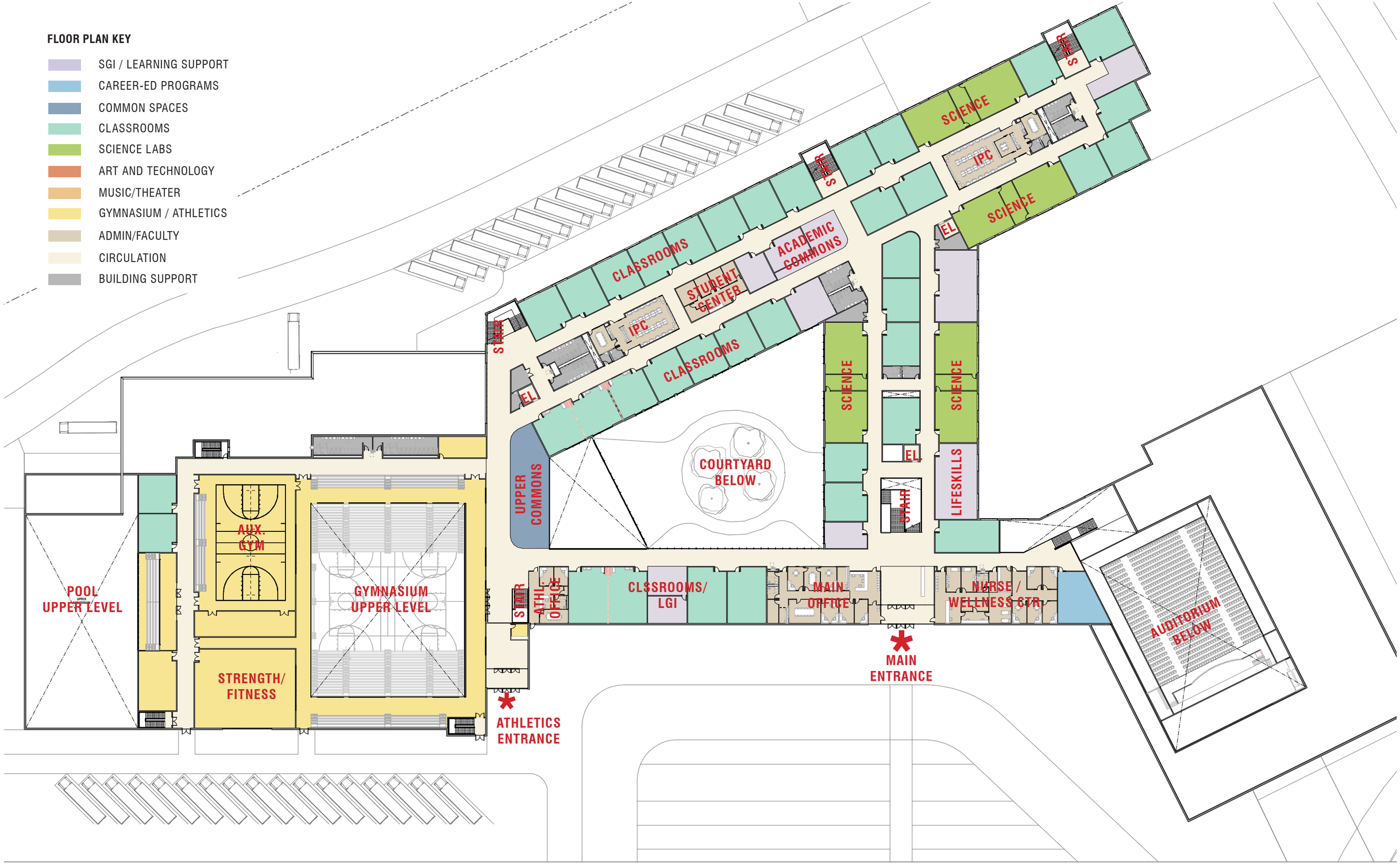
FLOOR PLAN KEY

- SGI / LEARNING SUPPORT
- CAREER-ED PROGRAMS
- COMMON SPACES
- CLASSROOMS
- SCIENCE LABS
- ART AND TECHNOLOGY
- MUSIC/THEATER
- GYMNASIUM / ATHLETICS
- ADMIN/FACULTY
- CIRCULATION
- BUILDING SUPPORT



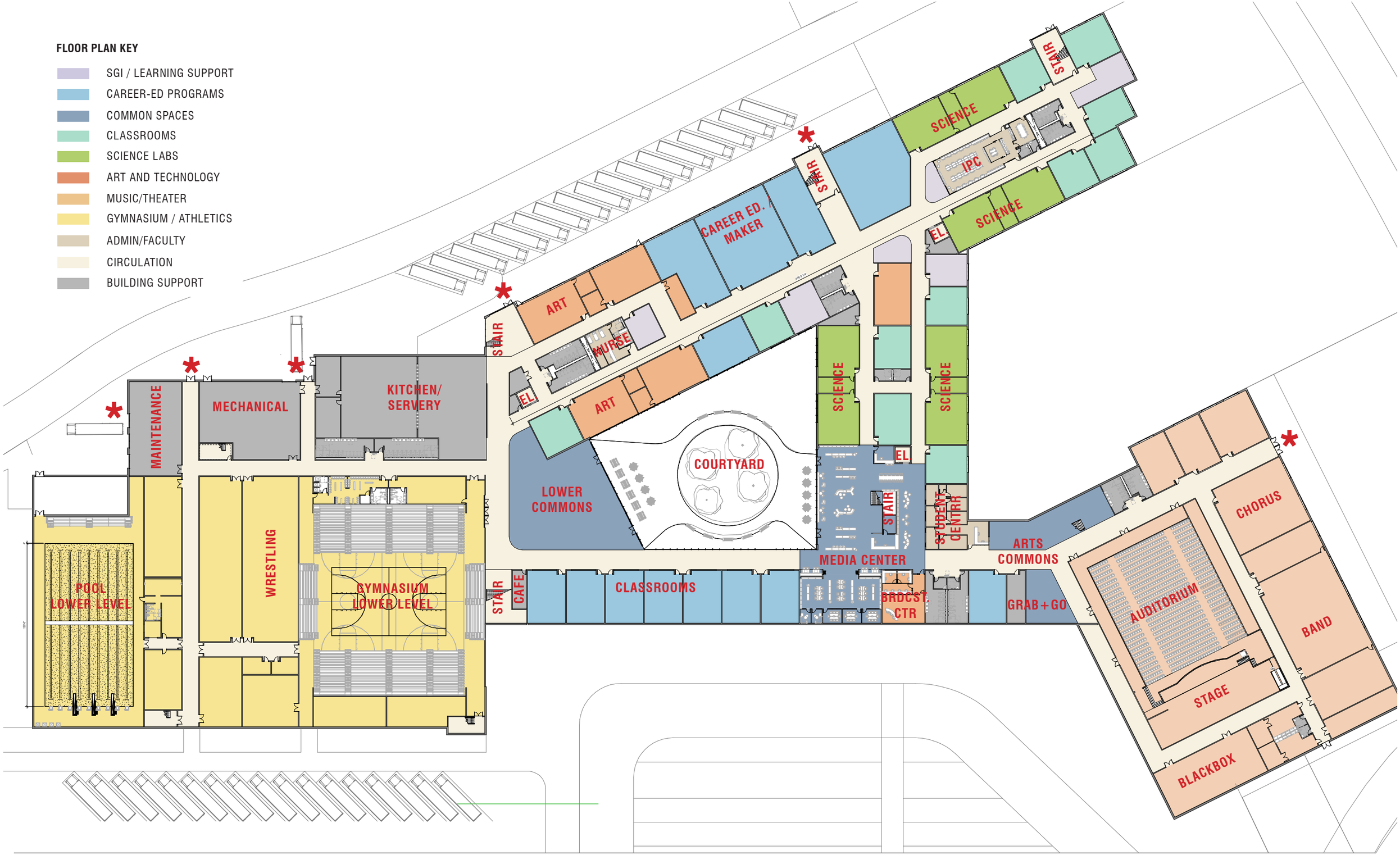
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FLOOR PLAN KEY

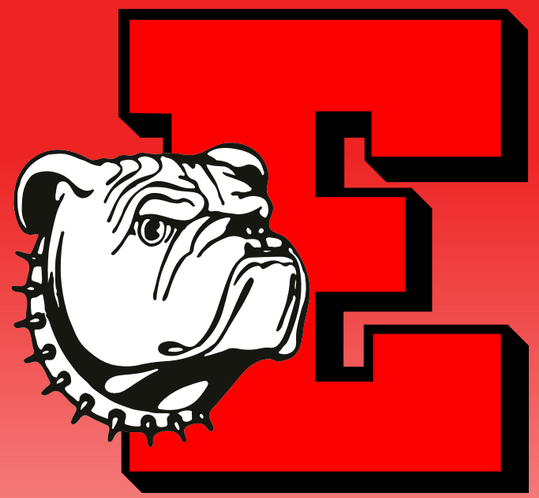
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FLOOR PLAN KEY

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03 PROGRAM COMPARISON - EXISTING VS. NEW

EXISTING PROGRAM

377,738 SF

3,020 STUDENTS
125 SF PER STUDENT
PDE CAPACITY - 2,893

ED SPEC PROGRAM 09/24

535,283 SF

3,020 STUDENTS
177 SF PER STUDENT

REDUCED PROGRAM 02/25

489,120 SF

3,020 STUDENTS
162 SF PER STUDENT

CURRENT PROGRAM 04/25

457,020 SF

3,020 STUDENTS
151 SF PER STUDENT
PDE CAPACITY - 2,975

VISITED HIGH SCHOOLS

DALLAS HS = 293/SF STUDENT
220,000 SF - 750 STUDENTS

INTERBORO HS = 183 /F STUDENT
220,000 SF - 1,202 STUDENTS

WILKES BARRE HS = 183/SF STUDENT
403,000 SF - 2,202 STUDENTS

UPPER MERION HS = 183/SF STUDENT
345,000 SF - 1,885 STUDENTS

EXISTING PROGRAM VS. NEW PROGRAM

EXISTING

ACADEMIC					SERVICE	COMMUNITY		SUPPORT	TOTAL
ACADEMIC CLASSROOMS	SCIENCE AND LABS	SPECIAL EDUC & SUPPORT	CAREER-ED PROGRAMS	ART AND TECHNOLOGY	COMMON AREAS	MUSIC / THEATER	GYMNASIUM AND ATHLETICS	ADMIN / FACULTY	**377,738** TOTAL SQUARE FOOTAGE **240,410** NET SQUARE FOOTAGE **1.57** GROSS FACTOR
63,568 NET SQUARE FOOTAGE	31,375 NET SQUARE FOOTAGE	9,845 NET SQUARE FOOTAGE	19,393 NET SQUARE FOOTAGE	9,948 NET SQUARE FOOTAGE	18,767 NET SQUARE FOOTAGE	20,525 NET SQUARE FOOTAGE	52,529 NET SQUARE FOOTAGE	14,460 NET SQUARE FOOTAGE	

PROPOSED

ACADEMIC					COMMON AREAS	COMMUNITY		SUPPORT	TOTALS
ACADEMIC CLASSROOMS	SCIENCE AND LABS	SPECIAL EDUC & SUPPORT	CAREER-ED PROGRAMS	ART AND TECHNOLOGY	COMMON AREAS	MUSIC / THEATER	GYMNASIUM AND ATHLETICS	ADMIN / FACULTY	**457,020** TOTAL SQUARE FOOTAGE **311,977** NET SQUARE FOOTAGE **1.46** GROSS FACTOR
68,672 SQUARE FOOTAGE	36,037 SQUARE FOOTAGE	19,641 SQUARE FOOTAGE	21,358 SQUARE FOOTAGE	9,950 SQUARE FOOTAGE	20,926 SQUARE FOOTAGE	34,889 SQUARE FOOTAGE	79,702 SQUARE FOOTAGE	20,802 SQUARE FOOTAGE	

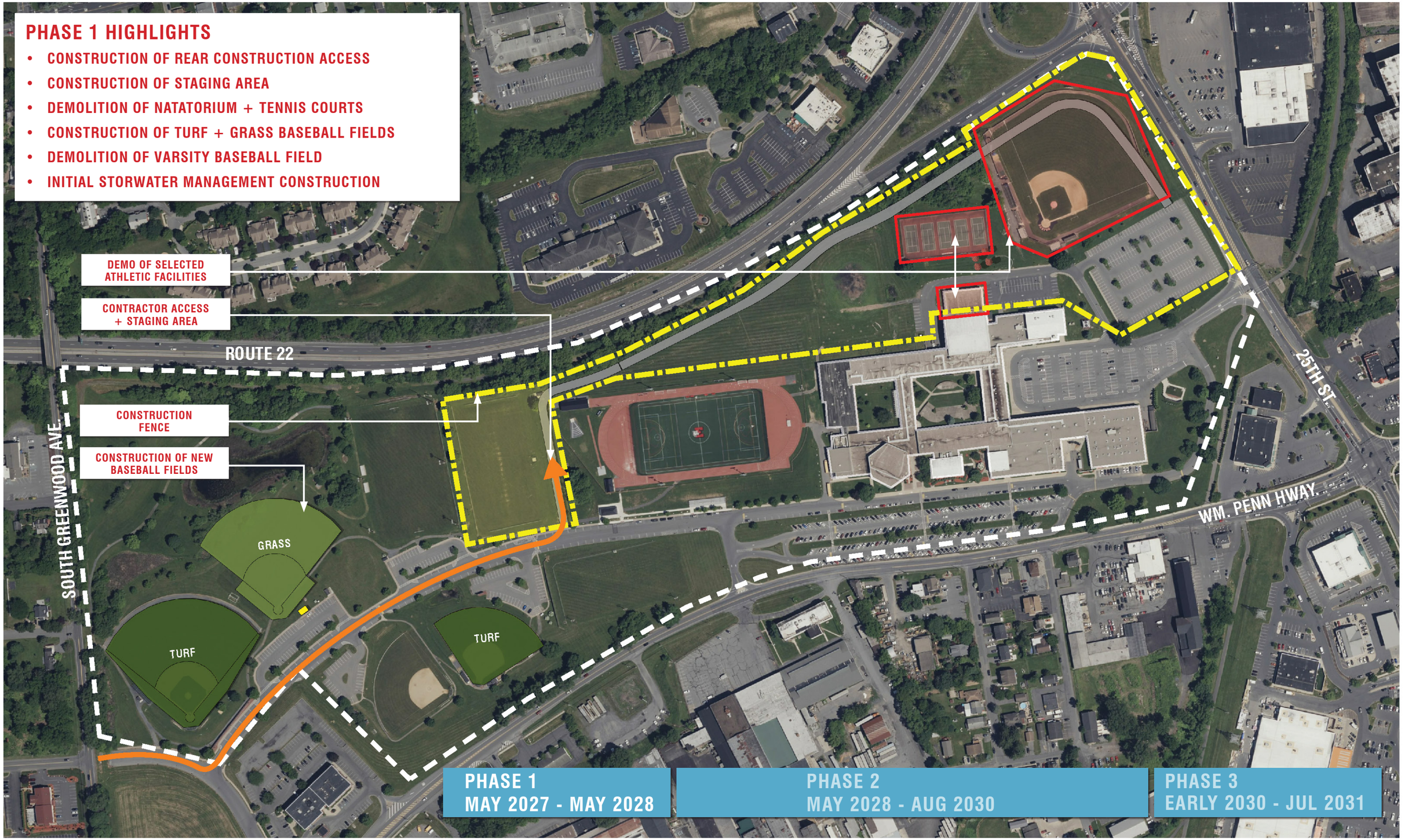
- INCREASE LEARNING/SF BY ACTIVATING SERVICE SPACES FOR ACADEMIC + COMMUNITY USE
- TRAVEL DISTANCE BETWEEN ACADEMIC CLASSROOMS REDUCED BY OVER 300 FEET
- LARGEST AREA OF PARKING INCREASED IN SIZE AND ADJACENT / ON LEVEL WITH BUILDING ENTRANCES

△ 71,567

04 CONSTRUCTION PHASING

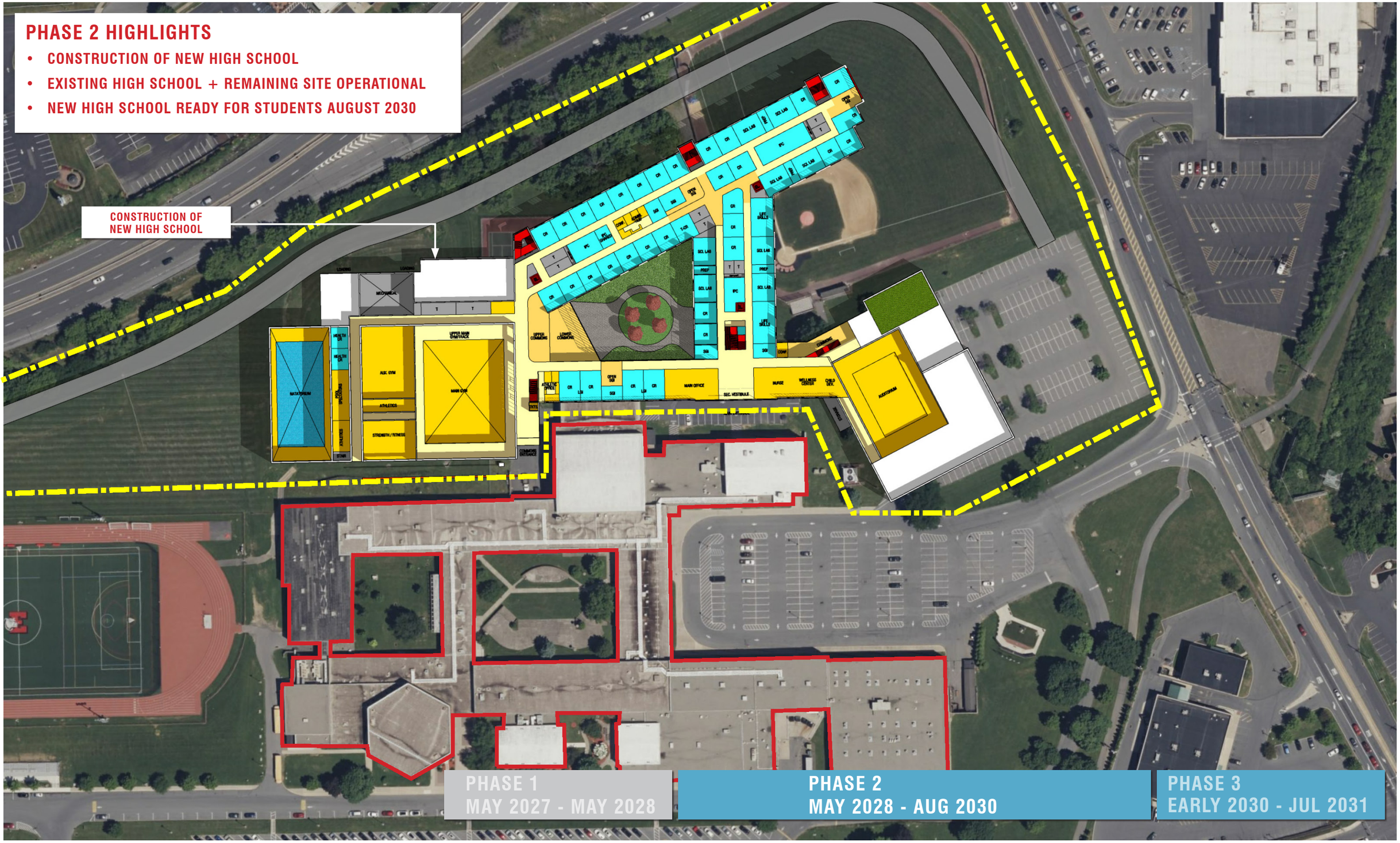
PHASE 1 HIGHLIGHTS

- CONSTRUCTION OF REAR CONSTRUCTION ACCESS
- CONSTRUCTION OF STAGING AREA
- DEMOLITION OF NATATORIUM + TENNIS COURTS
- CONSTRUCTION OF TURF + GRASS BASEBALL FIELDS
- DEMOLITION OF VARSITY BASEBALL FIELD
- INITIAL STORWATER MANAGEMENT CONSTRUCTION



PHASE 2 HIGHLIGHTS

- CONSTRUCTION OF NEW HIGH SCHOOL
- EXISTING HIGH SCHOOL + REMAINING SITE OPERATIONAL
- NEW HIGH SCHOOL READY FOR STUDENTS AUGUST 2030



PHASE 3 HIGHLIGHTS

- EARLY DEMO OF EXISTING ATHLETIC WING - DATE TBD
- SITE WORK SURROUNDING NEW HS READY FOR FALL 2030
- FINAL DEMO OF OLD HS STARTING AUGUST 2030
- SITE WORK ALONG WILLIAM PENN STARTING AUGUST 2030

TEMP. DROPOFF/PICKUP CIRCULATION

EARLY DEMO OF EXISTING ATHLETIC WING - DATE TBD

DEMO OF REMAINING HIGH SCHOOL

CONSTRUCTION FENCE

PHASE 1
MAY 2027 - MAY 2028

PHASE 2
MAY 2028 - AUG 2030

PHASE 3
EARLY 2030 - JUL 2031

05 BUDGET + SCHEDULE

BUDGET UPDATES

- PREVIOUS BUDGETS PRESENTED TO THE BOARD.
  01/14/25 COMMITTEE MEETING – SITE OPTION SELECTION
  03/11/25 COMMITTEE MEETING – DRAW SCHEDULE

- SCHEMATIC DESIGN PROGRAMMING CONTINUED AND REFINED.
  SQUARE FOOTAGE OF BUILDING SET TO 460,000SF FROM AN INITIAL RANGE OF 420,000SF – 480,000SF.

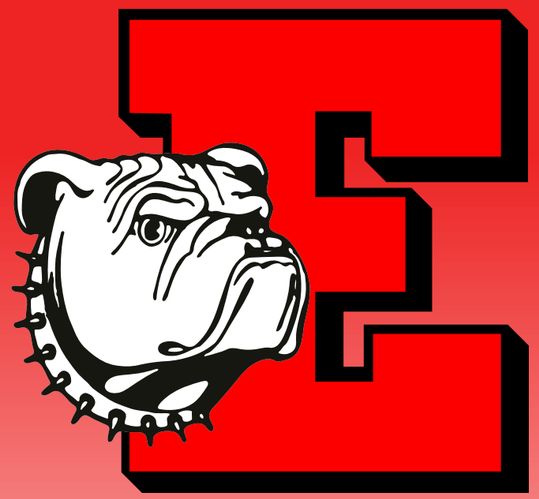
- SCHEMATIC DESIGN SCOPE OF SITEWORK HAS BEEN ESTABLISHED.
  TURF SOFBALL FIELD ADDED.
  NEW SOD JV BASEBALL FIELD ADDED.

- PRELIMINARY PHASING HAS BEEN DISCUSSED.

- FEES, PERMITS, UTILITIES, AND MISC SOFT COSTS REDUCED FROM 15% TO 13%.

- INFLATION FACTOR SET AT 2%.

	Date Generated	25-05-06 BUDGET		
	Description of Budget	**New Construction on NE Corner of Site (Current Baseball Field Location)**		
	Gross Area	**460,000 SF of New Construction**		
	Description of Scope	**Quantity**	**Unit Cost**	**Total**
1	Demolition of Existing Building Structure and Foundations	377,700	$ 10.00	$ 3,777,000
2	New Building Construction (lower end SF)	460,000	$ 420.00	$ 193,200,000
3	Site Work Allowance - Earthwork, Parking Lot, Access Drives, Sidewalks, Rtn. Walls, Utilities, Etc.	1	lump sum	$ 15,000,000
4	Allowance for Special Earthwork to Remediate Existing On-Site Soil Conditions	1	lump sum	$ 3,000,000
5	Off-Site Construction - PennDOT Upgrades	1	lump sum	$ 5,000,000
6	New Turf Varsity Baseball Field	1	lump sum	$ 3,000,000
7	New Turf Softball Field	1	lump sum	$ 2,500,000
8	New Sod JV Baseball Field	1	lump sum	$ 1,200,000
9	New Tennis Courts	1	lump sum	$ 1,200,000
10	Abatement Allowance (Scope TBD by Consultant)	1	lump sum	$ 1,000,000
11	Phasing Costs (Temporary Parking Lot, Temporary Chiller, etc.)	1	lump sum	$ 1,000,000
12	**Total Estimated Hard Construction Costs**			**$ 229,877,000**
13				
14	Fees, Permits, Inspections, Utilities, and Misc. Soft Costs (13%)			$ 29,884,000
15	FF&E			$ 6,900,000
16	Scope Definition, Design, & Estimating Contingency (2%)			$ 4,597,500
17	Construction Contingency (3%)			$ 6,896,300
18	**Total Estimated Soft Costs**			**$ 48,277,800**
19	**Total Project Costs without Inflation**			**$ 278,154,800**
20				
21	Design Phase Duration - 2 years	2.00	Years	
22	Construction Duration - 3 years	3.00	Years	
23	Years to Midpoint of Construction - ASSUMED 3.5 years	3.50	Years	
25	Inflation Factor - Assume 2% per Year Compounding to Midpoint of Construction	2.0%	7.2%	$ 19,962,500
26	**Total Project Budget with 2% Inflation per Year***			**$ 298,117,300**
27	**Total Project Budget**			**$ 298,000,000**



ITEMS TO MONITOR

- ENGINEERING NEWS RECORD AVG INFLATION FACTOR OVER PAST 20 YEARS IS 4%.
- COMPLETE EARTHWORK AND GEOTECHNICAL INVESTIGATIONS.
- REVIEW TARIFF UNCERTAINTY AGAINST CURRENT SCHEDULE.

OPPORTUNITIES

- CONTINUE TO SCRUTINIZE OVERALL SQUARE FOOTAGE.
- CONTINUE TO VALUE ENGINEER THE SQUARE FOOTAGE COST.
- VERIFY OFFSITE IMPROVEMENT SCOPE OF WORK - PENNDOT.
- DEFINE SITEWORK SCOPE INCLUDING ATHLETIC FIELDS.
- PROCUREMENT IMPLEMENTATION AND PHASING STRATEGIES.
- EVALUATE AND REFINE FF&E BUDGET.

AUG 2024

Schedule Bi-Weekly meetings with design team

OCT 2024

BOARD UPDATE

Site survey, school tour recap, ed spec & programming overview

FEB 2025

Begin schematic design *(6 months)*

Pursue funding + grant opportunities

BOARD UPDATE

AUG 2025

Begin Design Development *(6 months)*

FEB 2026

Begin construction drawings *(10 months)*

DEC 2026

Bid process

MAY 2027-MAY 2028

Groundbreaking Ceremony

Phase 1 - Early Site Construction

MAY 2028-MAY 2030

Phase 2 - New HS Construction

JAN 2030-JUL 2031

Phase 3 - Demo + Final Site

BOARD UPDATE

LAND DEVELOPMENT PROCESS

SEPT 2024

Begin Traffic Study

JAN 2025

BOARD UPDATE 01/14
BOARD ACTION 01/28

Site Option Review + Recommendation

APRIL 2025

Begin land development

JAN 2026

BOARD UPDATE

Act 34 Hearing

FEB/MAR 2027

BOARD ACTION

Award contracts

AUG 2030

Occupy new high school, begin full demo of existing new high school + site work continues

JULY 2031

PROJECT COMPLETION

2024 | **2025** | **2026** | **2027 - 2031**

PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS | BIDDING | BUILDING CONSTRUCTION

BOARD SCHEDULE TO SCHEMATIC DESIGN APPROVAL - EASD HS

Date	Label
1/28/2025	Board Authorization for Current HS Location
-	Schematic Design Meetings (3)
3/11/2025	Raymond James Draw Down Presentation to Committee
-	Schematic Design Meetings (4)
4/23/2025	Preliminary NCCD Pre-Application Meeting
-	Schematic Design Meetings (2)
5/13/2025	May Standing Committee Meeting (A5, CHA Presentation Update)
5/27/2025	May Board Meeting
6/10/2025	June Standing Committee Meeting
6/24/2025	June Board Meeting (2026 FY budget approval)
7/22/2025	July Board Meeting
8/12/2025	August Board Meeting - SCHEMATIC DESIGN & PLANCON A, B APPROVAL
Jan 2026	Act 34 Hearing



THANK YOU + NEXT STEPS

Continue Board Updates

Board Meeting:
Approval Schematic Design +Plancon A/B
August 12, 2025

Pursue Funding + Grant Opportunities

Continue:

1. Developing timeline
2. Developing budget
3. Conducting site and traffic study
4. Design meetings