EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

BOARD MEETING 02 • OCTOBER 22, 2024

ALLOY5 CHA



Randy Galiotto, AIA
Principal Architect



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



Bill Deegan
Senior Designer



Andrew Mather PE, CCCA
Project Manager

OVERVIEW | 2024 DESIGN TEAM TIMELINE

APRIL 2023

BOARD UPDATE

Alloy5 and CHA presents (4) schemes to Board

FEB 2024

BOARD ACTION

Board approves CHA and Alloy5 contracts to explore options for new building

MAR 2024

Design team begins meetings to create educational specifications

APRIL 2024

Design team toured Dallas HS and Wilkes Barre HS

MAY 2024

Design team completed educational specifications

JUNE 2024

Boundary and topographic site survey completed

JULY 2024

Design team toured Interboro HS and Upper Merion HS

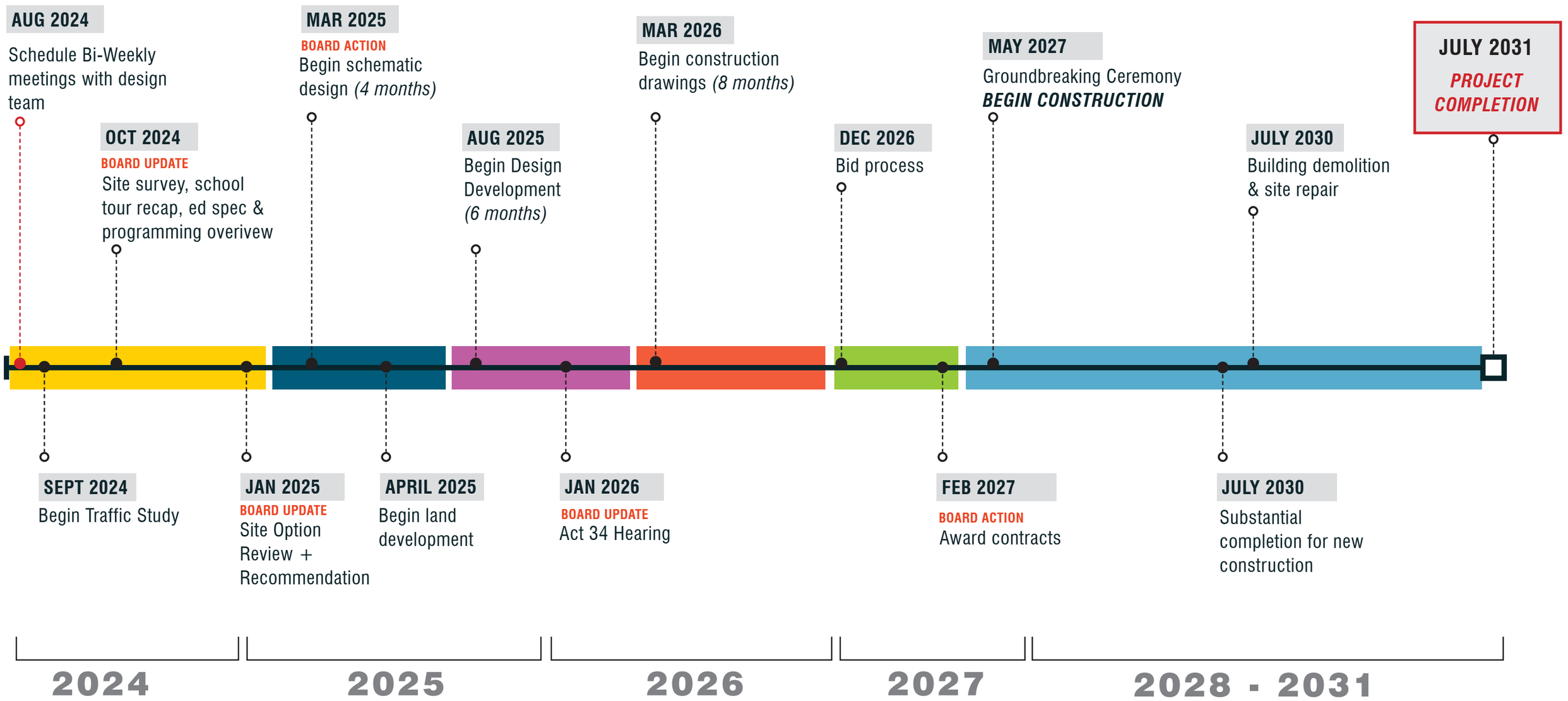
SEPT 2024

PennDot / Palmer Township engaged to review site

OCT 2024

BOARD UPDATE

Alloy5 / CHA provide Board Update


AUG 2024
Schedule Bi-Weekly meetings with design team
OCT 2024
BOARD UPDATE
Site survey, school tour recap, ed spec & programming overivew
MAR 2025
BOARD ACTION
Begin schematic design *(4 months)*
AUG 2025
Begin Design Development *(6 months)*
MAR 2026
Begin construction drawings *(8 months)*
DEC 2026
Bid process
MAY 2027
Groundbreaking Ceremony
BEGIN CONSTRUCTION
JULY 2030
Building demolition & site repair
JULY 2031
PROJECT COMPLETION
SEPT 2024
Begin Traffic Study
JAN 2025
BOARD UPDATE
Site Option Review + Recommendation
APRIL 2025
Begin land development
JAN 2026
BOARD UPDATE
Act 34 Hearing
FEB 2027
BOARD ACTION
Award contracts
JULY 2030
Substantial completion for new construction
2024
2025
2026
2027
2028 - 2031
PROGRAMMING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING
CONSTRUCTION ADMINISTRATION

1 EDUCATIONAL SPECIFICATIONS

- Bi-weekly meetings
- Understanding future of education for EASD
- Applying education to architecture
- Guiding principals

2 BENCHMARKING TOURS

- Tour 1 - Dallas HS & Wilkes Barre HS
- Southern Tour - Interboro HS & Upper Merion HS
- Renovation vs. New Construction
- Key takeaways

3 SITE OVERVIEW

- Programming overview
- Approximate total SF
- Site constraints

EDUCATIONAL SPECIFICATIONS > **PROGRAM OF SPACES** > **ARCHITECTURAL PLANS**

EDUCATIONAL SPECIFICATIONS

Describe the facility vision, spaces, relationships between spaces and specific physical characteristics of each space that makes a school

Maker Classrooms – Active Learning

Maker Spaces with supporting ancillary rooms foster active learning, soft skill development, and collaboration experiences for students. Maker spaces are generally thought of as either "Clean Maker" or "Dirty Maker", distinguishing between two types of environments for different types of work. It is important to have a clear distinction between the clean and dirty spaces for student safety and equipment requirements.

The main space of the maker space requires flexible work desks that can be reconfigured as needed to support projects and is called the Maker Studio. Within and augmenting the Maker Studio are several smaller Team Rooms, functioning as active learning SGI's. The Maker Studio also has an informal lounge and pantry to support collaboration, ideation, and community. If possible, the lounge or the maker studio should be adjacent to windows for natural light and open to outdoor learning spaces that can be used for project activities. These spaces encourage the flow of people, conversations, ideas and information.

The Maker Studio (clean) is a large flexible space (30 people at work bench tables) with power and ventilation provided from retractable ceiling drops. Walls should be activated as spaces for group pinups and brainstorming with appropriate surfaces to support these activities.

A series of enclosed rooms on one side of the Maker Studio should be allotted for smaller *Team Rooms* (6-8 people / clean). It is useful to have transparency between the spaces for observation and safety. The main space of the maker room also has an area for a small pantry (clean) with sink and lounge seating (clean) to support informal interactions and information sharing.

A large dirty maker space should be located next to the Maker Studio and provide a home for noise and dust generating activities generally associated with wood or metal shops. The dirty maker space can be shared between two or three Maker studios and be used to support Performing Arts activities for creation of assets. Storage areas for materials and projects are key to maintaining the usefulness and safety of the Maker Classrooms.

Easton HS educational specifications

PROGRAM OF SPACES

A program is the list of spaces that captures the size requirements, amount, and defines the use of each space that makes up an educational facility

	Easton Area School District - High School Programming									
	Existing Program					Ed Spec Target Program				
Space	Individual Space SF	Quantity	Total SF	Unit FTE Cap	Total FTE Cap	Individual Space SF	Quantity	Total SF	Adjacencies	Comments
MAKERSPACES - ACTIVE LEARNING										
Culinary	1,295	2	2,590	20	40	1,500	2	3,000		
Fashion / Fabrics	1,321	1	1,321			1,500	1	1,500		
Child Development	984	1	984	20	20	1,500	1	1,500	main administration	daycare for admin and students
Manufacturing	2,247	1	2,247	20	20	4,500	1	4,500		Makerspace layout: (1) clean makerspace / tables @ 1,000 sf (4) project rooms @ 250 sf each (1) pantry / storage @ 500 sf (1) breakout space @ 500 sf (1) dirty makerspace / storage @ 1,500 sf
Prototype	635	1	635							
Storage	208	1	208							
Tech Lab	2,018	1	2,018			4,500	1	4,500		Makerspace layout: (1) clean makerspace / tables @ 1,000 sf (4) project rooms @ 250 sf each (1) pantry / storage @ 500 sf (1) breakout space @ 500 sf (1) dirty makerspace / storage @ 1,500 sf
Storage	115	1	115							
Graphics Lab	1,486	1	1,486	20	20	2,000	1	2,000		Graphics layout: (1) clean workspace/cr / tables @ 1,000 sf (2) project rooms @ 250 sf each (1) breakout space @ 500 sf
Storage	102	1	102							
Dark Room	217	1	217							
Engineering Design Development	1,912	1	1,912	20	20	2,000	1	2,000		Engineering layout: (1) clean workspace/cr / tables @ 1,000 sf (2) project rooms @ 250 sf each (1) breakout space @ 500 sf
Marketing	859	2	1,718			1,000	2	2,000		
Accounting	1,075	2	2,150			1,000	2	2,000		
Business	845	2	1,690	25	50	1,000	2	2,000		
Makerspaces Subtotal		*14*	***19,393***				*14*	***25,000***		

Easton HS programming document

ARCHITECTURAL PLANS

The plans are the visual and technical embodiment of the ed specs and the program of spaces, facilitating the design and construction of a school



GUIDING PRINCIPLES

- ☑ Common space as main “hub” for students to gather, learn, and collaborate *Heart of the School*
- ☑ Flexibility in educational and career-ed spaces to adapt to most modern learning environments
- ☑ Equity in academics, athletics, and art programming
- ☑ Administration “centers” for student services + engagement

DESIGN REQUIREMENTS

- ☑ Flexible design
- ☑ Better vehicular + pedestrian circulation
- ☑ Better interior circulation
- ☑ Enhanced daylighting
- ☑ School safety & security

DALLAS HIGH SCHOOL
2030 CONYNGHAM AVE
DALLAS, PA

INTERBORO HIGH SCHOOL
500 16TH AVE
PROSPECT PARK, PA

WILKES-BARRE HIGH SCHOOL
2021 WOLFPACK WAY
PLAINS, PA

UPPER MERION HIGH SCHOOL
465 CROSSFIELD ROAD
KING OF PRUSSIA, PA



NEW CONSTRUCTION ON EXISTING HS SITE

220,000
SQUARE FOOTAGE

750
STUDENT ENROLLMENT

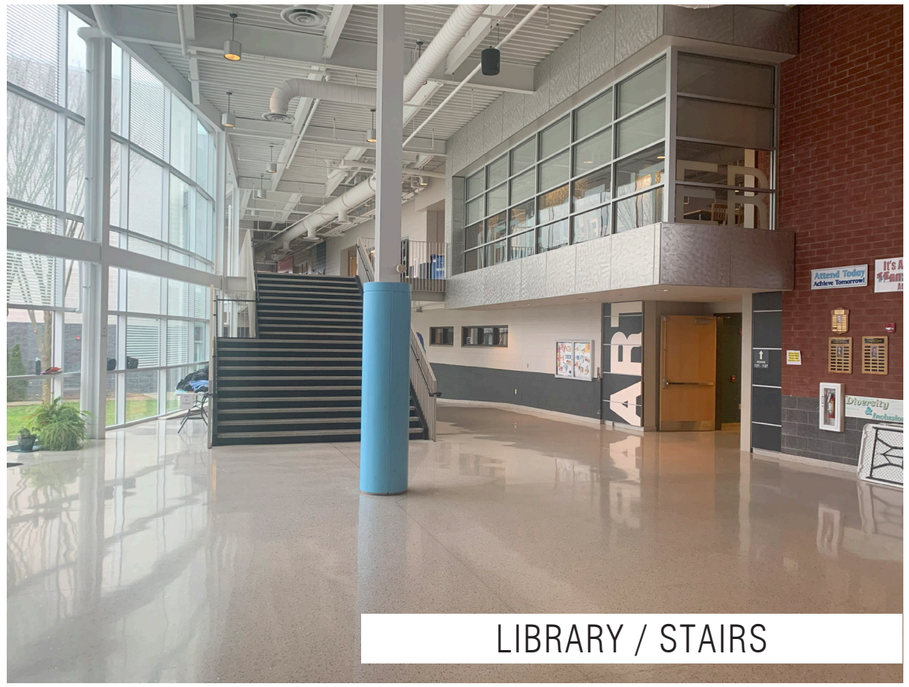
293
SQUARE FOOTAGE PER STUDENT



UPPER LEVEL COMMONS



DAYLIGHTING / COMMONS



LIBRARY / STAIRS



COMMONS COURTYARD

KEY TAKEAWAYS:

- EMPHASIS ON NATURAL LIGHT IN ALL SPACES
- COMMUNITY SPACES SHARE ACCESS TO A LIGHT FILLED COMMONS WITH CAFETERIA
- VERTICAL CIRCULATION ENHANCED BY COMMUNICATING STAIRWAYS
- TRADITIONAL LIBRARY

2 BENCHMARKING TOURS | DALLAS HIGH SCHOOL



CAFETERIA COMMONS



GYMNASIUM



SERVERY



AUDITORIUM

KEY TAKEAWAYS:

- CAFETERIA LINKS TO GYMNASIUM + AUDITORIUM
- SCHOOL STORE AT COMMONS / ENTRANCE
- COURTYARD SUPPORTS ACADEMIC /SOCIAL ACTIVITIES
- NO BALCONY / WIDE STAGE AT AUDITORIUM



NEW CONSTRUCTION ON NEW SITE

403,000
SQUARE FOOTAGE

2,200
STUDENT ENROLLMENT

183
SQUARE FOOTAGE PER STUDENT

2 BENCHMARKING TOURS | WILKES BARRE HIGH SCHOOL



NATATORIUM



AUDITORIUM



GYMNASIUM



CAFETERIA COMMONS

KEY TAKEAWAYS:

- GYMNASIUM WITH UPPER LEVEL RUNNING TRACK
- ADA ACCESS INTEGRATED THROUGHOUT THE AUDITORIUM SEATING
- DEDICATED ADA ACCESS RAMP TO POOL
- AUDITORIUM HAS “LOCKER ROOMS” FOR PERFORMERS
- CAFETERIA OFFERS A RANGE OF DIVERSE SEATING TO STUDENTS



STEM ACADEMY



TEAM/PROJECT ROOMS



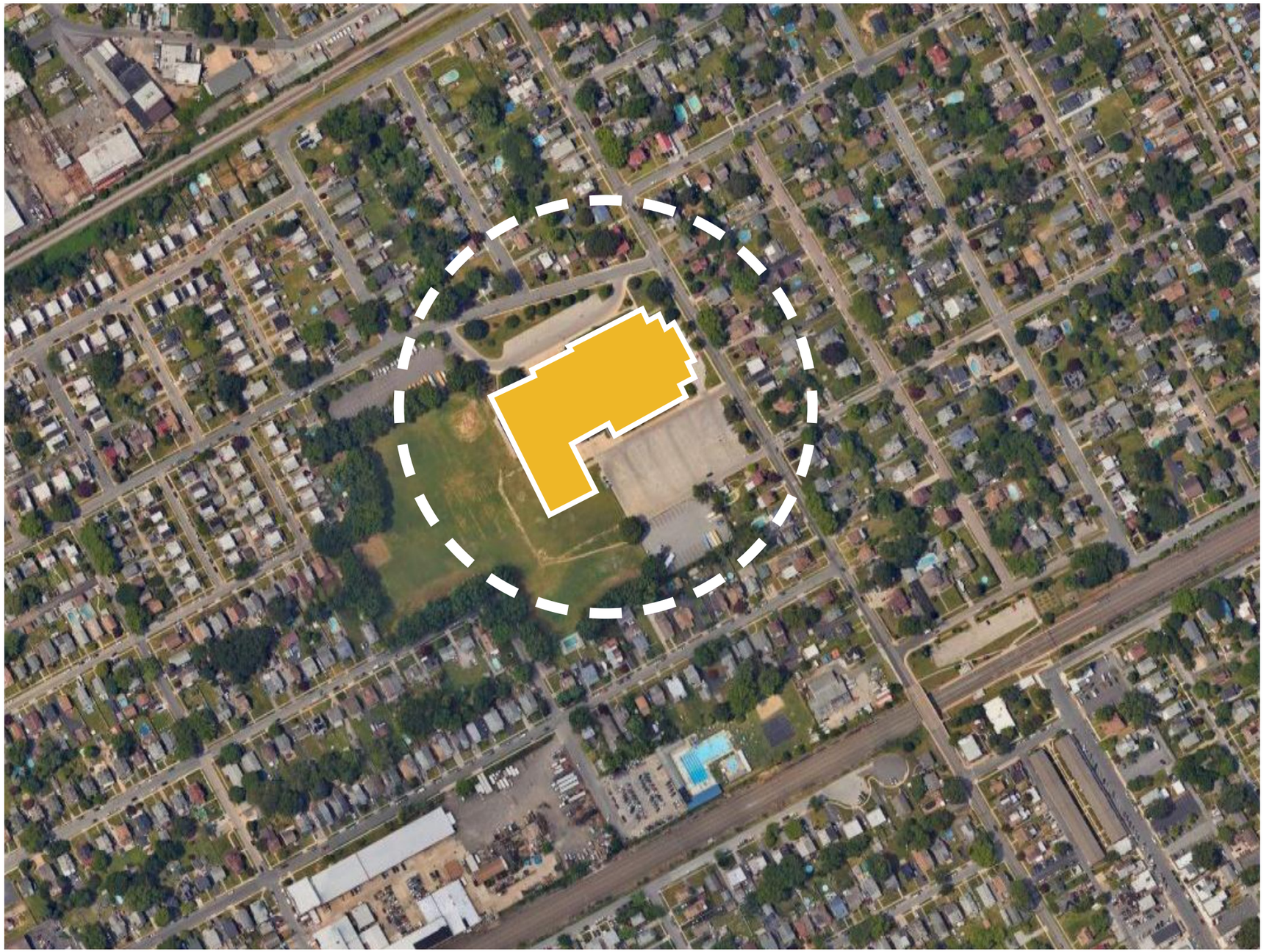
CLEAN MAKER SPACE



DIRTY MAKER SPACE

KEY TAKEAWAYS:

- CLEAN AND DIRTY MAKER SPACES ENHANCE COLLABORATION/SAFETY
- STEM ACADEMY OPEN FOR STUDENTS AND ACCESSIBLE FROM COMMUNITY COMMONS
- TEAM ROOMS AND PANTRY/ LOUNGE SPACE ENHANCE COLLABORATION IN THE MAKER SPACES
- MAKER SPACE OPENS TO DEDICATED OUTDOOR SPACE



PHASED RENOVATION + ADDITIONS

220,000
SQUARE FOOTAGE

1,200
STUDENT ENROLLMENT

183
SQUARE FOOTAGE PER STUDENT



CAFETERIA ADDITION



"GOOD BONES"



NEW ADMINISTRATION SUITE



INTERBORO BUCCANEERS

KEY TAKEAWAYS:

- BUILDING HAS GOOD BONES MAKING RENOVATION VIABLE
- NEW ADMINISTRATION OFFICES / ENTRY ADDITION
- NEW CAFETERIA ADDITION
- EXISTING TRIANGULAR CLASSROOMS SQUARED OFF



EXISTING EXTERIOR



PHASED CONSTRUCTION



CAFETERIA TO COMMONS



KEY TAKEAWAYS:

- DISRUPTIVE - MULTIPLE PHASES OVER FOUR YEARS
- SWITCHGEAR DELAYS IMPACTING SCHEDULE
- RENOVATION SAVINGS NEEDED FOR OTHER FACILITY INITIATIVES



NEW CONSTRUCTION ON EXISTING HS SITE

345,000
EXISTING SQUARE FOOTAGE

1,400
STUDENT ENROLLMENT

246
SQUARE FOOTAGE PER STUDENT



MAIN ENTRANCE



CAFETERIA/LIBRARY COMMONS



MAIN ENTRANCE



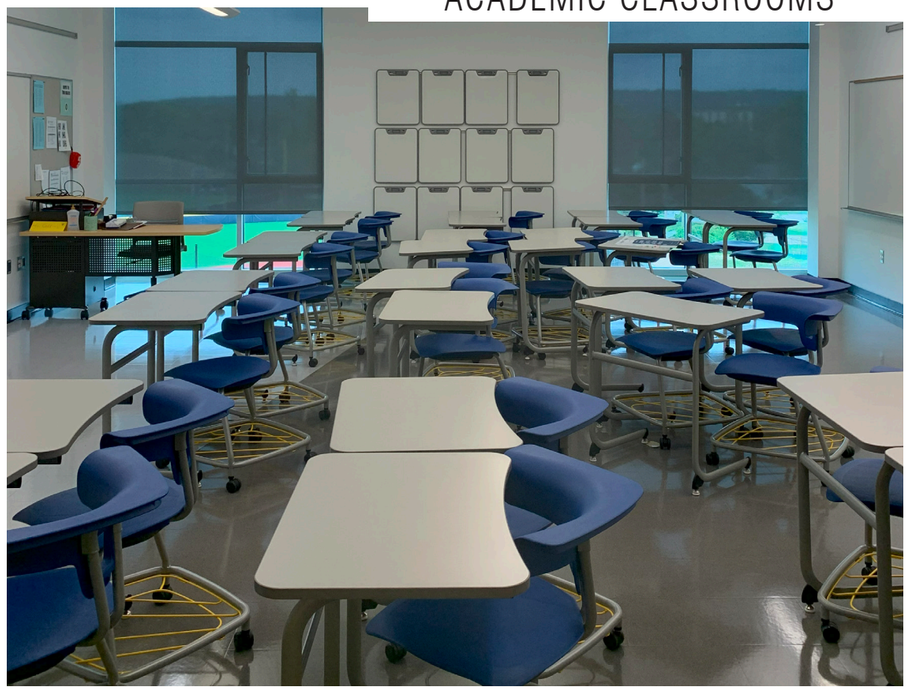
DISTRIBUTED LIBRARY

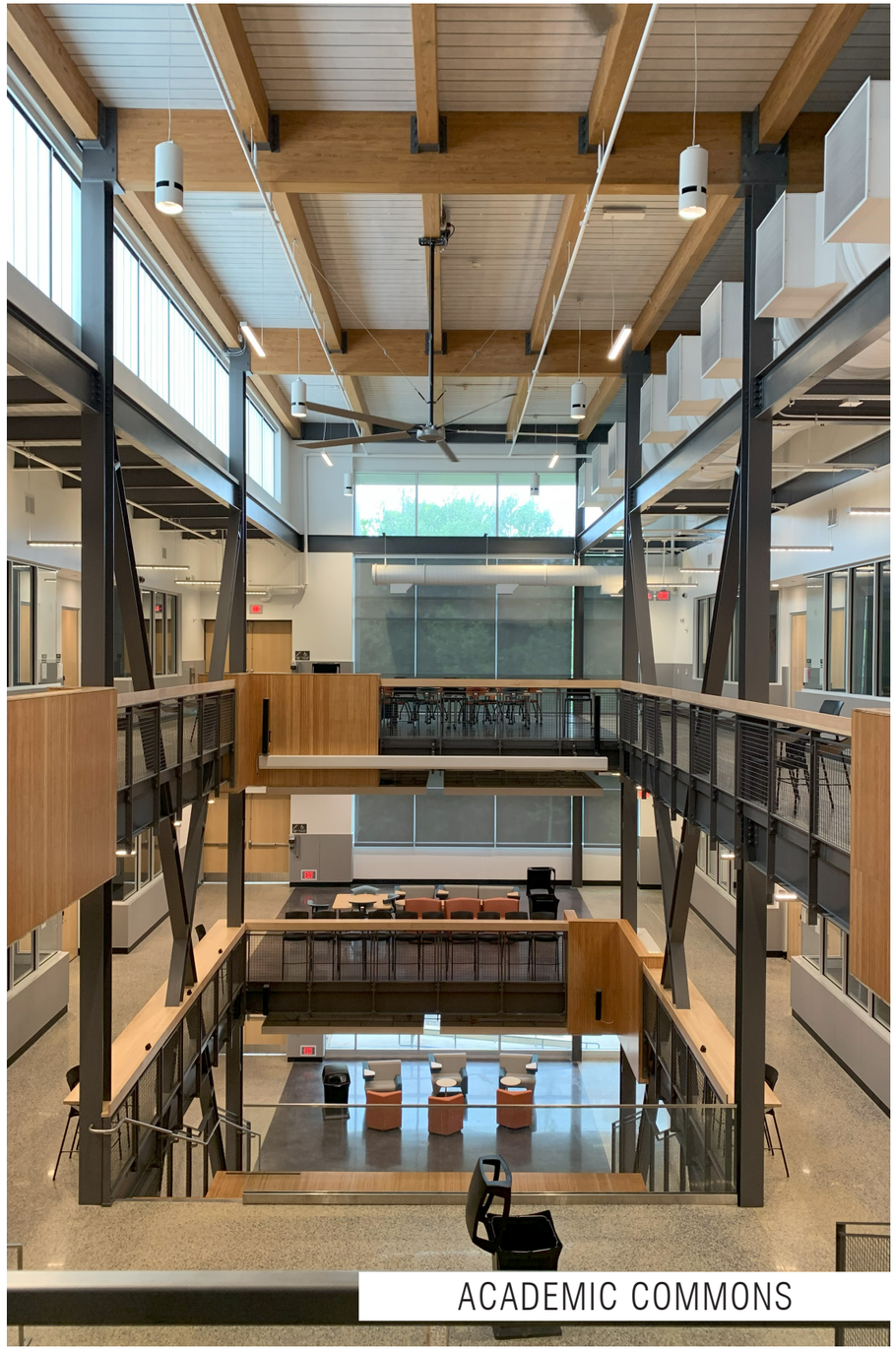
KEY TAKEAWAYS:

- MOVED AWAY FROM 1:1 STUDENT LOCKER ASSIGNMENTS
- LEARNING / COLLABORATION OPPORTUNITIES OUTSIDE OF THE CLASSROOM
- TRANSPARENCY ALLOWS FOR DAYLIGHTING AND INCREASED STUDENT SAFETY/OVERSIGHT
- FIELD ATHLETICS RELOCATED OFF SITE FOR 3 YEARS DURING CONSTRUCTION



ACADEMIC CLASSROOMS





ACADEMIC COMMONS

KEY TAKEAWAYS:

- THREE-STORY COLLABORATIVE SPACE WITH VISUAL CONNECTIONS
- ENHANCED INTERNAL CIRCULATION WITH CONNECTING STAIRS
- GLASS AND MILLWORK AT CLASSROOMS ENHANCES FLEXIBILITY
- CLASSROOMS ADAPTABLE TO SUBJECT / PEDAGOGY

EXISTING PROGRAM

377,738 SF

3,020 STUDENTS
125/SF STUDENT

ED SPEC TARGET PROGRAM

535,283 SF

3,020 STUDENTS
178/SF STUDENT

BENCHMARK HS

DALLAS HIGH SCHOOL

220,000 SF
750 STUDENTS
293/SF STUDENT

INTERBORO HIGH SCHOOL

220,000 SF
1200 STUDENTS
183/SF STUDENT

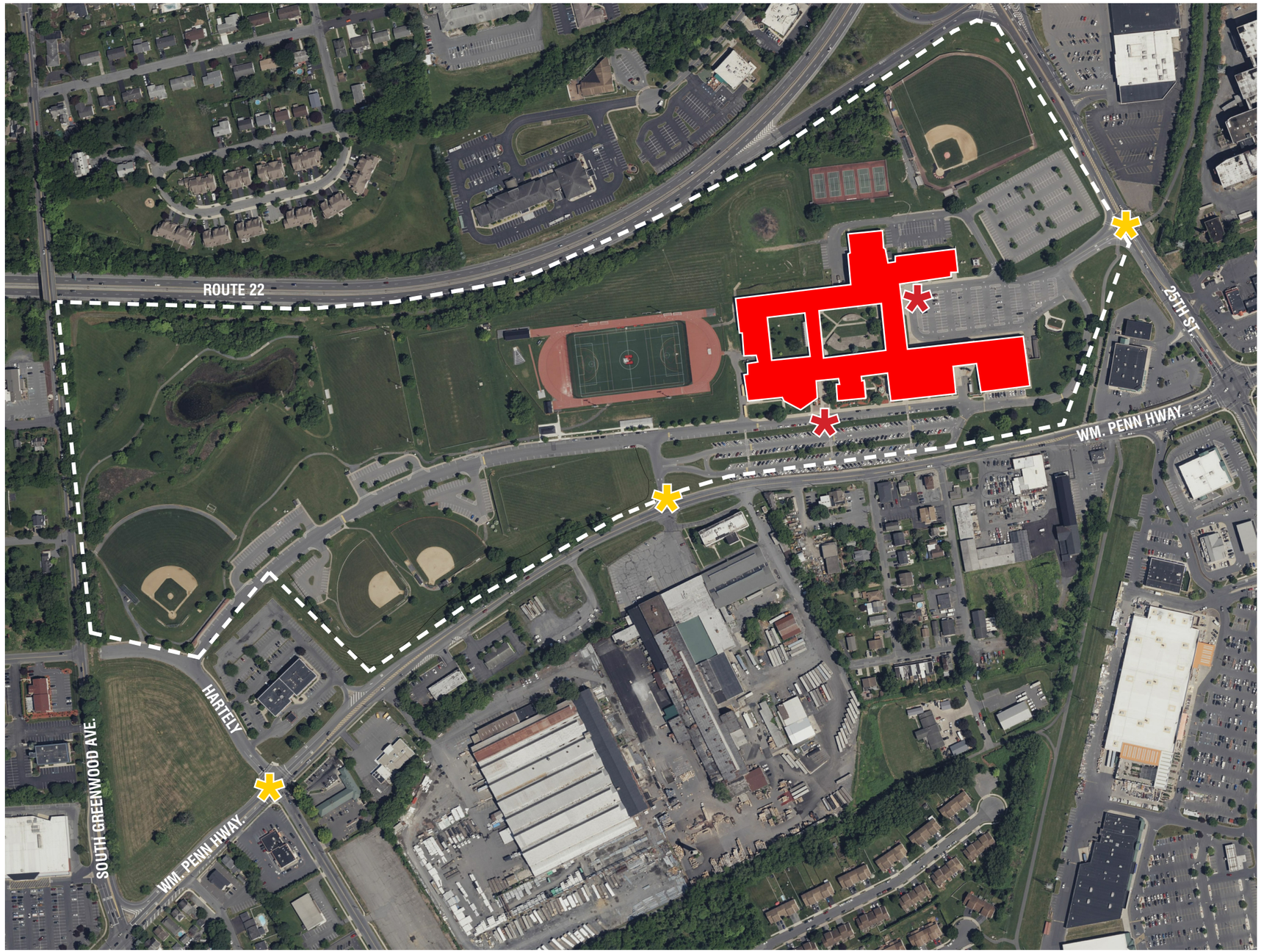
WILKES-BARRE HIGH SCHOOL

403,000 SF
2200 STUDENTS
183/PER STUDENT

UPPER MERION HIGH SCHOOL

345,000 SF
1400 STUDENTS
246/SF STUDENT

3 SITE OVERVIEW | EXISTING HIGH SCHOOL



BUILDING ENTRANCES

VEHICULAR ENTRANCES

377,738

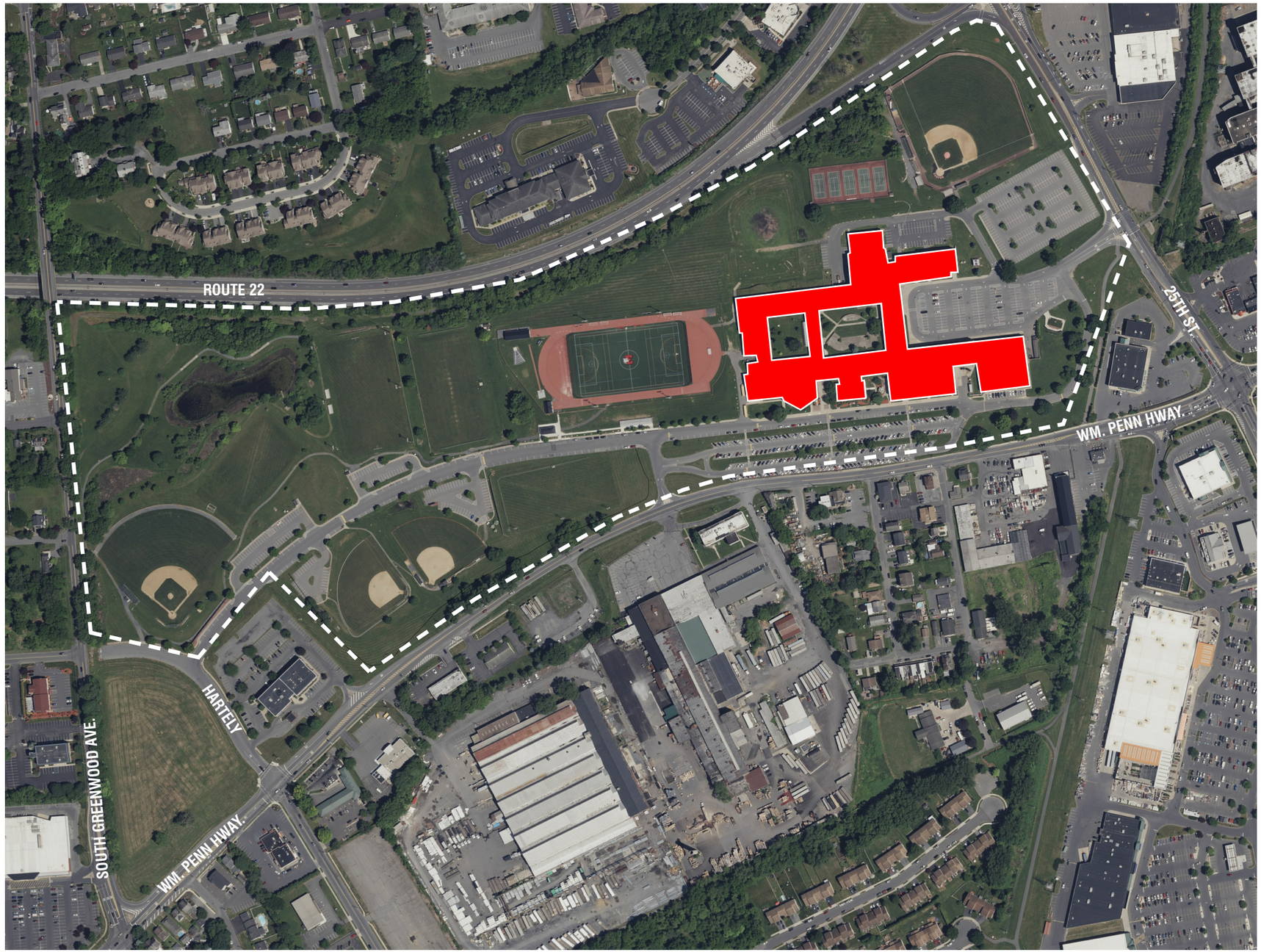
EXISTING SQUARE FOOTAGE

3,020

STUDENT ENROLLMENT

125

SQUARE FOOTAGE PER STUDENT



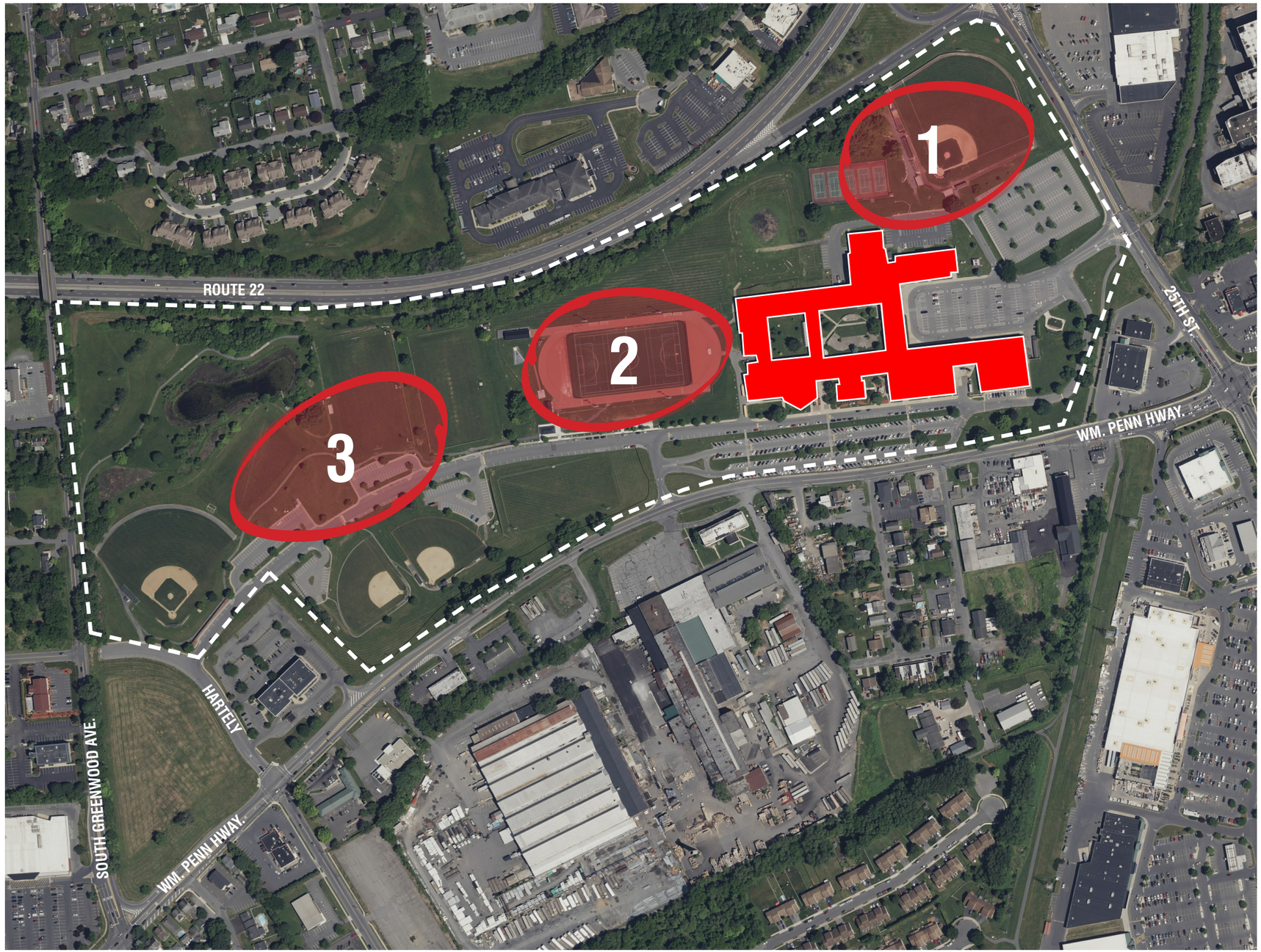
SITE TASKS

✓ **SITE SURVEY COMPLETED**

SUMMER 2024

✓ **TRAFFIC STUDY UNDERWAY**

FALL 2024



TEST FIT LOCATIONS

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



NEXT STEPS

- ✓ Continue evaluating site options
- ✓ Recommend site option - January meeting
- ✓ Continue:
  1. Developing timeline
  2. Developing budget
  3. Conducting site and traffic study
  4. Design meetings
  5. Ongoing community outreach