EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

BOARD MEETING 01 • APRIL 04, 2023

ALLOY5

DEI D'HUY Engineering, Inc.
A TRADITION OF EXCELLENCE

ALLOY5



Randy Galiotto, AIA
Principal Architect



Michelle Mozingo
Senior Interior
Architectural Designer



Bill Deegan
Senior Designer

D'HUY Engineering, Inc.
A TRADITION OF EXCELLENCE



Josh Grice PE, CEM, CEA, CCCA
Senior Project Manager



Andrew Mather PE, CCCA

EASTON AREA HIGH SCHOOL • **STUDY TIMELINE**

08/09/22
KICK-OFF MEETING

BI-WEEKLY
DESIGN TEAM MEETINGS
STUDIED SITE & VARIOUS DESIGN OPTIONS

03/29/23
BUILDING &
GROUNDS MEETING

04/18/23
BOARD MEETING

FALL - WINTER 2022 | **JANUARY 2023** | **FEBRUARY 2023** | **MARCH 2023** | **APRIL 2023**

02/17/23
DESIGN TEAM
BUILDING SURVEY

03/28/23
SCHOOL BOARD
TOUR

04/04/23
COMMITTEE
MEETING

EASTON AREA HIGH SCHOOL • **OVERVIEW**



377,738
GROSS SQUARE FOOTAGE

3,020
TOTAL ENROLLMENT

125
SQUARE FOOTAGE PER STUDENT

109%
BUILDING CAPACITY

CURRENT ENROLLMENT

CLASS BREAKDOWN PER PDE DATA FROM 2022

K-5	3,240
6-8	1,872
9-12	2,880
	7,992 Total

ACTUAL 2023 ENROLLMENT

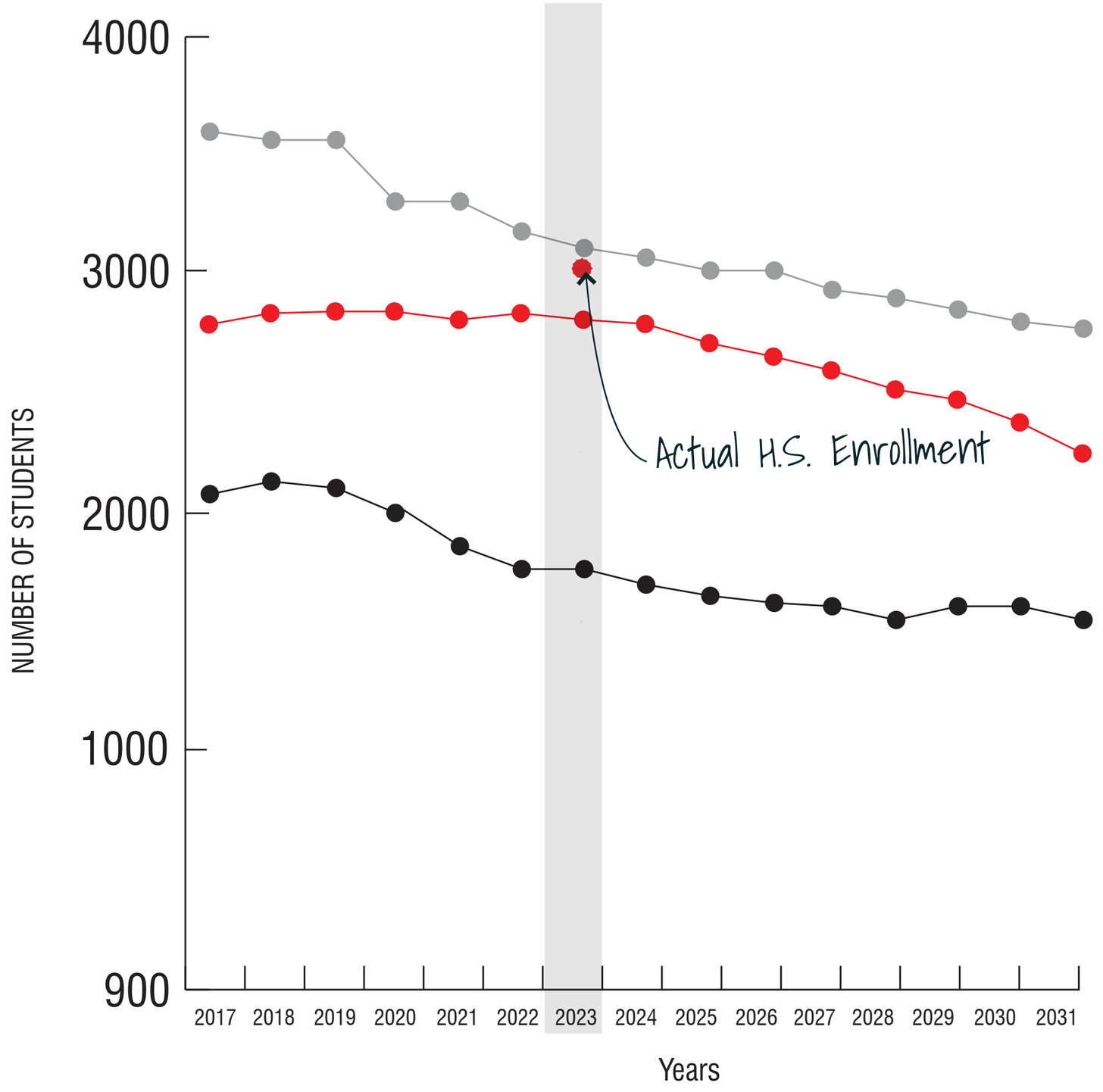
3,020

high school students

CURRENT: 2023

DISTRICT PROVIDED DATA

PENNSYLVANIA DEPARTMENT OF EDUCATION DATA



PROJECTED ENROLLMENT

CLASS BREAKDOWN PER PDE DATA FROM 2022

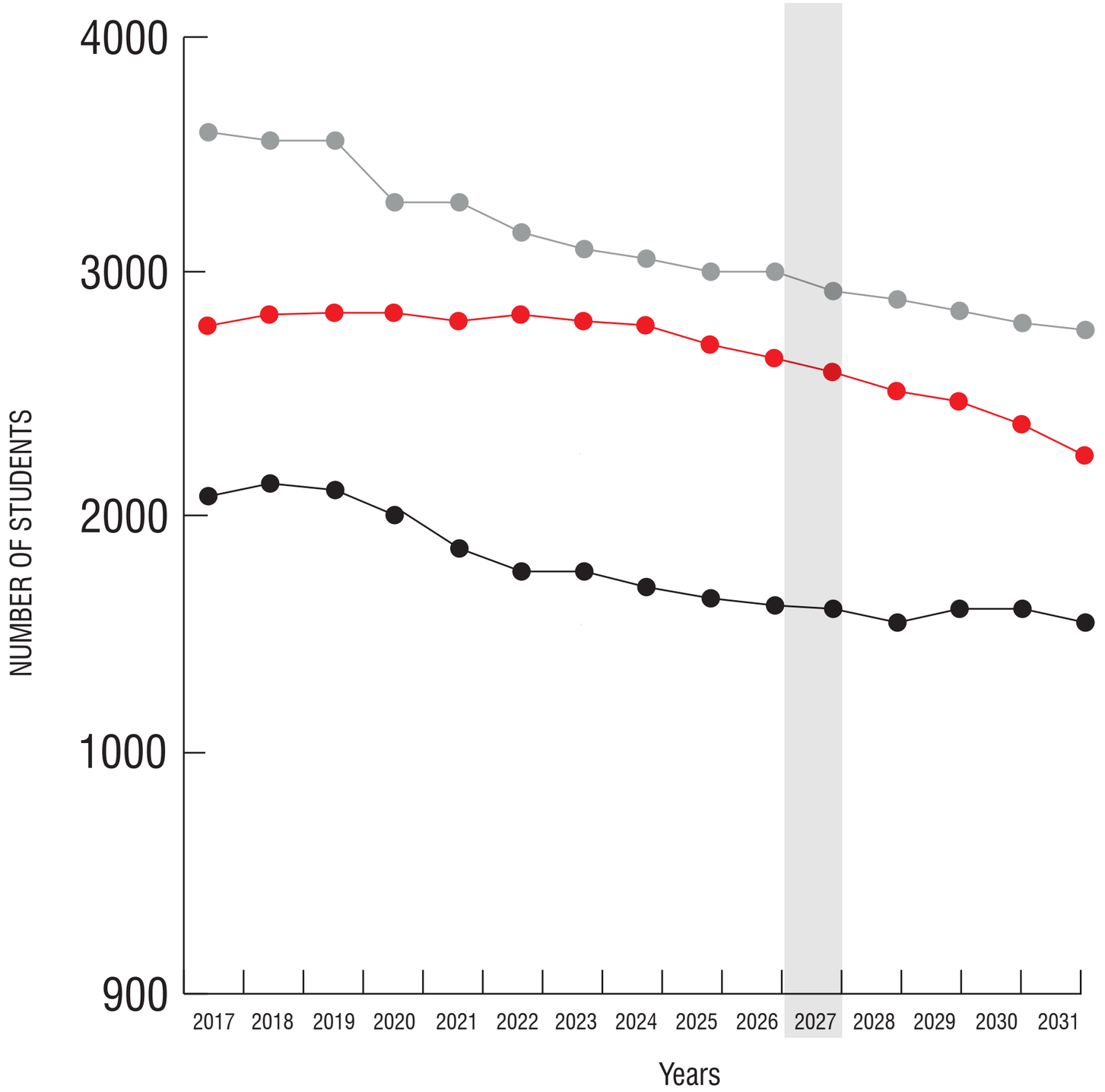
K-5	3,046
6-8	1,635
9-12	2,689
	7,370 Total

PDE 2027 ENROLLMENT

2,689

high school students

PROJECTED: 2027



EASTON AREA SD • **DISTRICT TIMELINE**

EASTON HS 2003
Addition
New wing to building

DISTRICT PROJECTS
Phase 1

SHAWNEE ES 2008
Renovation

EASTON MS 2009
Addition + Renovation
Large addition to building

PAXINOSA ES 2016
Renovation

TRACY ES 2017
Renovation

FORKS ES 2018
Renovation

COTTINGHAM 2021
Renovation

PALMER ES 2023
New Construction



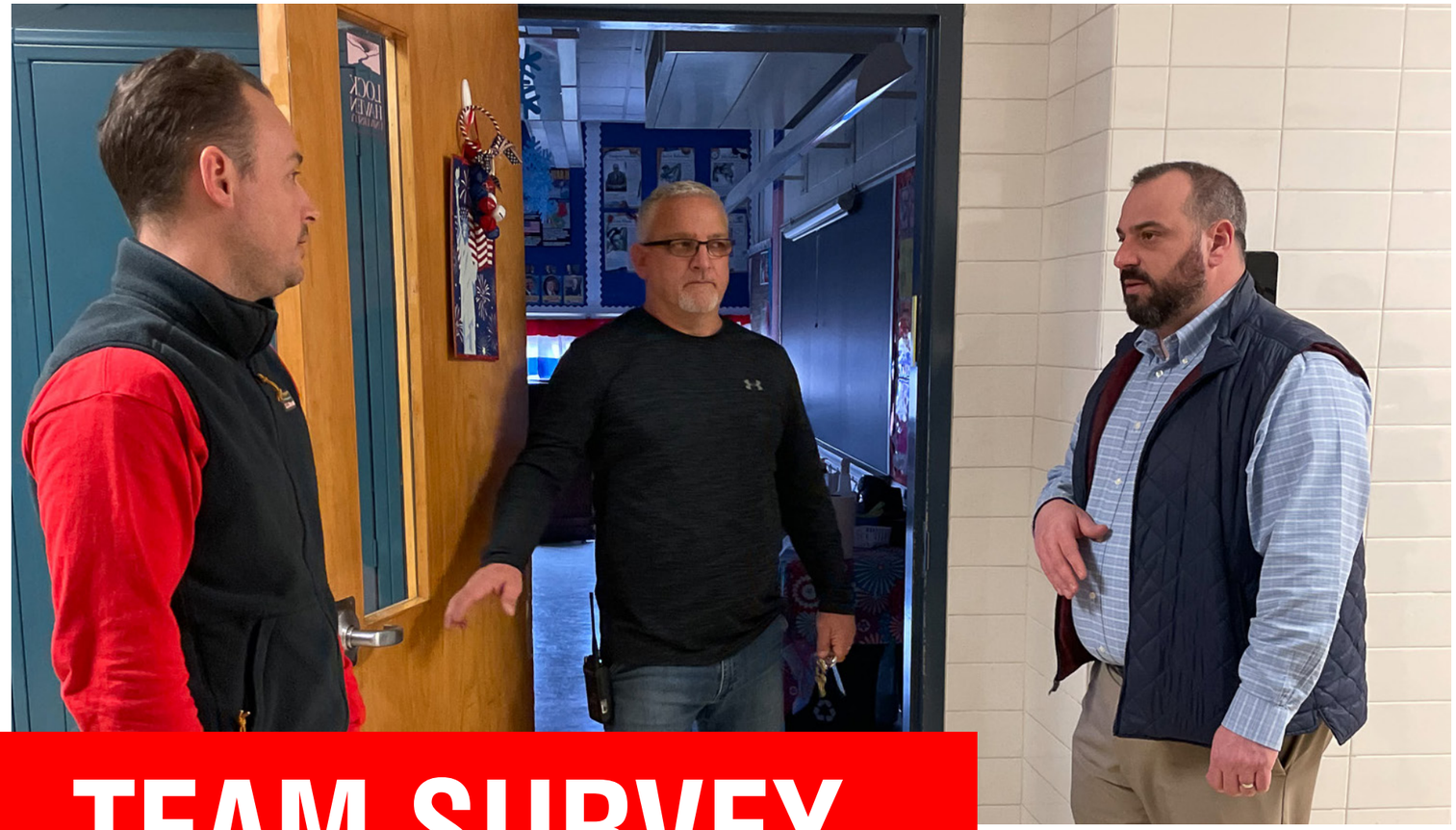
MARCH ES 2008
Renovation

DISTRICT PROJECTS
Phase 2

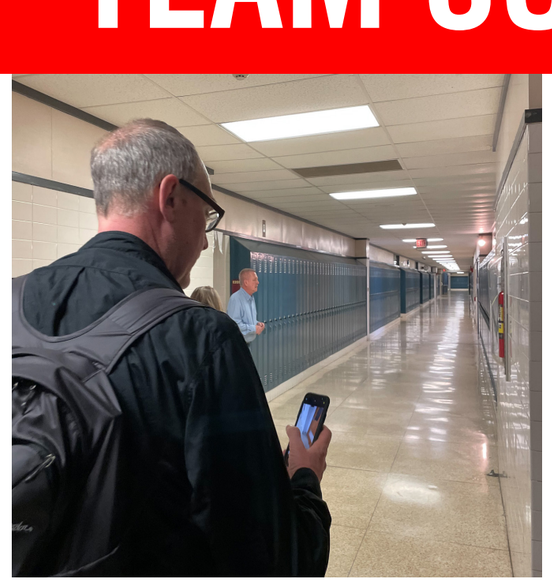
CHESTON ES 2020
New Construction

EASTON AREA HS • **CAPITAL IMPROVEMENTS - 2022**

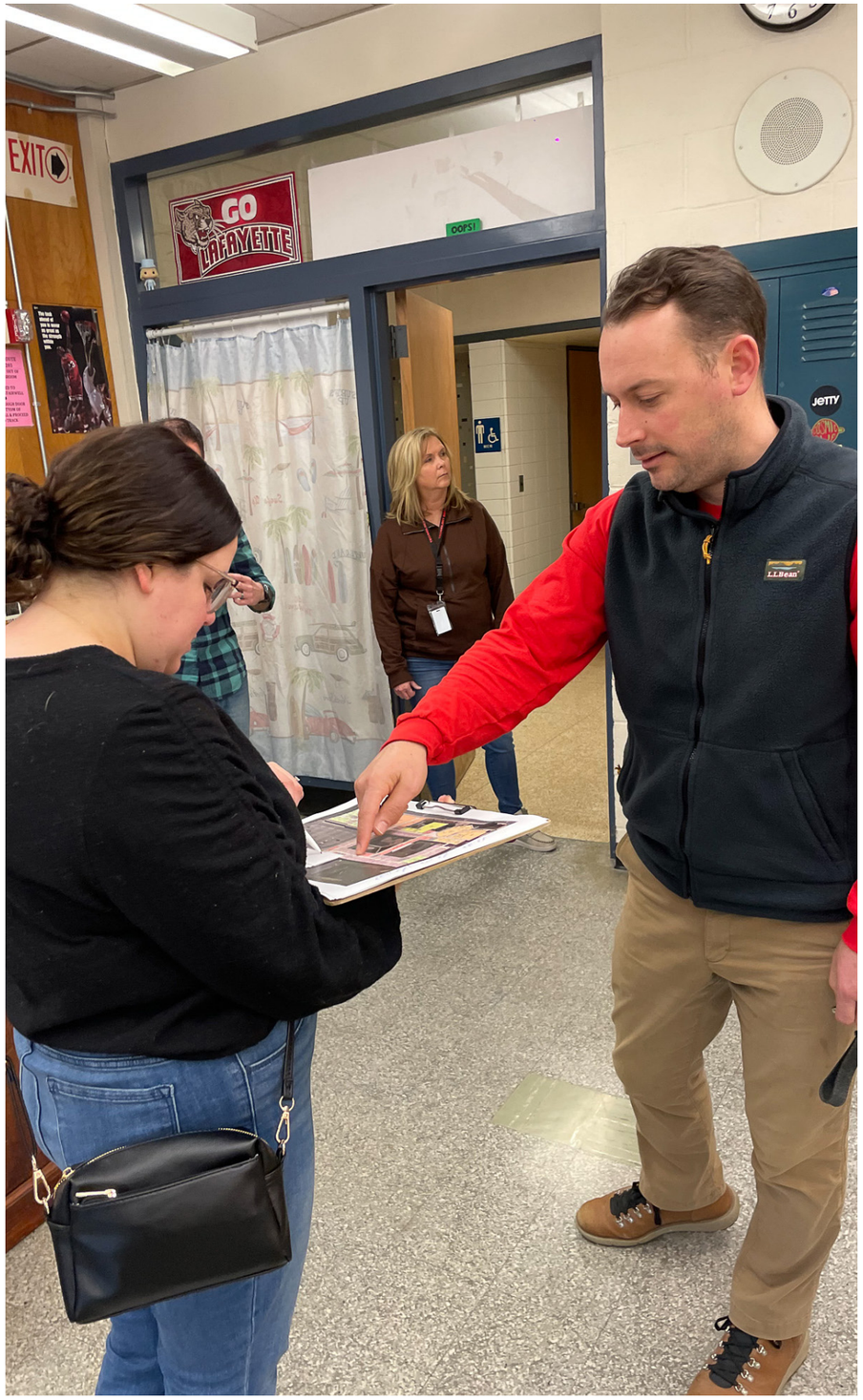
ITEM	PRIORITY	Estimated Cost Inc. Fees/Conting.
Upgrade fire alarm devices: smokes, A/V, and duct detectors	**8**	$ 988,000.00
Extend wifi and camera coverage at Kunkle Athletics Complex	**7**	$ 422,500.00
Replace HVAC equipment at wrestling room and Main Gym	**7**	$ 819,000.00
Update hand and guard rails at all stairs for ADA Compliance	**7**	$ 455,000.00
Replace interior and exterior cameras (high priority) Assume 125 cameras (confirm)	**7**	$ 487,500.00
Replace corroded elements in main switch gear/ waterproof.	**7**	$ 130,000.00
Renovate locker rooms	**7**	$ 1,081,600.00
Replace corroded natatorium piping, update controls, & improve pool circulation	**7**	$ 650,000.00
Renovate and enlarge weight room	**6**	$ 975,000.00
Replace interior light fixtures with LED	**6**	$ 3,458,000.00
Upgrade the intercom/paging system including head end	**6**	$ 1,482,000.00
Renovate entire auditorium interior	**6**	$ 2,275,000.00
Replace C-Wing Elevator	**6**	$ 260,000.00
Replace all carpeting (Offices, Guidance, Library)	**6**	$ 113,750.00
Site lighting upgrade at Kunkle to LED	**6**	$ 195,000.00
Mill and overlay portion of parking lots: Horseshoe, main access drive, bus drop off	**6**	$ 461,500.00
Replace remaining asbestos vinyl flooring	**6**	$ 179,400.00
Repair or replace acid neutralization tank	**6**	$ 91,000.00
Replace all exterior windows (older sections)	**5**	$ 1,521,000.00
Install lighting for softball, baseball, and tennis: Assume 6 poles	**5**	$ 585,000.00
Upgrade band and soccer field lighting to LED	**5**	$ 260,000.00
Upgrade generator to include HVAC and IT on emergency power	**5**	$ 455,000.00
Allowance to patch and paint interior walls	**5**	$ 390,000.00
Replace courtyard canopy roof (F100)	**3**	$ 35,750.00
Repair/demolish concrete steps/risers at central courtyard	**3**	$ 162,500.00
Replace remainder of ceiling not done with last renovation	**3**	$ 390,000.00
Replace EIFS on the north side of the building at the bonfire area with different veneer	**3**	$ 239,850.00
Update lighting at central courtyard	**3**	$ 65,000.00
Replace all exterior speakers	**2**	$ 39,000.00
Replace/install vinyl base on all CMU walls	**2**	$ 130,130.00
Add dumpster enclosure near shop area	**2**	$ 42,900.00
Install dock leveler @ loading dock	**2**	$ 39,000.00
Replace 5% of ceiling grid & tile	**2**	$ 97,500.00
Replace student lockers - Remove Lockers	**2**	$ 975,000.00



TEAM SURVEY




email me
if you submit past-
due assignments!


EXIT
GO
LAFAYETTE
OOPS!
Jetty
L.L.Bean

GRADING RUBRIC

EXISTING CONDITIONS GRADING RUBRIC

Rating	Standards (S)	Safety (SA)	Structural (ST)	Operational Impact (OI)	Domino Effect (DE)	Public Impact (PI)	Physical Conditions (PC)	Lifecycle Impact (LI)	Energy/ Sustainability Impact (EI)	Current Age: (CA)
5	Does not meet standards	Unsafe & Needs Immediate Attention	Critical Needs & Immediate Attention	Will Close Operations	Greatly Impacts Other Elements	Greatly Impacts Public	Critical & Needs Immediate Attention	Immediate Action Saves Much Later	High Energy Savings Low Cost	Over 20 Years
4			Very Poor - Need Immediate Attention	Serious Disruption	Moderate Impact to Other Elements	Moderate Impact to Public	Very Poor- Address Promptly	Prompt Action Saves Much Later	High Energy Savings Moderate Cost	10-20 Years
3			Poor- Should be Budgeted	Moderate Disruption	Slight Impact to Other Elements	Slight Impact to Public	Poor - Should Be Budgeted	Prompt Action Saves Moderately	High Energy Savings High Cost	5-10 Years
2			Acceptable - Could Be Improved	Slight Disruption	Low Impact to Other Elements	No Impact to Public	Acceptable - Could Be Improved	Action in 3 Years Saves Much	Low Energy Savings Low Cost	3-5 Years
1			Safe But Will Need Work in the Future	Minor Disruption to Small Group	No Impact to Other Elements	Slight Negative Impact to Public	Good & Will Need Work in the Future	Little Savings	Low Energy Savings Moderate Cost	1-3 Years
0	Meets our standards	No Safety Hazard	No Safety Hazard	No Disruption	No Impact	Negative Impact to Public	Excellent	No Significant Impact	Low Energy Savings High Cost	Brand New
	5	5	5	5	4	3	3	3	2	2

BUILDING EVALUATIONS RUBRIC

(Category Rating x Importance Factor)

Item Priority = ((S x 5) (SA x 5) + (ST x 5) + (OI x 5) + (DE x 4) + (PI x 3) + (PC x 3) + (LI x 3) + (EI x 2) + (CA x 2))/16

Priority color scale

Priority	1, 2	3, 4	5, 6	7, 8	9, 10
Description	**Excellent**: Will need attention in the future	**Good**: Suggested to improve operations	**Average**: Should be budgeted for	**Poor**: Address promptly	**Critical**: Address immediately
Time Frame	8+ years	5-8 years	3-5 years	1-3 years	Immediately

EASTON AREA HIGH SCHOOL

POOR



SITE

- Site conditions
- Exterior lighting
- Sidewalks
- Parking / Circulation
- Roadways



STRUCTURE

- Structural integrity
- Exterior walls
- Interior walls
- Expansion joints
- Roof



ARCHITECTURE

- Windows
- Security
- Technology
- Finishes
- Ceilings
- Doors
- Casework and lockers
- ADA/Code Compliance



MECHANICAL / FIRE

- Air Distribution Systems, Air Handling, & Ventilation
- HVAC Control Systems
- Central Heating Plant
- Central Cooling Plant
- Fire Protection/ Sprinklers



ELECTRICAL

- Electrical Distribution
- Emergency / Standby Power
- Lighting
- Fire Alarm System
- Security / Card Access System
- Communications
- Data Systems



PLUMBING

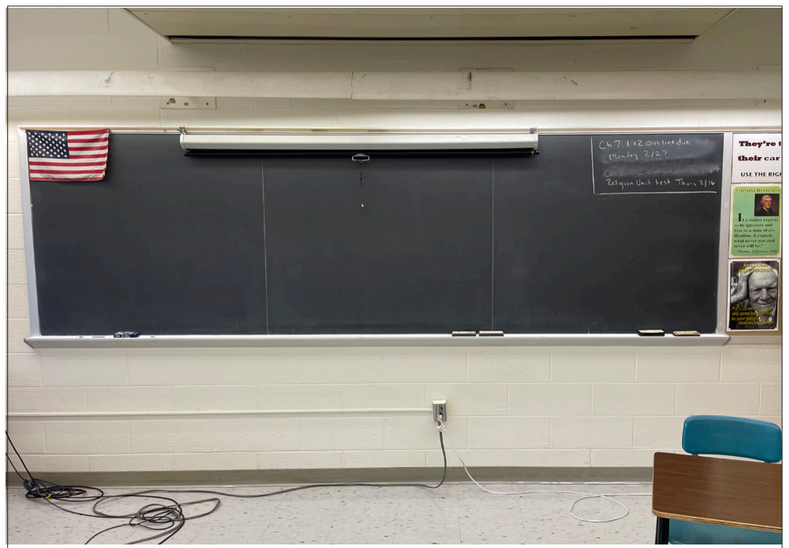
- Water distribution system
- Water Treatment System
- Plumbing Drainage System
- Hot Water Heaters
- Plumbing Fixtures
- Kitchen Equipment

EXCELLENT GOOD AVERAGE POOR CRITICAL N/A

EASTON AREA HIGH SCHOOL • **BUILDING EVALUATIONS**



ART ROOM VCT FLOOR



TECHNOLOGY



SUSPENDED CEILINGS



PLUMBING FIXTURES



LOCKERS



WINDOWS

EASTON AREA HIGH SCHOOL • **DESIGN PRINCIPLES**

SITE

- ☑ Maintain Topography
- ☑ Organize Vehicular Circulation
- ☑ Improve Field Adjacencies
- ☑ Enhance Athletics

BUILDING

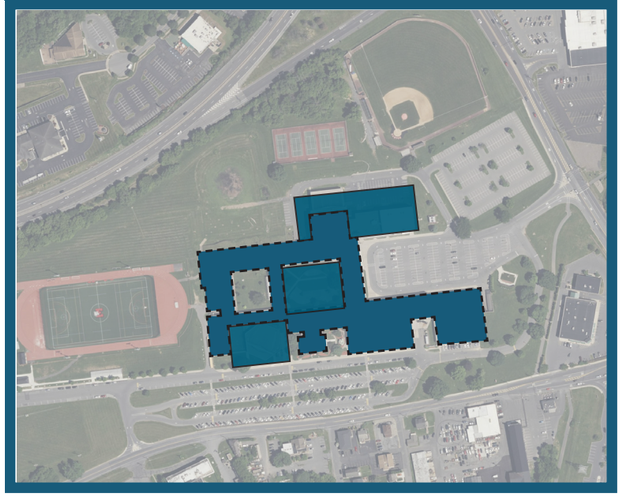
- ☑ 3-Story Building
- ☑ Organized Layout & Circulation
- ☑ Enhance Academic Environments
- ☑ Community Spaces Adjacencies
- ☑ Secure Entrance Points
- ☑ Future Academic Needs

EASTON AREA HIGH SCHOOL • **PRELIMINARY CONCEPTS**

1

RENOVATION

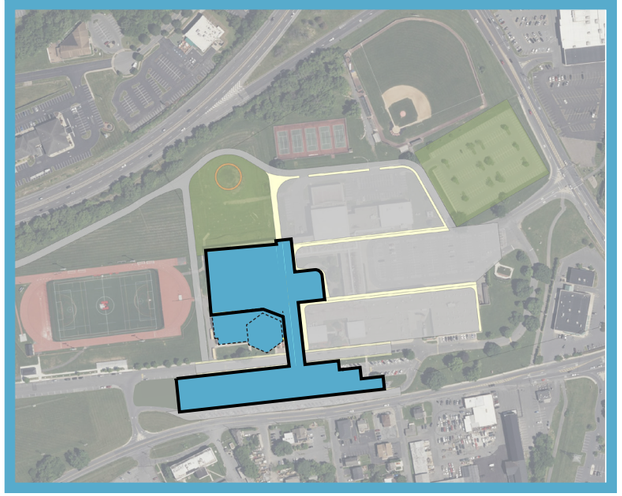
Infrastructure improvements & additions



2

HYBRID

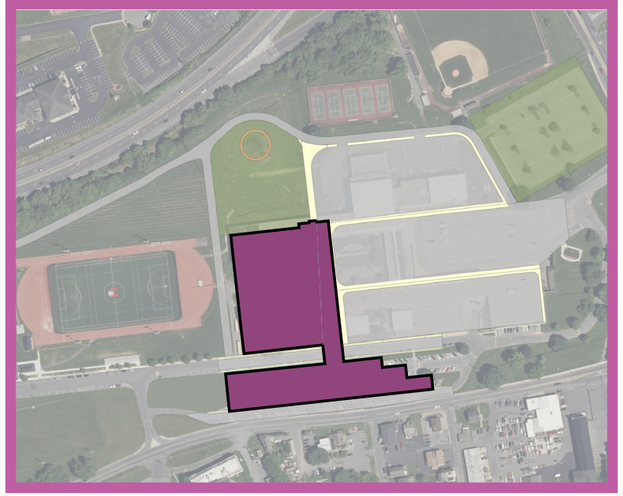
New construction & adaptive re-use



3

NEW CONSTRUCTION

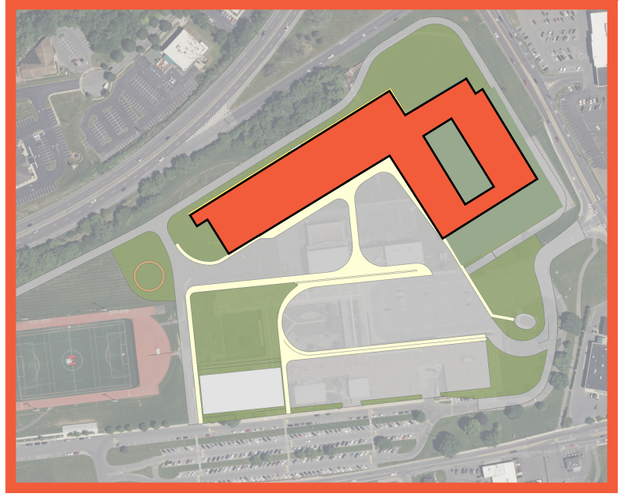
Upper lot



4

NEW CONSTRUCTION

Lower lot

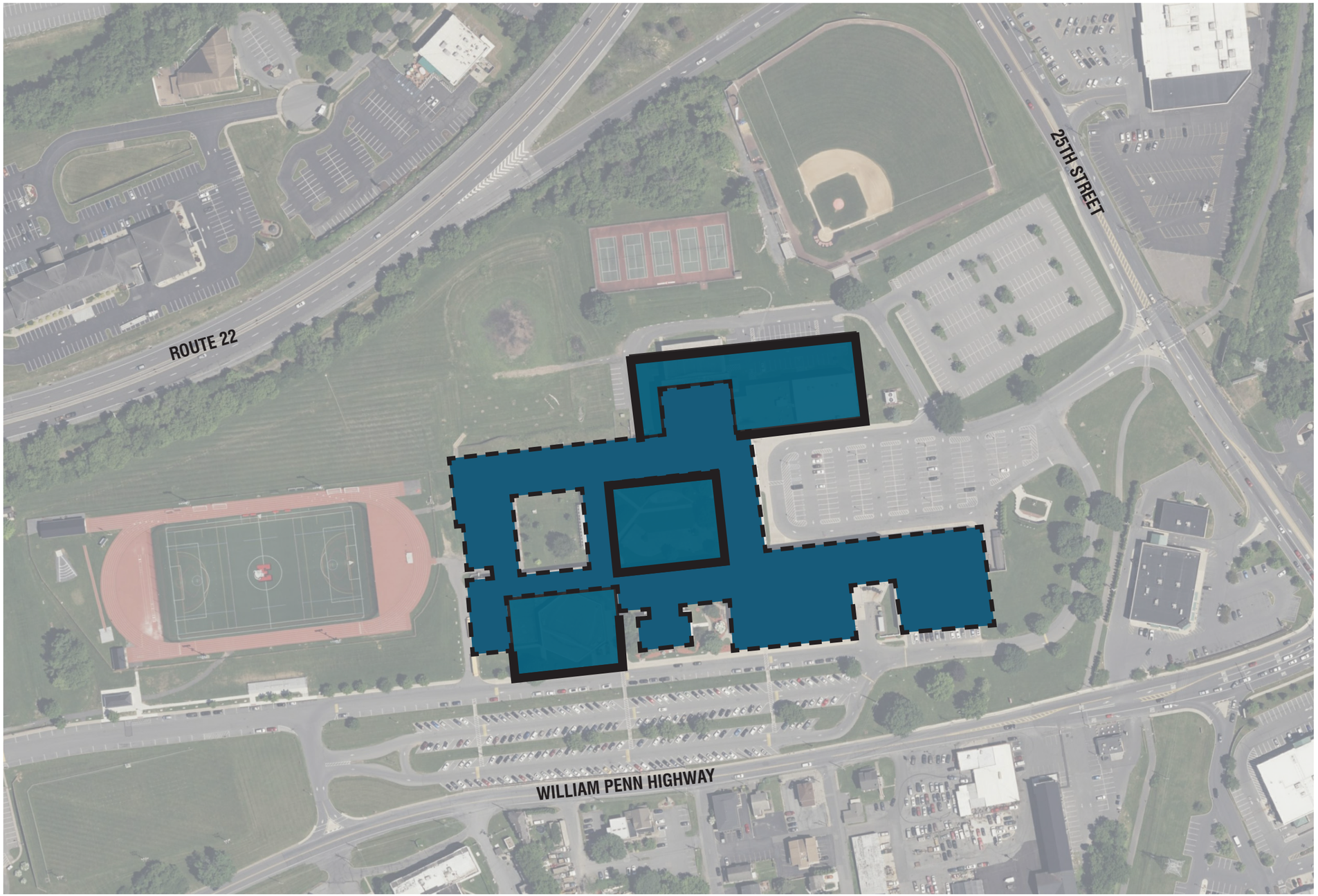


CONCEPT 1

RENOVATION

infrastructure improvements
& additions

1 RENOVATION • **SITE**



RENOVATION

NEW CONSTRUCTION

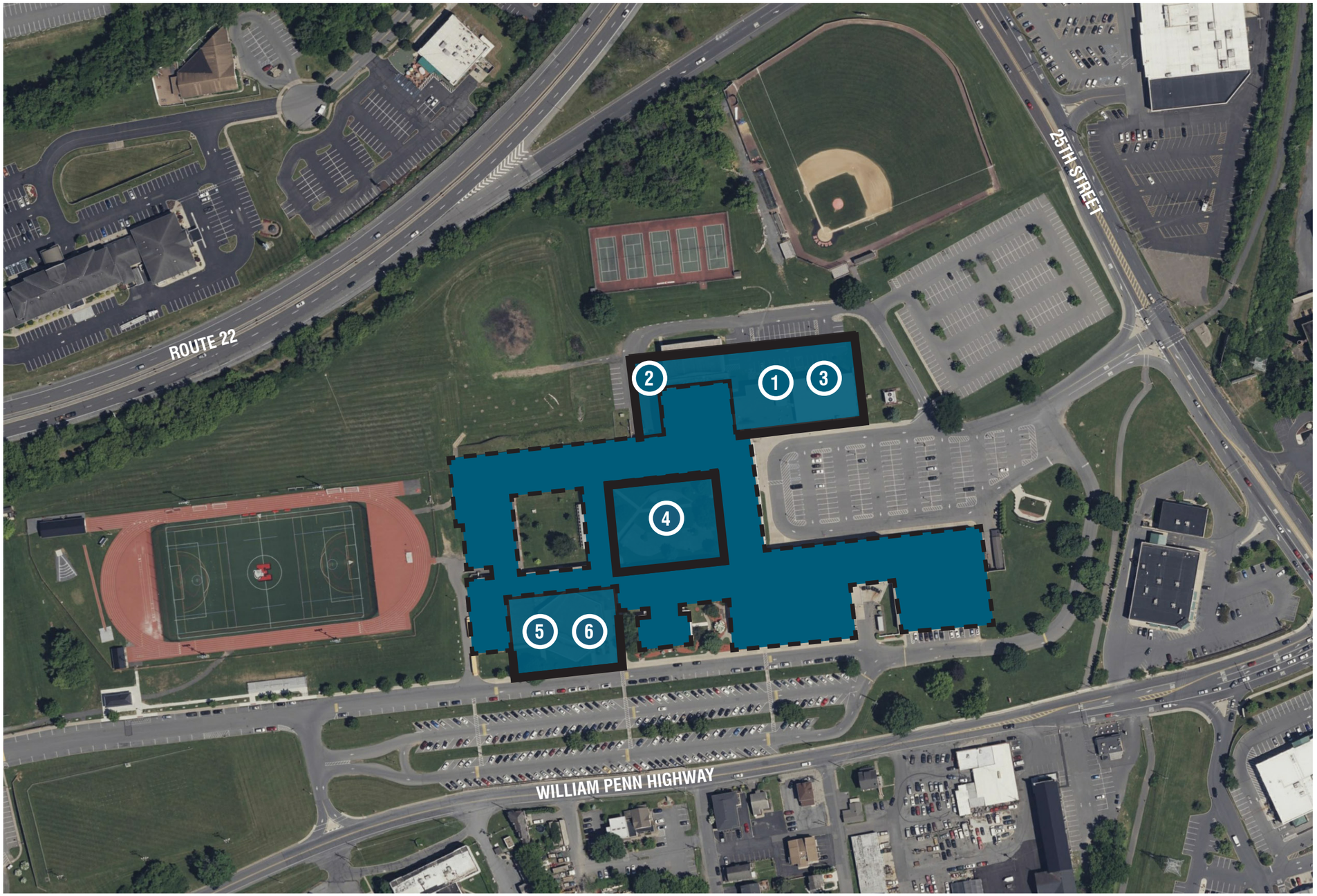
503,500
GROSS SQUARE FOOTAGE

167
SF PER STUDENT

344,950
SF - RENOVATION

158,500
SF - NEW CONSTRUCTION

1 RENOVATION • **PROGRAM SPACES**



RENOVATION

NEW CONSTRUCTION

1 ATHLETICS

2 ACADEMICS

3 CAFETERIA & KITCHEN

4 MEDIA CENTER

5 AUDITORIUM

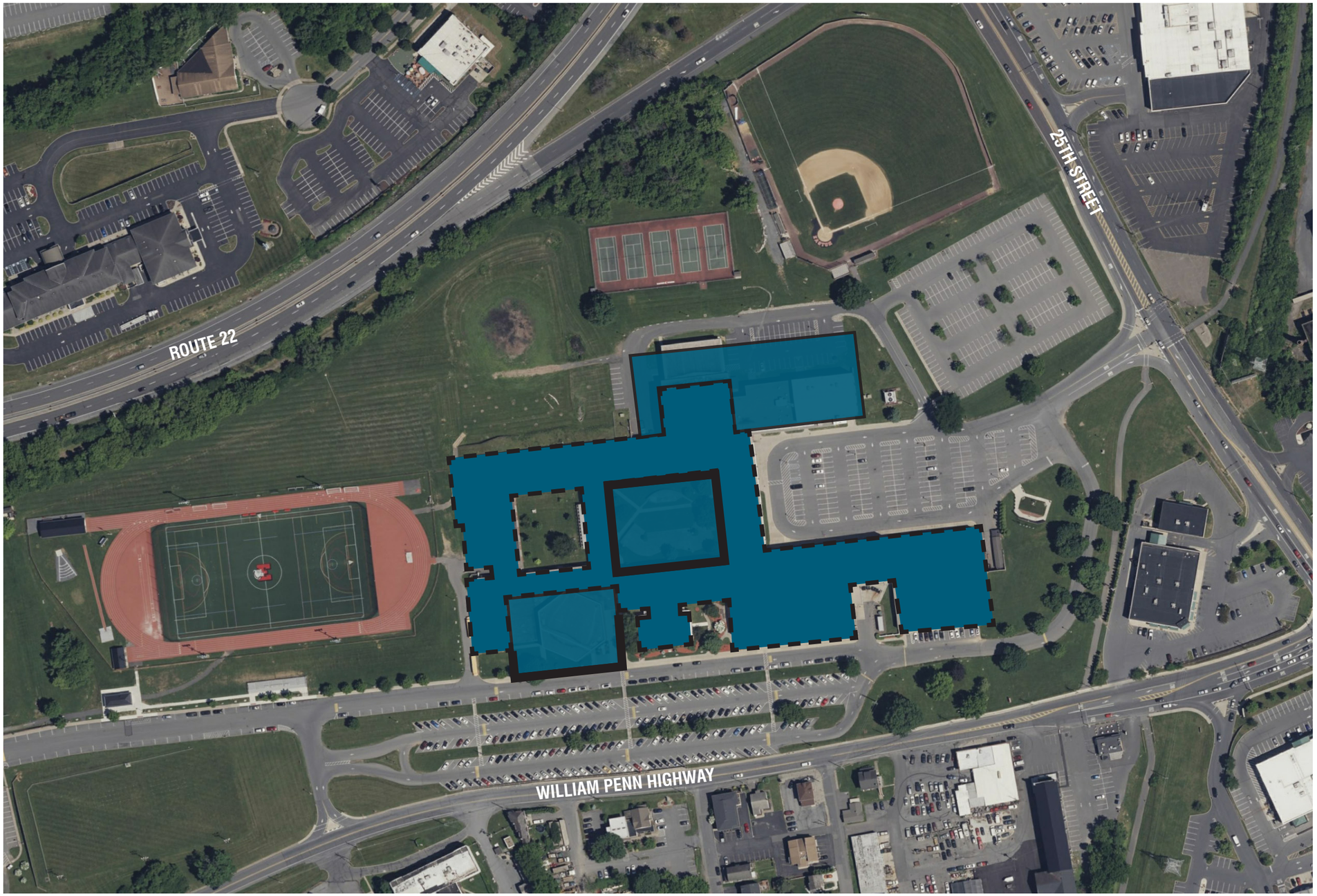
6 ADMINISTRATION

5 years

CONSTRUCTION TIMELINE

COMPLEX PHASING TO BE REVIEWED

1 RENOVATION • **DESIGN PRINCIPLES**



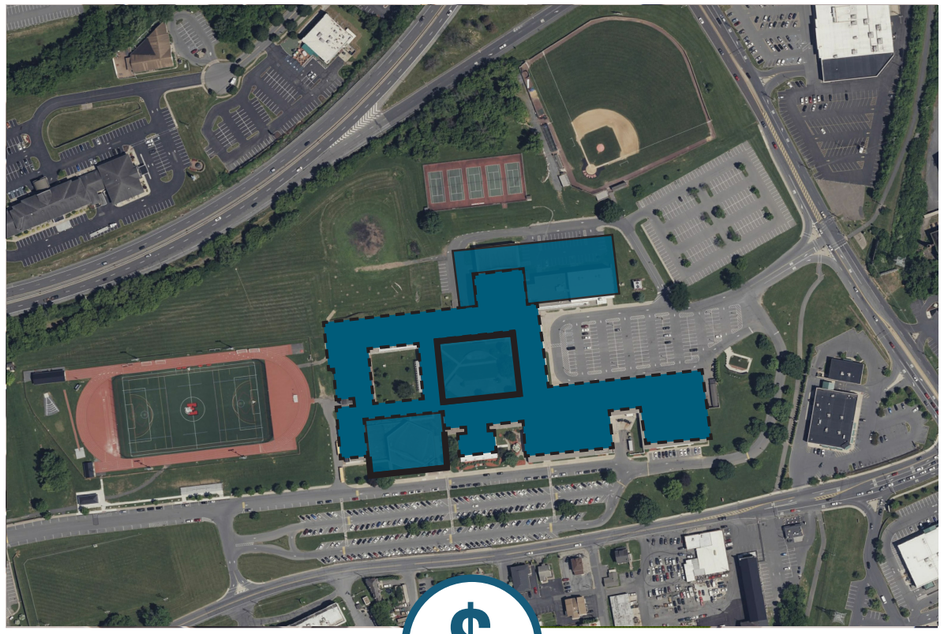
SITE PRINCIPLES

- [x] Maintain topography
- [ ] Organized vehicular circulation
- [ ] Improve field adjacencies
- [ ] Enhance athletics

BUILDING PRINCIPLES

- [x] 3-story building
- [ ] Organized layout & circulation
- [ ] Enhance academic environments
- [ ] Community space adjacencies
- [x] Secure entrance points
- [x] Future academic needs

1 RENOVATION • **COST ESTIMATE**



$204MM - $213MM

probable cost range

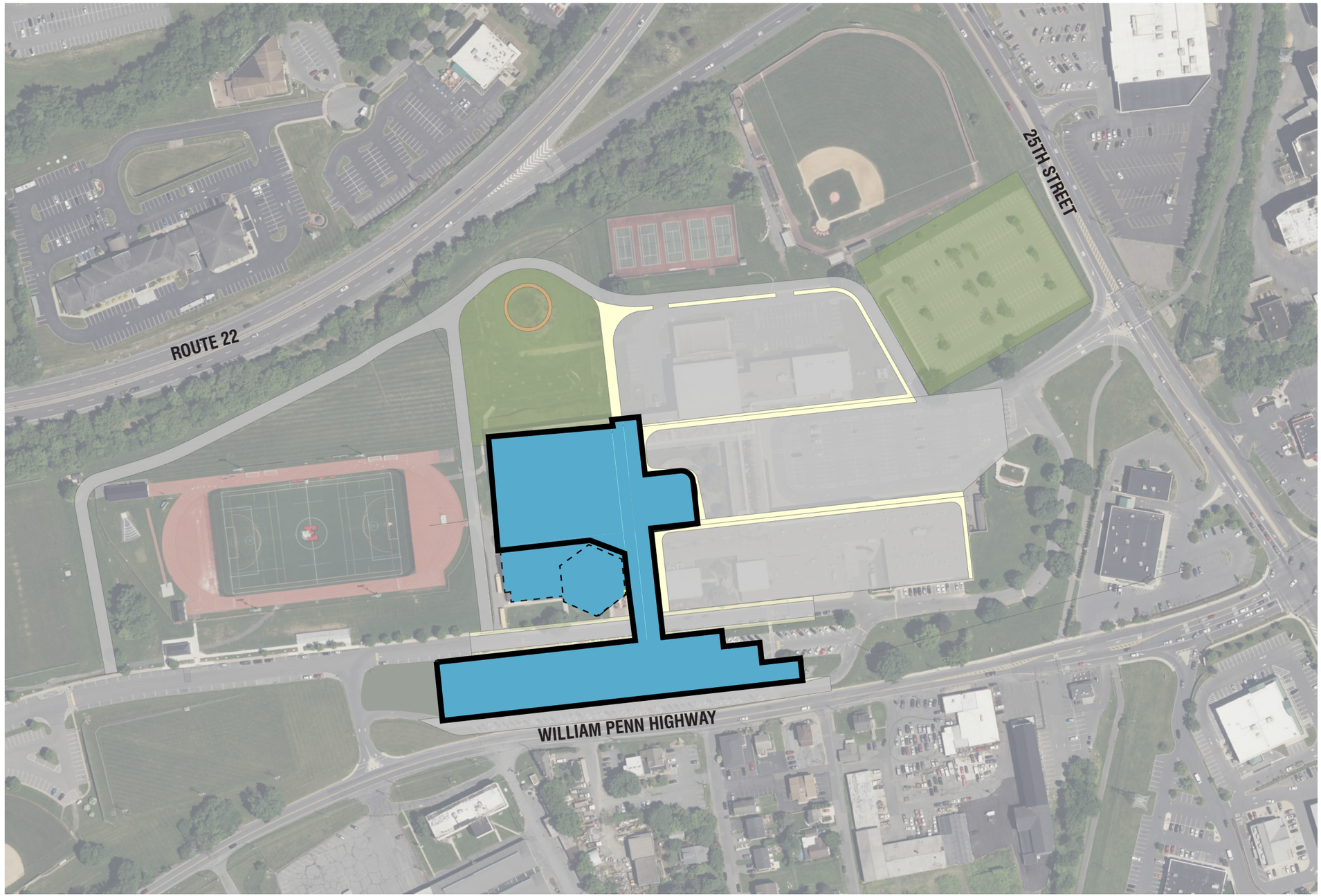
- ✓ Code + Infrastructure upgrades
- ✓ Increase SF + capacity
- ✗ No change in narrow stairwells
- ✗ Temp. remove grade 9 & relocate main office during construction
- ✗ Disruptive phasing for school operations
- ✗ Complex construction
- ✗ Unforeseen conditions
- ✗ No change in site / traffic issues

CONCEPT 2

HYBRID

new construction & adaptive re-use

2 HYBRID & ADAPTIVE RE-USE • **SITE**



ADAPTIVE REUSE

NEW CONSTRUCTION

453,330

GROSS SQUARE FOOTAGE

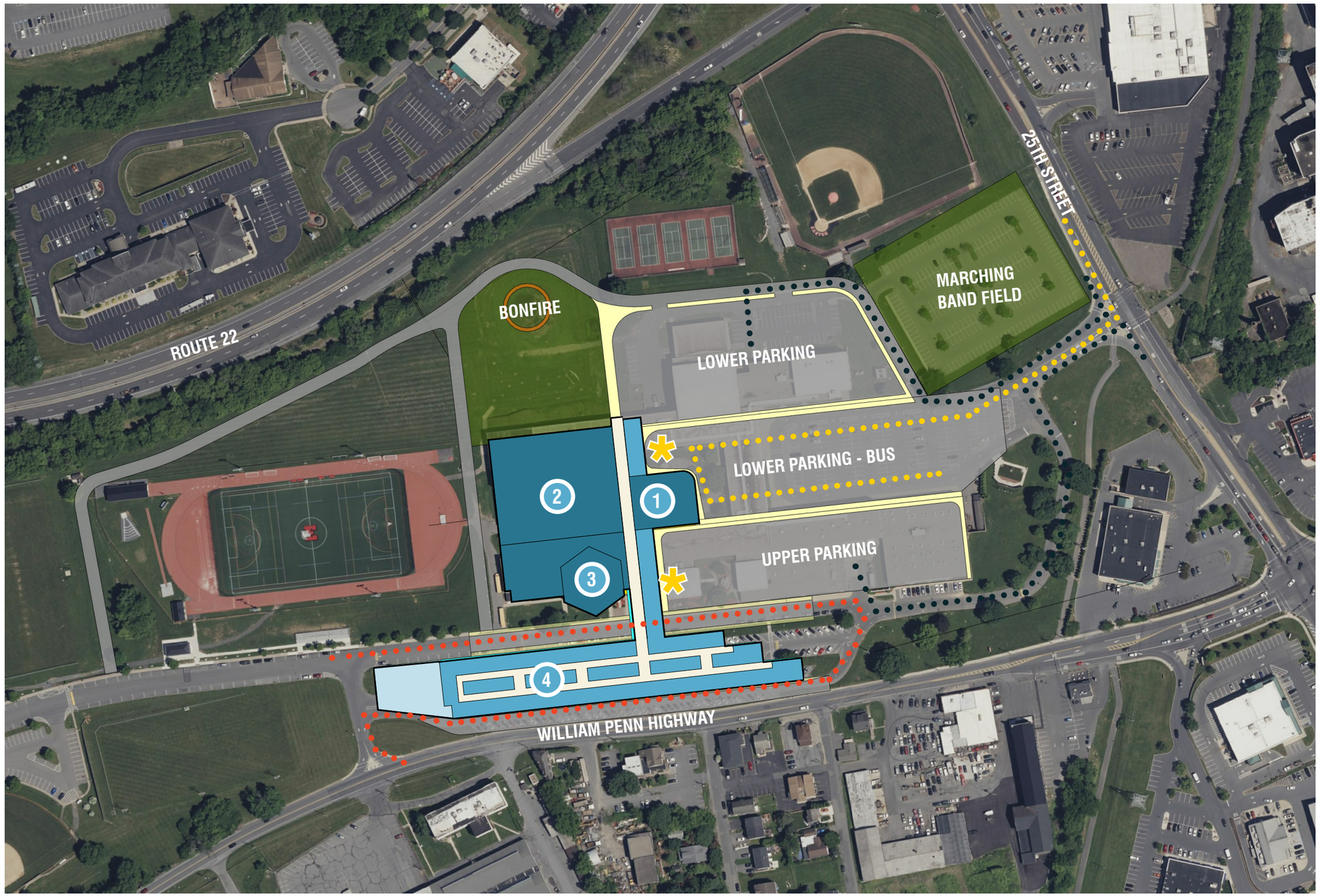
150

SF PER STUDENT

32,000

ADAPTIVE RE-USE SF

2 HYBRID & ADAPTIVE RE-USE • **PROGRAM & CIRCULATION**



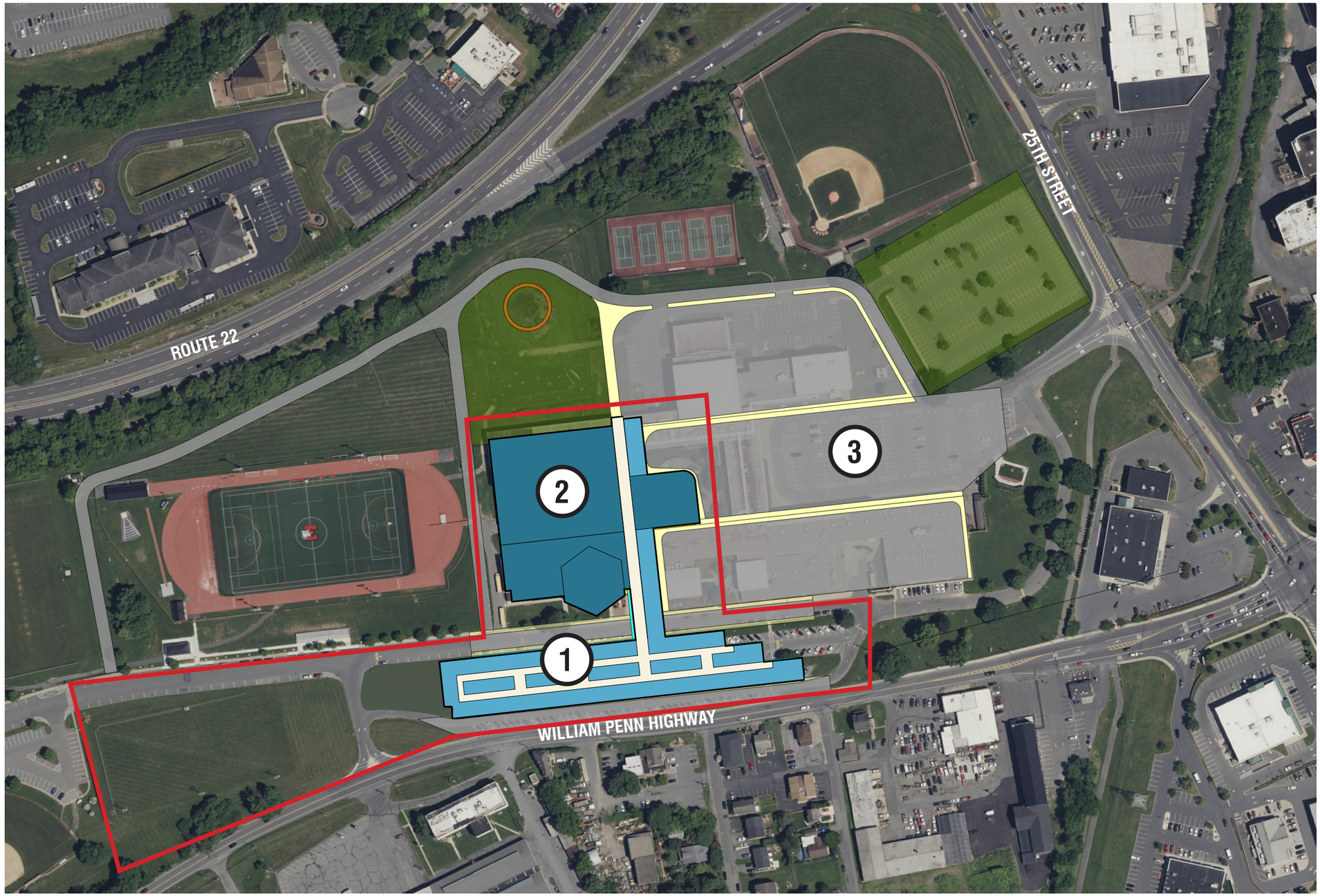
ACADEMIC
COMMUNITY
FUTURE GROWTH
CIRULATION

1 AUDITORIUM
2 ATHLETICS/ PHY. ED.
3 CAF.-BLACKBOX / KITCHEN
4 4-STORY ACADEMICS

CIRCULATION

BUS ROUTE
STAFF/STUDENT DRIVERS
STUDENT DROP OFF
ENTRANCES

2 HYBRID & ADAPTIVE RE-USE • **PHASING**



PHASES

1. NEW ACADEMIC WING
2. NEW COMMUNITY WING
3. DEMOLITION + PARKING

ROAD / AREA CLOSURE

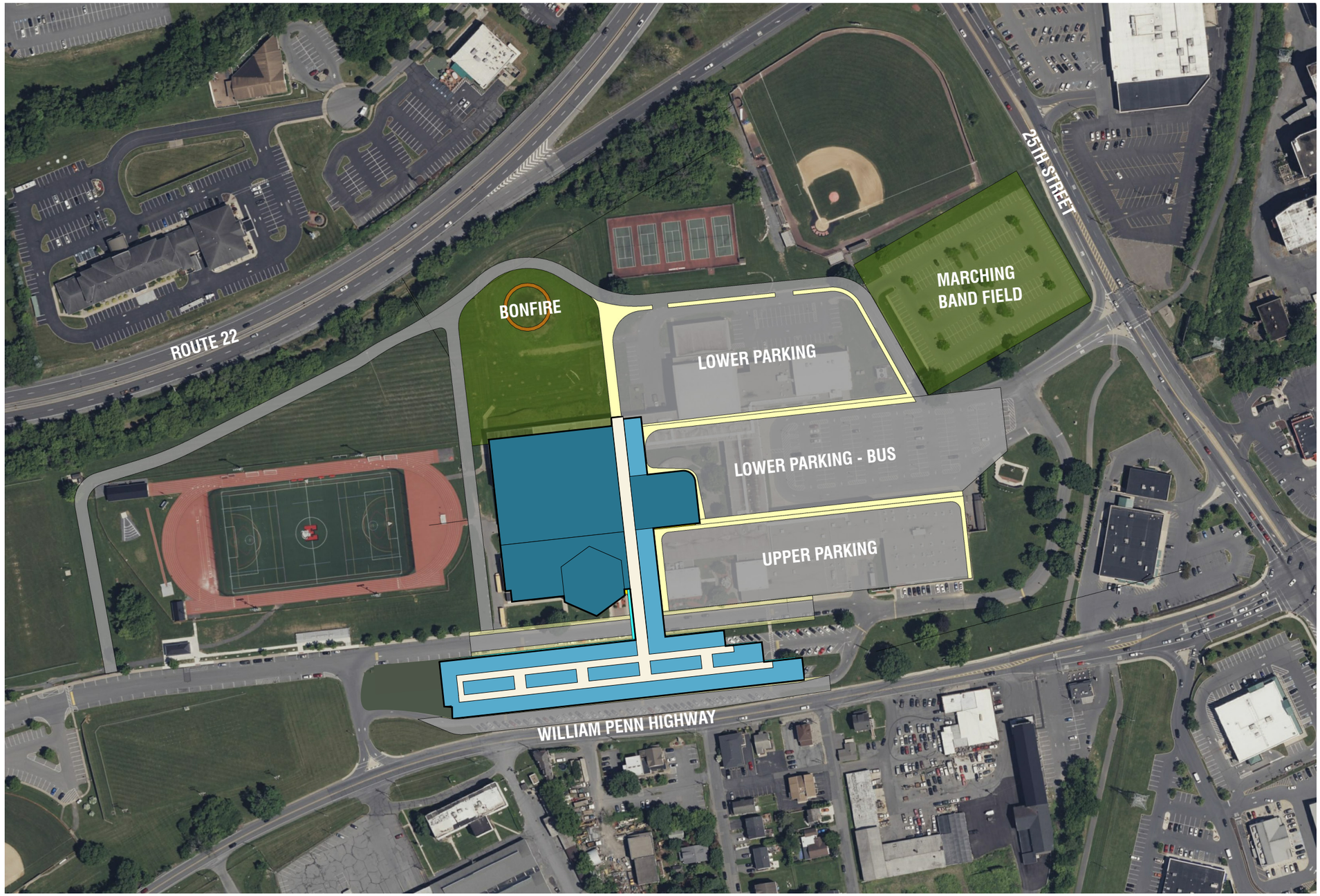
4 years

CONSTRUCTION TIMELINE

3 phases

COMPLEX PHASING TO BE REVIEWED

2 HYBRID & ADAPTIVE RE-USE • **DESIGN PRINCIPLES**



SITE PRINCIPLES

- [x] Maintain topography
- [x] Organized vehicular circulation
- [x] Improve field adjacencies
- [ ] Enhance athletics

BUILDING PRINCIPLES

- [ ] 3-story building
- [x] Organized layout & circulation
- [x] Enhance academic environments
- [x] Community space adjacencies
- [x] Secure entrance points
- [x] Future academic needs

2 HYBRID & ADAPTIVE RE-USE • **COST ESTIMATE**



$239MM - $247MM

probable cost range

- ✓ Code + Infrastructure upgrades
- ✓ Increase SF + capacity
- ✓ New educational environment
- ✓ Minimal site + athletic affects
- ✓ Compact building footprint

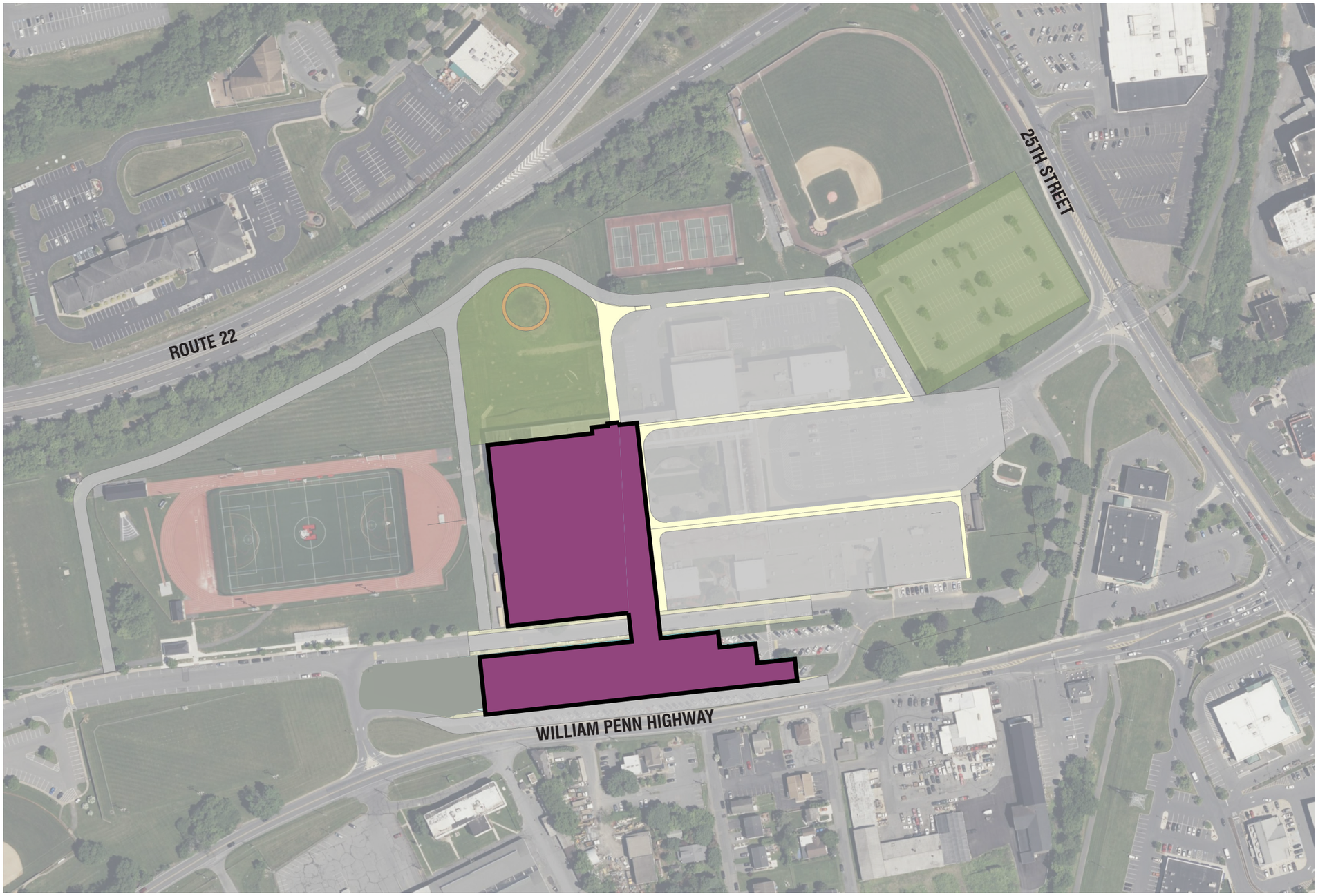
- ✗ Temp. remove grade 9 & relocate main office during construction
- ✗ Disruptive phasing for school operations
- ✗ Traffic issues remain
- ✗ 4 story academic wing

CONCEPT 3

NEW CONSTRUCTION

upper lot

3 NEW CONSTRUCTION - UPPER LOT • **SITE**



NEW CONSTRUCTION

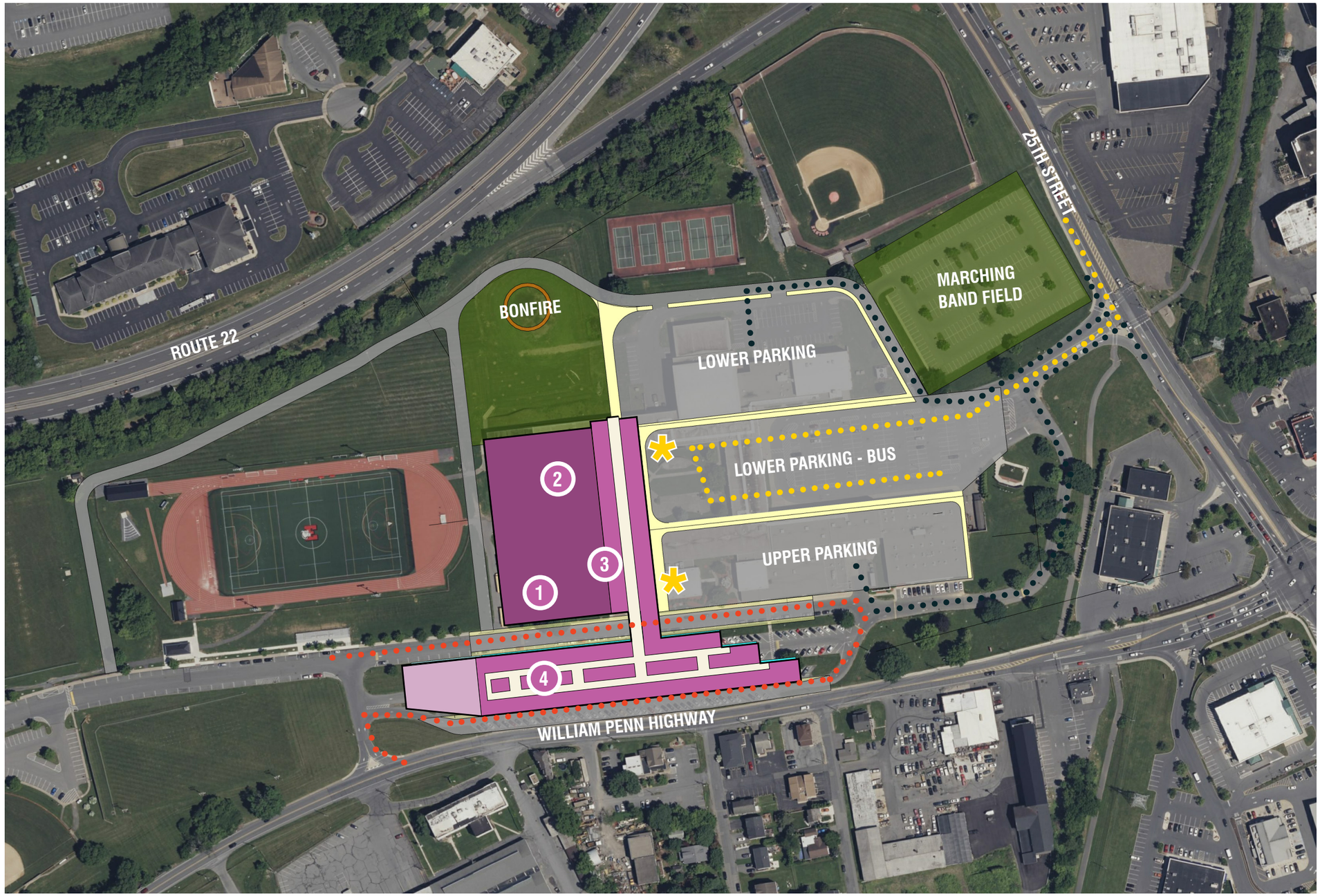
425,000

GROSS SQUARE FOOTAGE

140

SF PER STUDENT

3 NEW CONSTRUCTION - UPPER LOT • **PROGRAM & CIRCULATION**



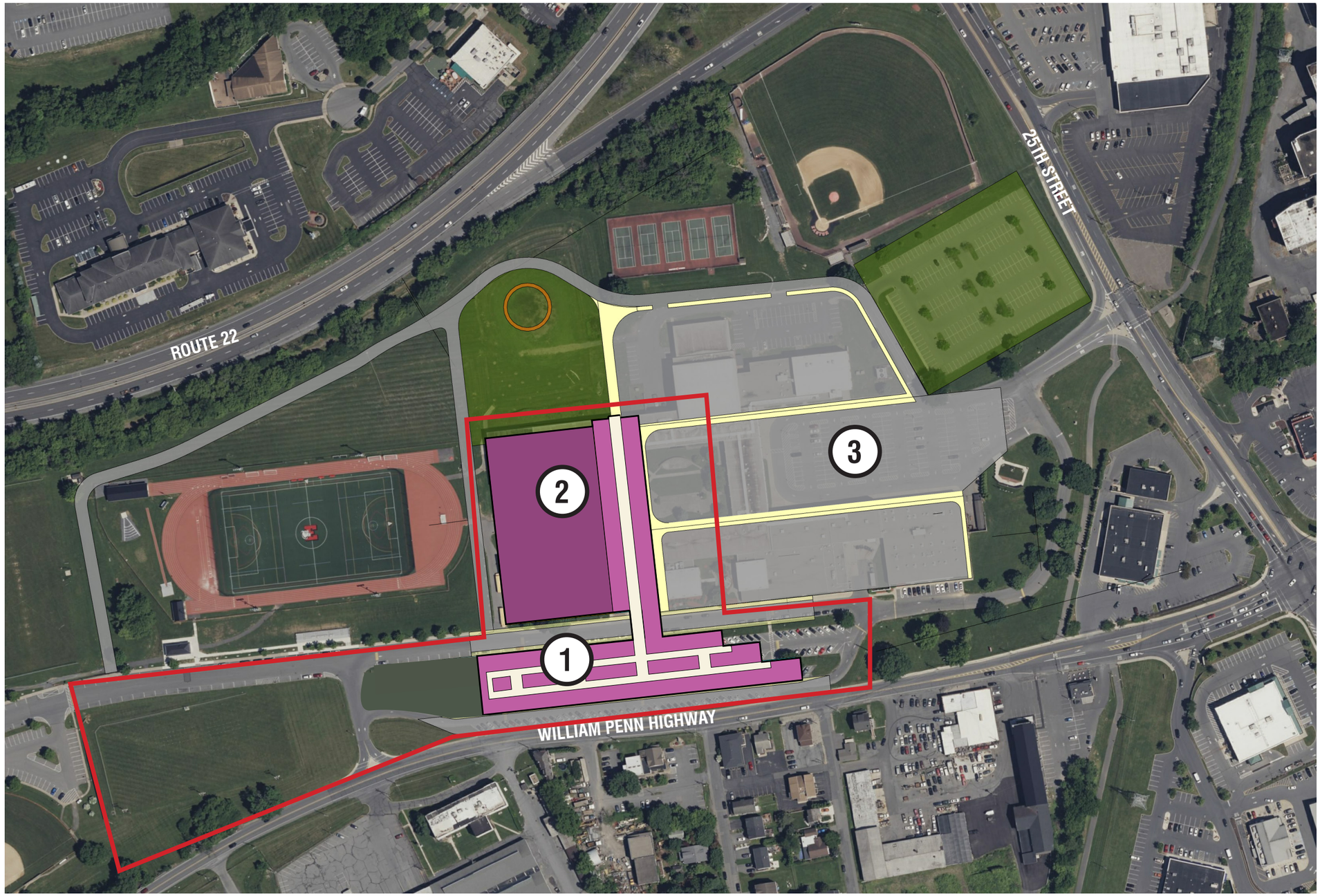
ACADEMIC
COMMUNITY
FUTURE GROWTH
CIRULATION

1 AUDITORIUM
2 ATHLETICS/ PHY. ED.
3 CAF.-BLACKBOX / KITCHEN
4 4-STORY ACADEMICS

CIRCULATION

BUS ROUTE
STAFF/STUDENT DRIVERS
STUDENT DROP OFF
ENTRANCES

3 NEW CONSTRUCTION - UPPER LOT • **PHASING**



PHASES

1. NEW ACADEMIC WING
2. NEW COMMUNITY WING
3. DEMOLITION + PARKING

ROAD / AREA CLOSURE

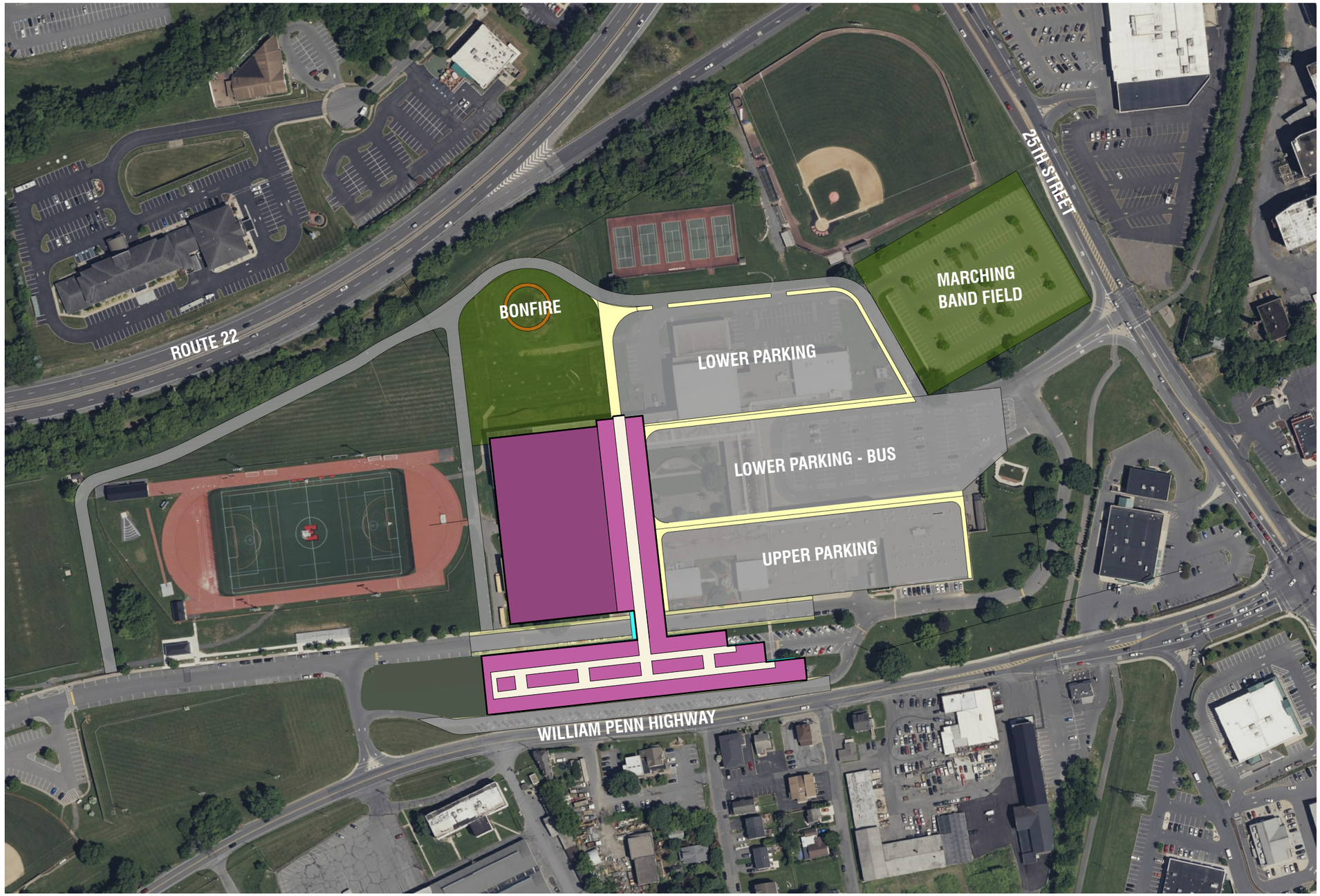
4 years

CONSTRUCTION TIMELINE

3 phases

COMPLEX PHASING TO BE REVIEWED

3 NEW CONSTRUCTION - UPPER LOT • **DESIGN PRINCIPLES**



SITE PRINCIPLES

- [x] Maintain topography
- [x] Organized vehicular circulation
- [x] Improve field adjacencies
- [ ] Enhance athletics

BUILDING PRINCIPLES

- [ ] 3-story building
- [x] Organized layout & circulation
- [x] Enhance academic environments
- [x] Community space adjacencies
- [x] Secure entrance points
- [x] Future academic needs

3 NEW CONSTRUCTION - UPPER LOT • **COST ESTIMATE**



$230MM - $240MM

probable cost range

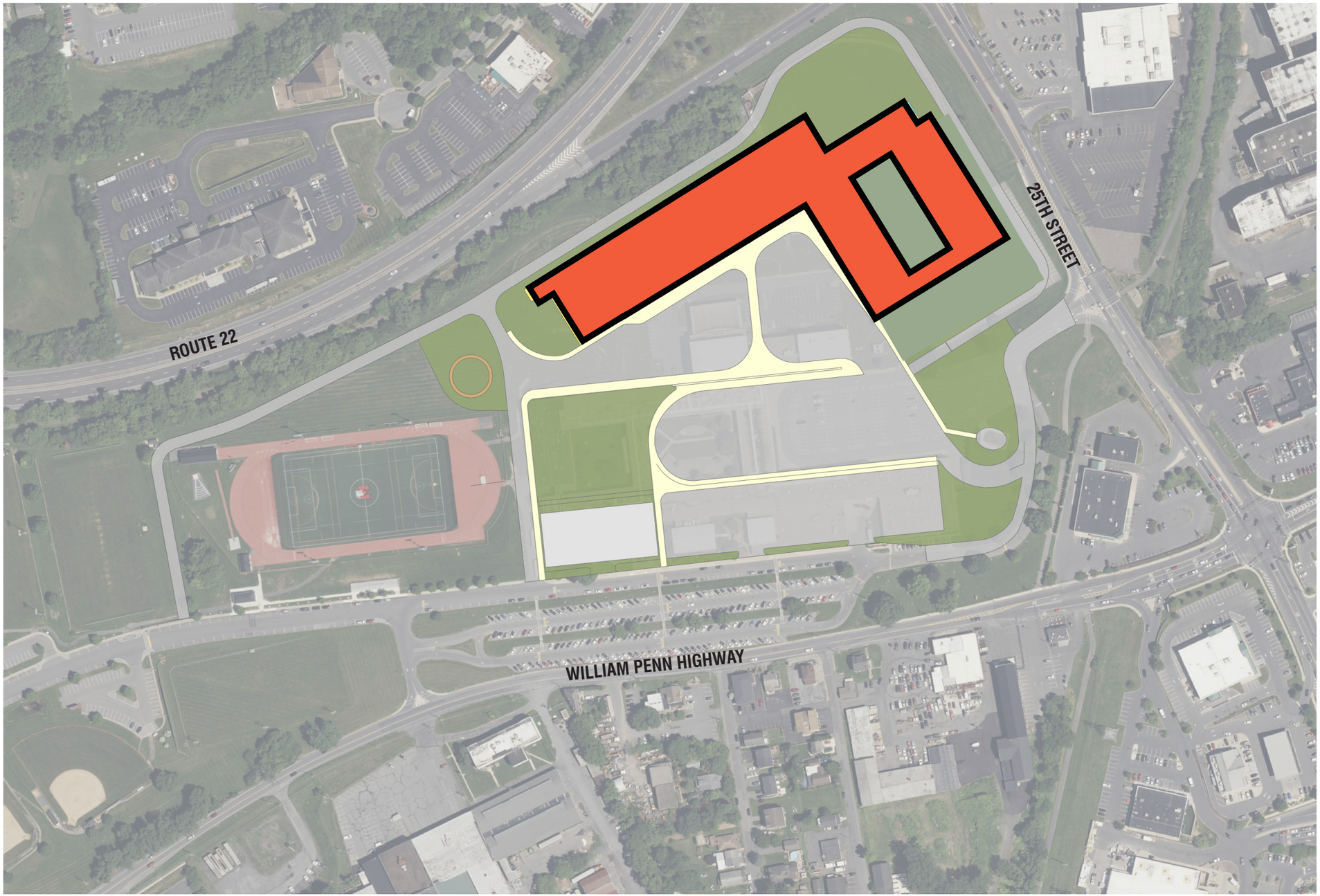
- ✓ New building + infrastructure
- ✓ Increase SF + capacity
- ✓ Minimal site + athletic affects
- ✓ New educational environment
- ✓ Compact building footprint
- ✗ Temp. remove grade 9 & relocate main office during construction
- ✗ Disruptive phasing for school operations
- ✗ Traffic issues

CONCEPT 4

NEW CONSTRUCTION

lower lot

4 NEW CONSTRUCTION - LOWER LOT • **SITE**



NEW CONSTRUCTION

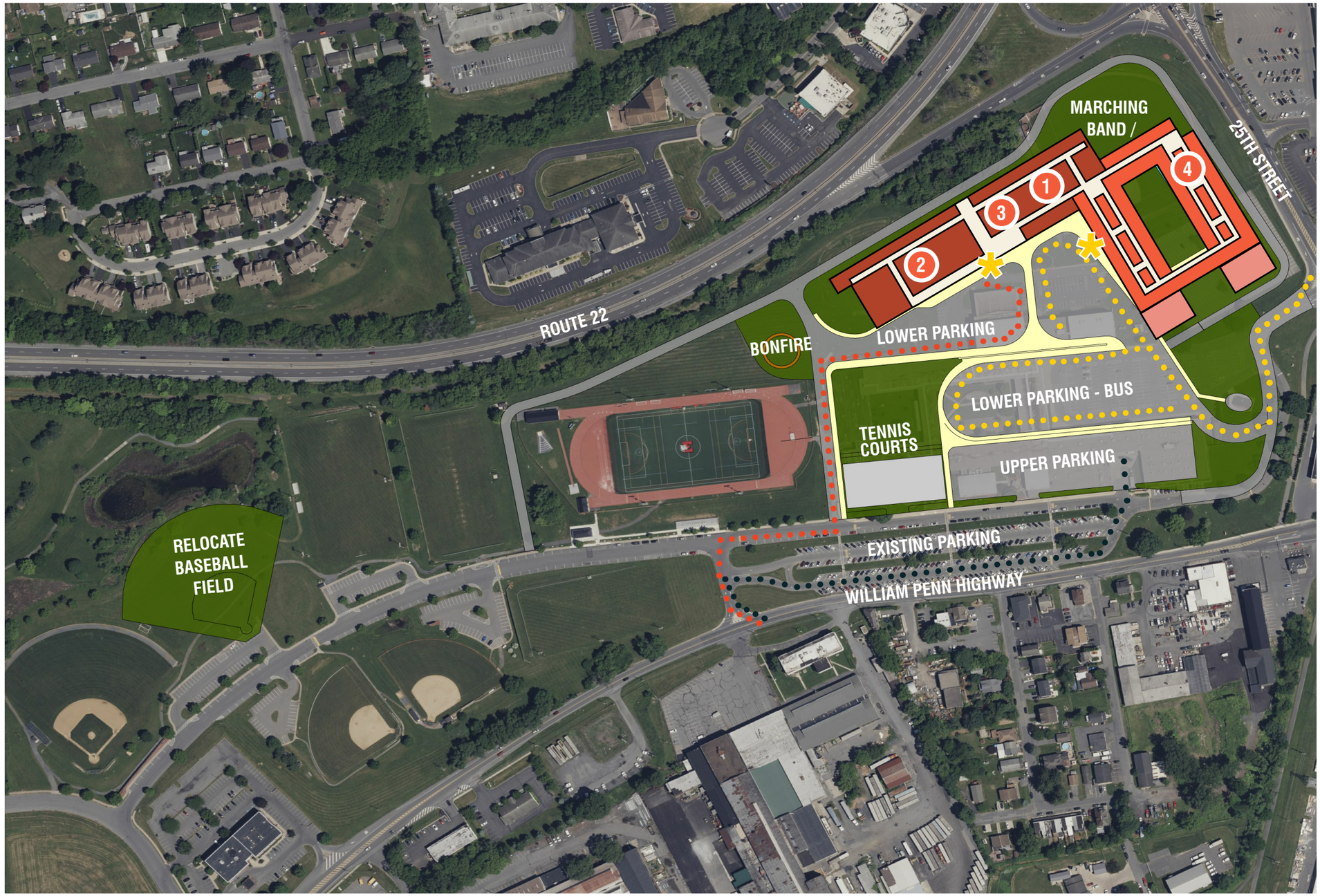
425,000

GROSS SQUARE FOOTAGE

140

SF PER STUDENT

4 NEW CONSTRUCTION - LOWER LOT • **PROGRAM & CIRCULATION**



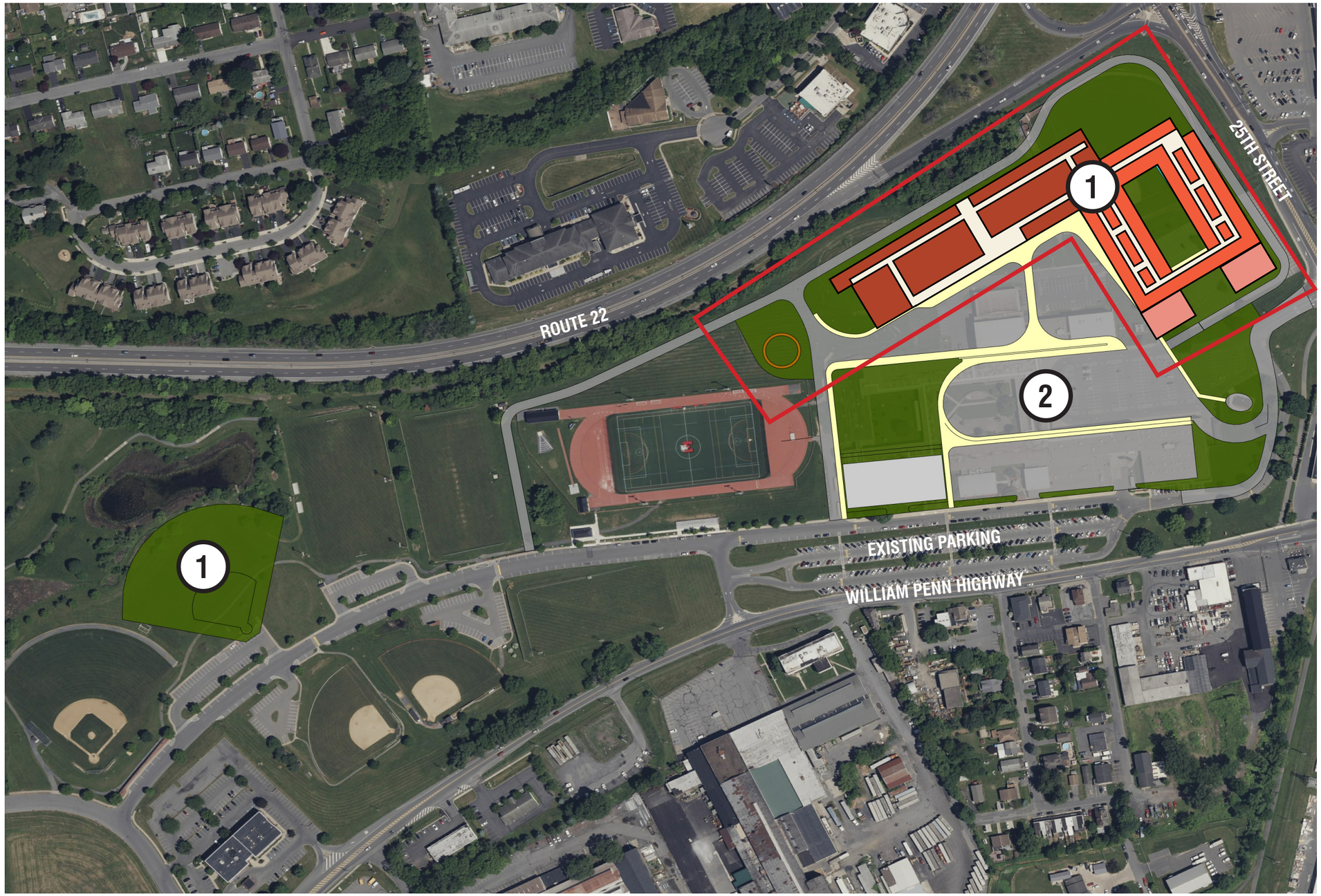
ACADEMIC
COMMUNITY
FUTURE GROWTH
CIRULATION

1 AUDITORIUM
2 ATHLETICS/ PHY. ED.
3 CAF.-BLACKBOX / KITCHEN
4 3-STORY ACADEMICS

CIRCULATION

BUS ROUTE
STAFF/STUDENT DRIVERS
STUDENT DROP OFF
ENTRANCES

4 NEW CONSTRUCTION - LOWER LOT • **PHASING**



PHASES

1. NEW HIGH SCHOOL, ATHLETICS
2. DEMOLITION + PARKING

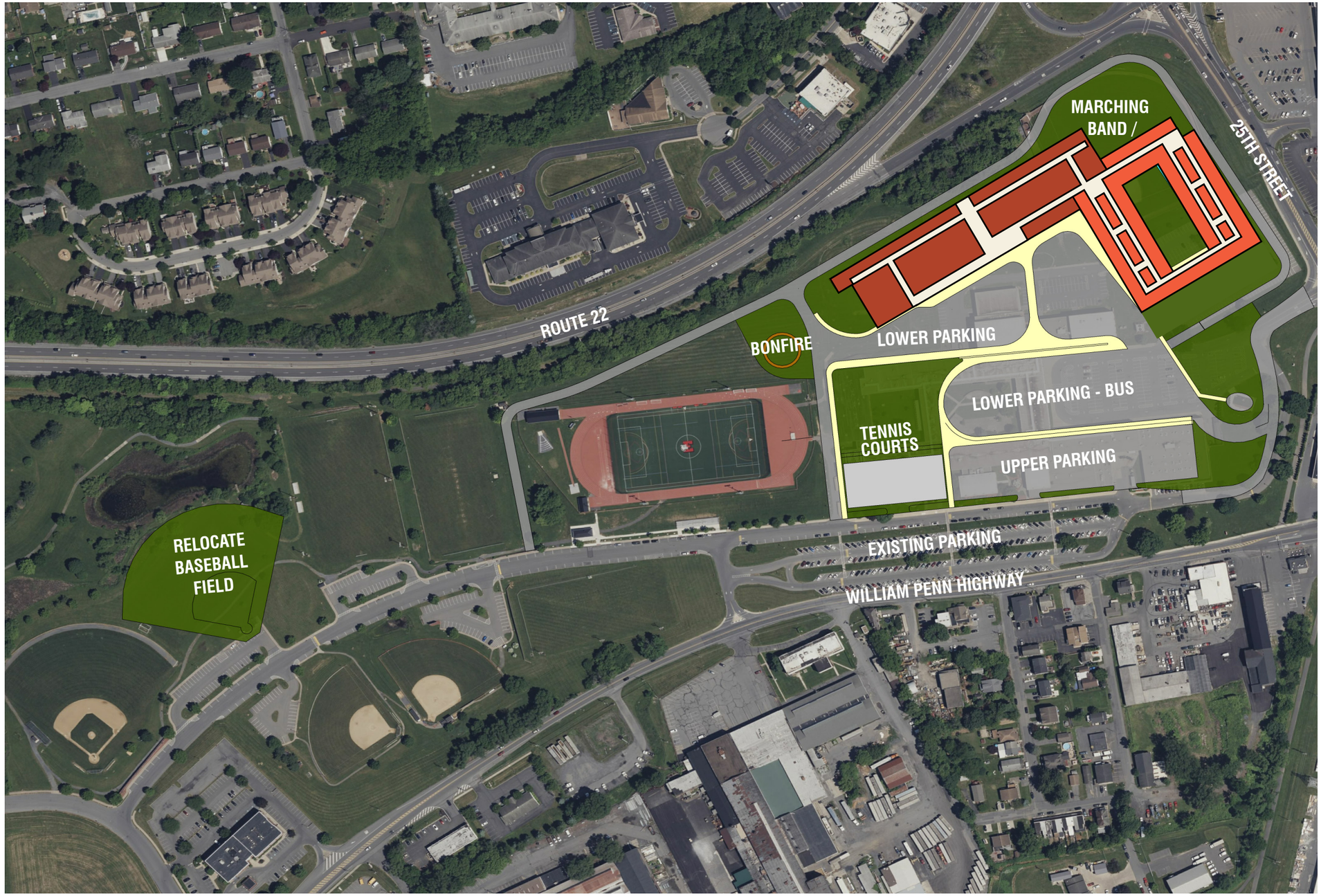
ROAD / AREA CLOSURE

3 years

CONSTRUCTION TIMELINE

2 phases

4 NEW CONSTRUCTION - LOWER LOT • **DESIGN PRINCIPLES**



SITE PRINCIPLES

- ☑ Maintain topography
- ☑ Organized vehicular circulation
- ☑ Improve field adjacencies
- ☑ Enhance athletics

BUILDING PRINCIPLES

- ☑ 3-story building
- ☑ Organized layout & circulation
- ☑ Enhance academic environments
- ☑ Community space adjacencies
- ☑ Secure entrance points
- ☑ Future academic needs

4 NEW CONSTRUCTION - LOWER LOT • **COST ESTIMATE**



$230MM - $240MM

probable cost range

- ✓ New building + infrastructure
- ✓ Increase SF + capacity
- ✓ New educational environment
- ✓ Secure outdoor learning
- ✓ Phasing optimized - keep grade 9
- ✓ Traffic Improvements
- ✓ New baseball field + tennis courts

- ✗ Athletic site impact costs

EASTON AREA HIGH SCHOOL • PRELIMINARY CONCEPTS

1 RENOVATIONS & ADDITIONS

- ✓ Code + Infrastructure upgrades
- ✓ Increase SF + capacity
- ✗ No change in narrow stairwells
- ✗ Remove grade 9 & relocate main office during construction
- ✗ Disruptive phasing for school operations
- ✗ Complex construction
- ✗ Unforeseen conditions
- ✗ No change in site / traffic issues

5 YEARS / PHASES TBD
503,500 GROSS SF

$204mm - $213mm

2 HYBRID & ADAPTIVE REUSE

- ✓ Code + Infrastructure upgrades
- ✓ Increase SF + capacity
- ✓ New educational environment
- ✓ Minimal site + athletic affects
- ✓ Compact building footprint
- ✗ Remove grade 9 & relocate main office during construction
- ✗ Disruptive phasing for school operations
- ✗ 4 story academic wing
- ✗ Traffic issues remain

4 YEARS / 3 PHASES
453,330 GROSS SF

$239mm - $247mm

3 NEW CONSTRUCTION UPPER LOT

- ✓ New building + infrastrcutre
- ✓ Increase SF + capacity
- ✓ Minimal site + athletic affects
- ✓ New educational environment
- ✓ Compact building footprint
- ✗ Remove grade 9 & relocate main office during construction
- ✗ Disruptive phasing for school operations
- ✗ 4 story academic wing
- ✗ Traffic issues remain

4 YEARS / 3 PHASES
425,000 GROSS SF

$230mm - $240mm

4 NEW CONSTRUCTION LOWER LOT

- ✓ New building + infrastructure
- ✓ Increase SF + capacity
- ✓ New educational environment
- ✓ Secure outdoor learning
- ✓ Phasing optimized - keep grade 9
- ✓ Traffic Improvements
- ✓ New baseball field + tennis courts
- ✗ Athletic site impact costs

3 YEARS / 2 PHASES
425,000 GROSS SF

$230mm - $240mm



NEXT STEPS

- ✓ Review enrollment findings
- ✓ Board feedback - May meeting
- ✓ Approval this summer to begin:
  1. Establishing timeline
  2. Site and traffic study - civil
  3. End-user meetings
  4. Continued design meetings
  5. Community outreach
  6. Board meeting attendance