EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

BOARD MEETING 03 • JANUARY 14, 2025

ALLOY5 CHA



Randy Galiotto, AIA
Principal Architect



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



Andrew Mather PE, CCCA
Senior Project Manager



Bill Deegan
Senior Designer



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



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

AUG 2024
Schedule Bi-Weekly meetings with design team

SEPT 2024
Begin Traffic Study

OCT 2024
BOARD UPDATE
Site survey, school tour recap, ed spec & programming overivew

JAN 2025
BOARD UPDATE 01/14
BOARD ACTION 01/28
Site Option Review + Recommendation

FEB 2025
Begin schematic design *(6 months)*

Pursue funding + grant opportunities

APRIL 2025
Begin land development

AUG 2025
BOARD UPDATE
Begin Design Development *(6 months)*

JAN 2026
BOARD UPDATE
Act 34 Hearing

FEB 2026
Begin construction drawings *(10 months)*

DEC 2026
Bid process

FEB/MAR 2027
BOARD ACTION
Award contracts

MAY 2027
Groundbreaking Ceremony
BEGIN CONSTRUCTION

JULY 2030
Building demolition & site repair

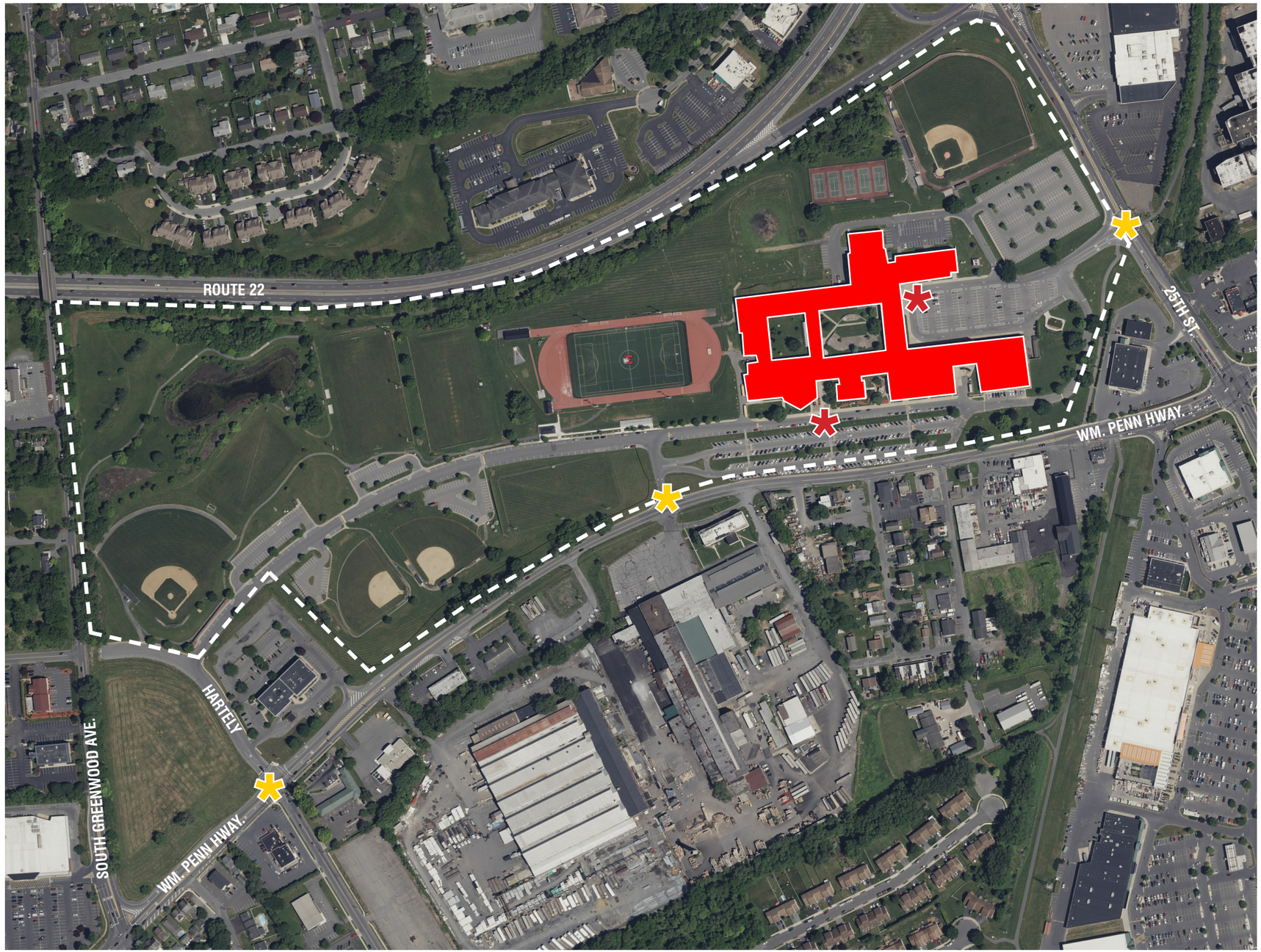
JULY 2030
Substantial completion for new construction

JULY 2031
PROJECT COMPLETION

2024 | 2025 | 2026 | 2027 - 2031

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

E SITE OVERVIEW | EXISTING HIGH SCHOOL



BUILDING ENTRANCES

VEHICULAR ENTRANCES

377,738
EXISTING SQUARE FOOTAGE

3,020
STUDENT ENROLLMENT

125
SQUARE FOOTAGE PER STUDENT

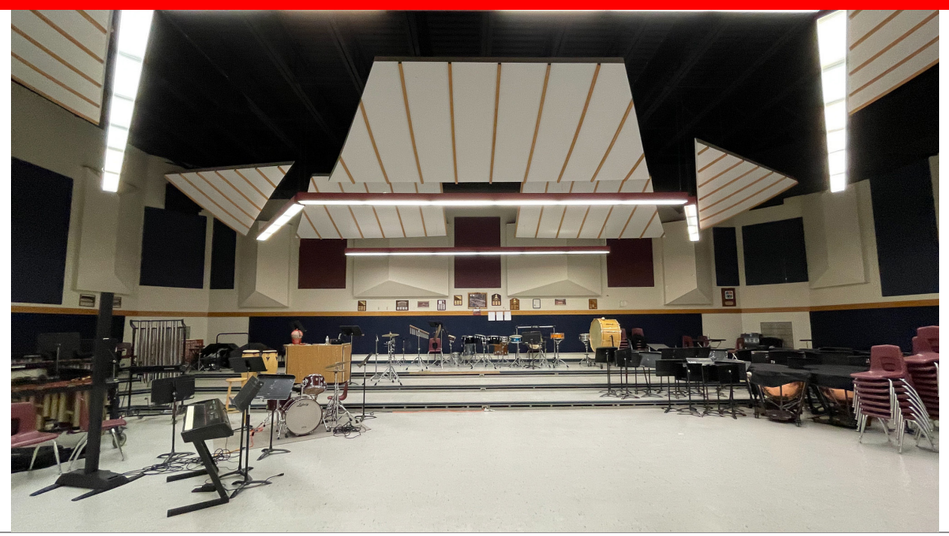
109%
CAPACITY





BUILDING SURVEY 2/17/23+ BOARD TOUR 3/28/23







ART ROOM VCT FLOOR



CIRCULATION



SUSPENDED CEILINGS



PLUMBING FIXTURES



LOCKERS



WINDOWS

POOR



SITE

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



STRUCTURE

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



ARCHITECTURE

- Windows
- Security
- Circulation / Stairs
- 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

PRELIMINARY CONCEPTS - 04/2023

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

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

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 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

BENCHMARKING / PROGRAMMING -10/2024



CAFETERIA TO COMMONS



PHASED CONSTRUCTION

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

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

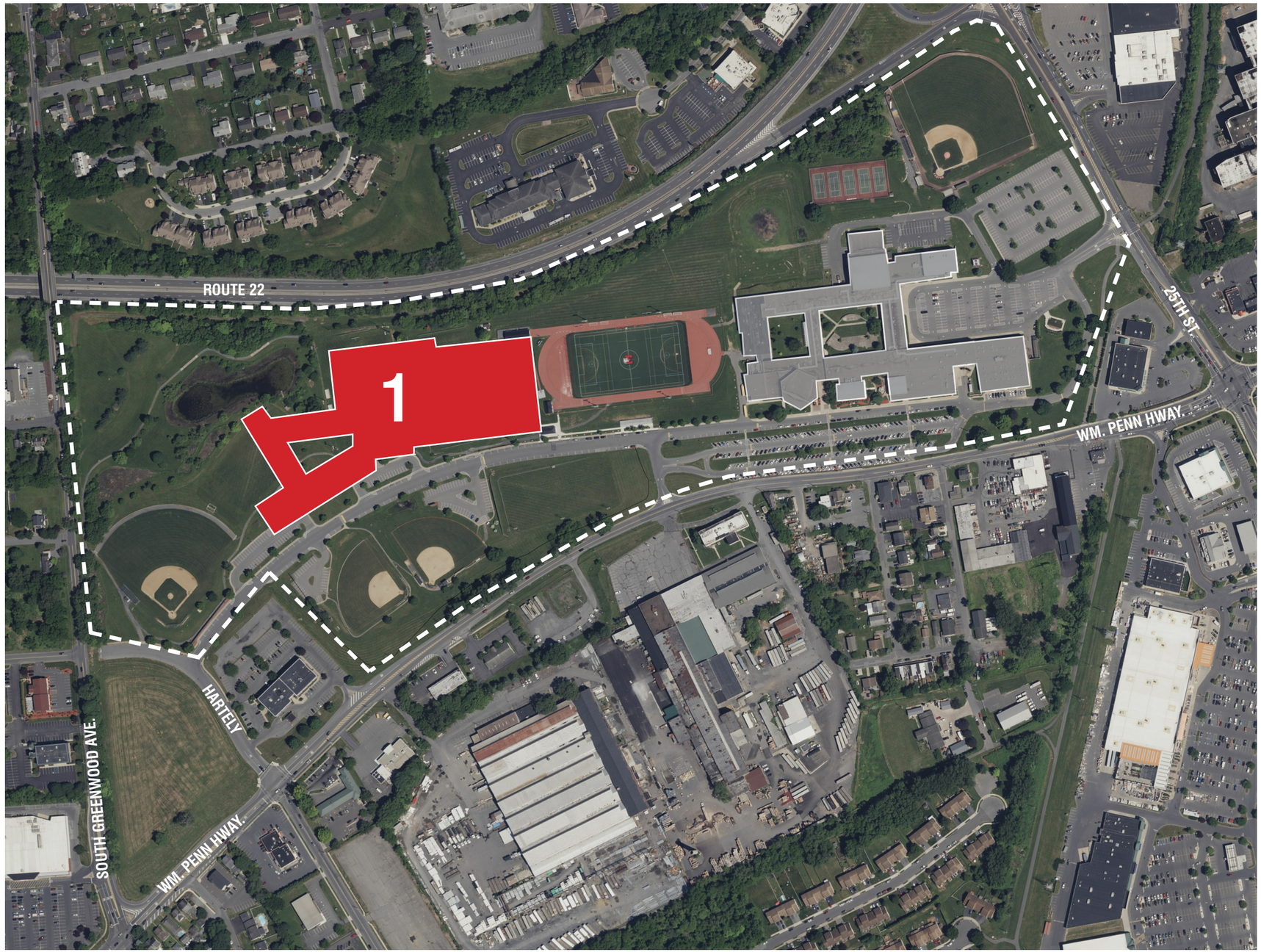
- ☑ Flexible design
- ☑ Better vehicular + pedestrian circulation
- ☑ Better interior circulation
- ☑ Enhanced daylighting
- ☑ School safety & security



TEST FIT LOCATIONS

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

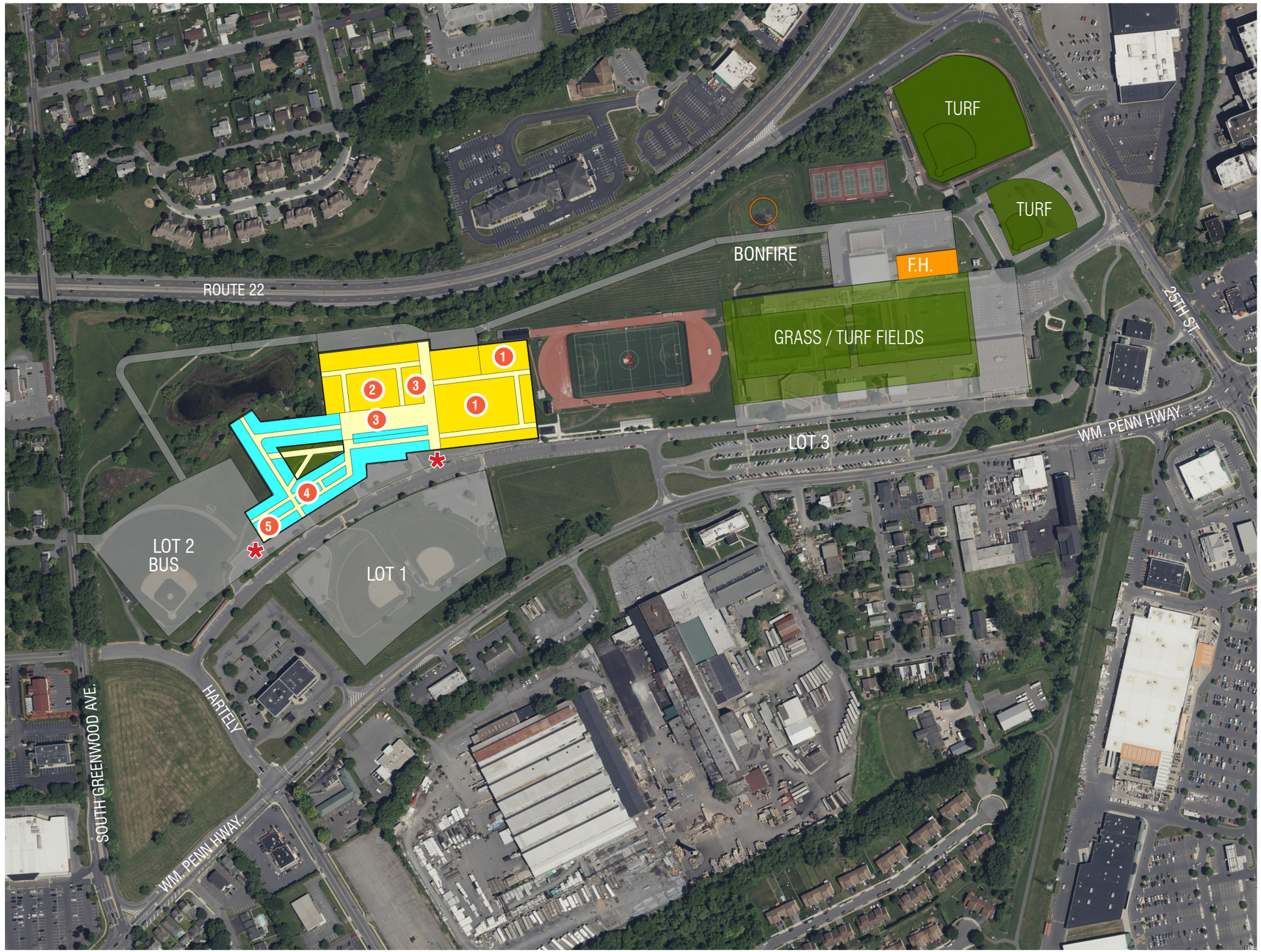
1 SITE SCHEMES - OPTION 1 | WEST LOT



TEST FIT LOCATIONS

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

1 SITE SCHEMES - OPTION 1 | WEST LOT DIAGRAM



COMMUNITY

ACADEMIC

CIRULATION

ENTRANCES

1 GYM / NATATORIUM

2 AUDITORIUM

3 COMMONS / CAFETERIA / KITCHEN

4 MULTI-STORY ACADEMICS

5 ADMINISTRATION / MAIN ENTRANCE

450,000 - 480,000

PROGRAMMED SQUARE FOOTAGE (SF) RANGE

3,020 / 149-159

STUDENT ENROLLMENT / SF PER STUDENT

$ COST RANGE $$

1 SITE SCHEMES - OPTION 1 | WEST LOT AERIAL VIEW



COMMUNITY
ACADEMIC
CIRULATION

FIELD HOUSE
* ENTRANCES

1 GYM / NATATORIUM
2 AUDITORIUM
3 COMMONS / CAFETERIA / KITCHEN
4 MULTI-STORY ACADEMICS
5 ADMINISTRATION / MAIN ENT.

2 SITE SCHEMES - OPTION 2 | MIDDLE LOT



TEST FIT LOCATIONS

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

2 SITE SCHEMES - OPTION 2 | MIDDLE LOT DIAGRAM



COMMUNITY

ACADEMIC

CIRULATION

ENTRANCES

1 GYM / NATATORIUM

2 AUDITORIUM

3 COMMONS / CAFETERIA / KITCHEN

4 MULTI-STORY ACADEMICS

5 ADMINISTRATION / MAIN ENTRANCE

450,000 - 480,000

PROGRAMMED SQUARE FOOTAGE (SF) RANGE

3,020 / 149-159

STUDENT ENROLLMENT / SF PER STUDENT

$ COST RANGE $$

2 SITE SCHEMES - OPTION 2 | MIDDLE LOT AERIAL VIEW



COMMUNITY
ACADEMIC
CIRULATION

FIELD HOUSE
ENTRANCES

1 GYM / NATATORIUM
2 AUDITORIUM
3 COMMONS / CAFETERIA / KITCHEN
4 MULTI-STORY ACADEMICS
5 ADMINISTRATION / MAIN ENT.

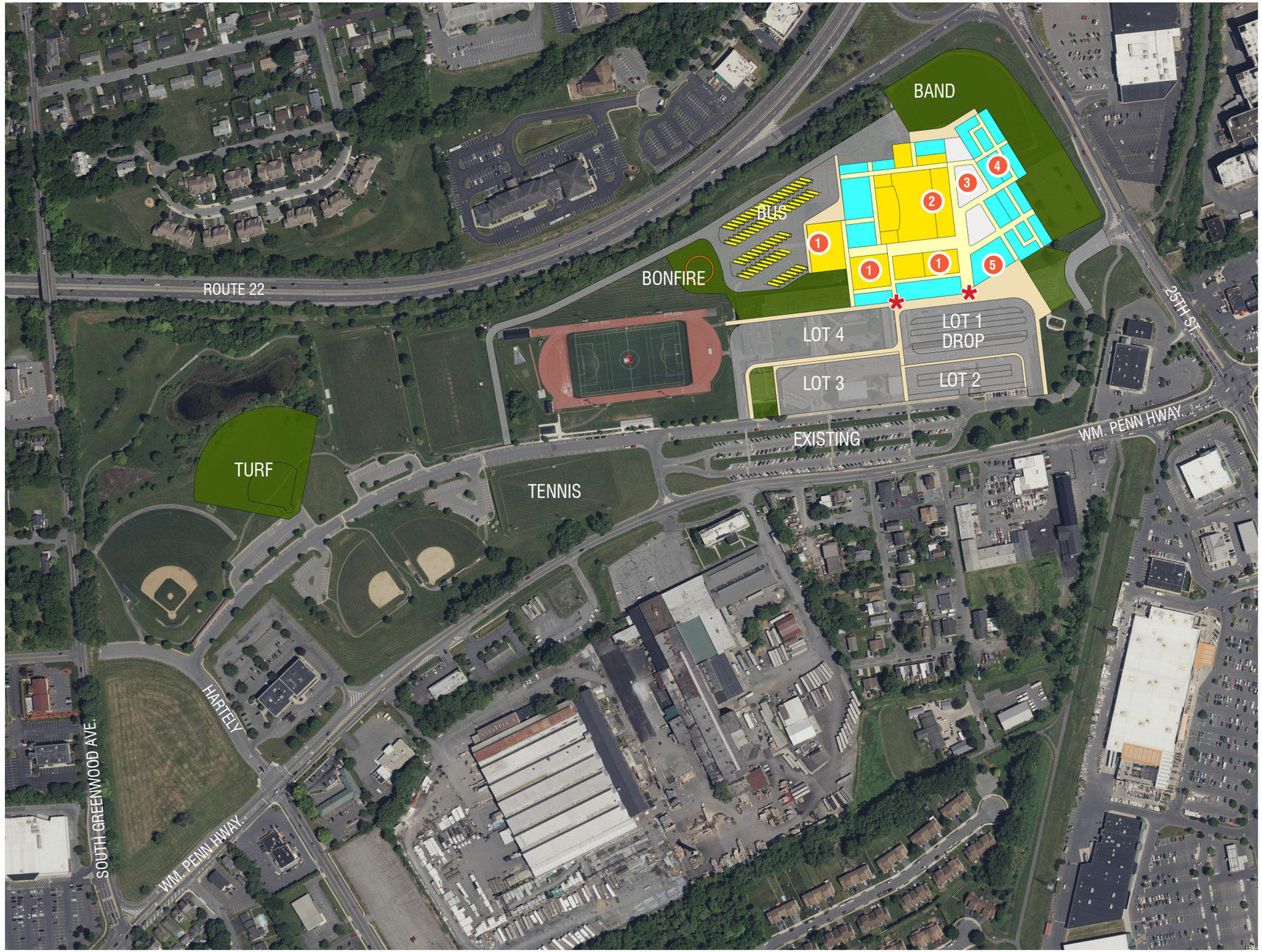
3 SITE SCHEMES - OPTION 3 | CORNER LOT



TEST FIT LOCATIONS

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

3 SITE SCHEMES - OPTION 3 | CORNER LOT DIAGRAM - HYBRID BUILD



COMMUNITY

ACADEMIC

CIRULATION

ENTRANCES

1. GYM / NATATORIUM
2. AUDITORIUM
3. COMMONS / CAFETERIA / KITCHEN
4. MULTI-STORY ACADEMICS
5. ADMINISTRATION / MAIN ENTRANCE

450,000 - 480,000

PROGRAMMED SQUARE FOOTAGE (SF) RANGE

3,020 / 149-159

STUDENT ENROLLMENT / SF PER STUDENT

$ COST RANGE $$

3 SITE SCHEMES - OPTION 3 | CORNER LOT AERIAL - HYBRID BUILD

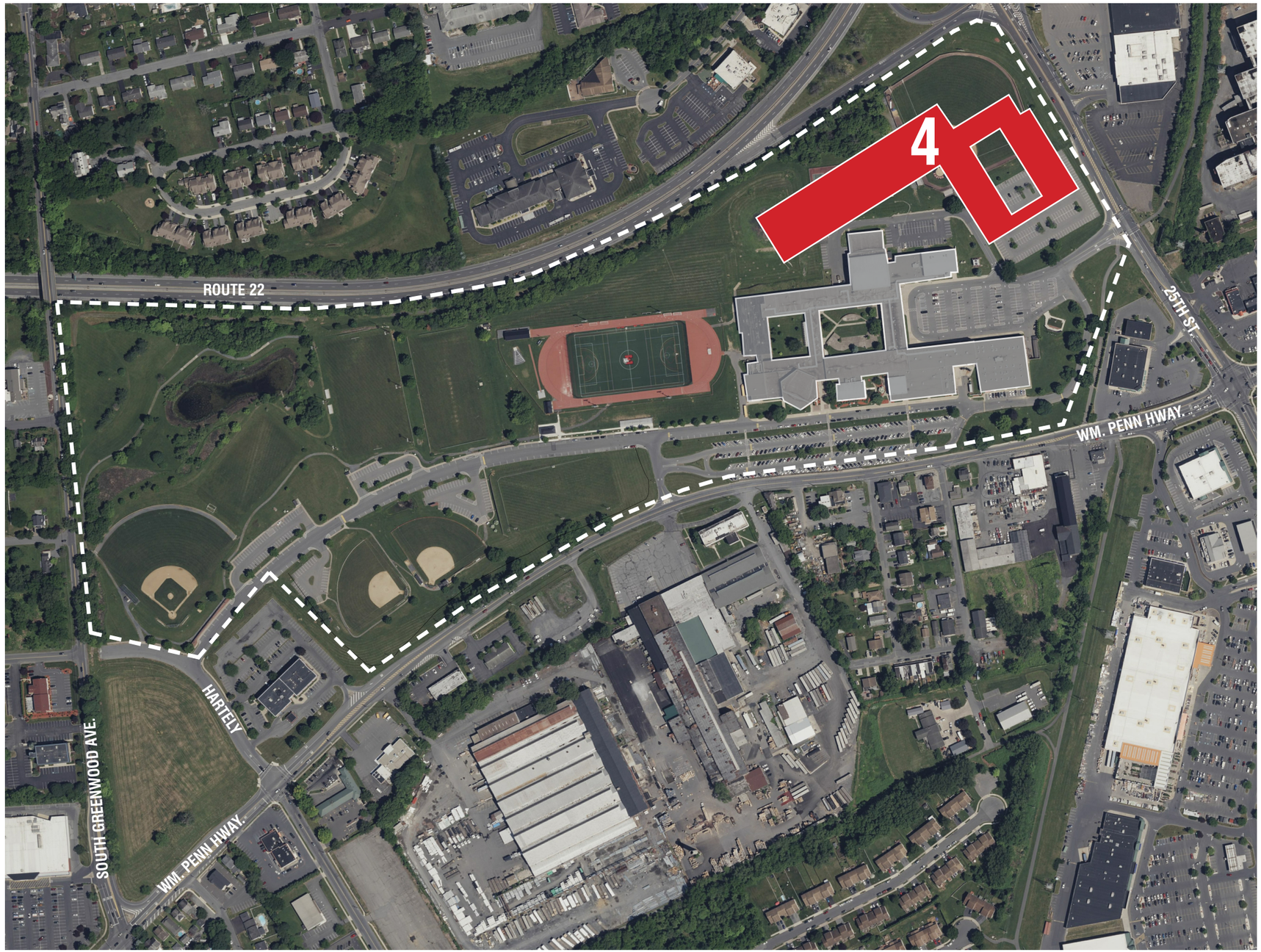


COMMUNITY
ACADEMIC
CIRULATION

FIELD HOUSE
ENTRANCES

1 GYM / NATATORIUM
2 AUDITORIUM
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5 ADMINISTRATION / MAIN ENT.

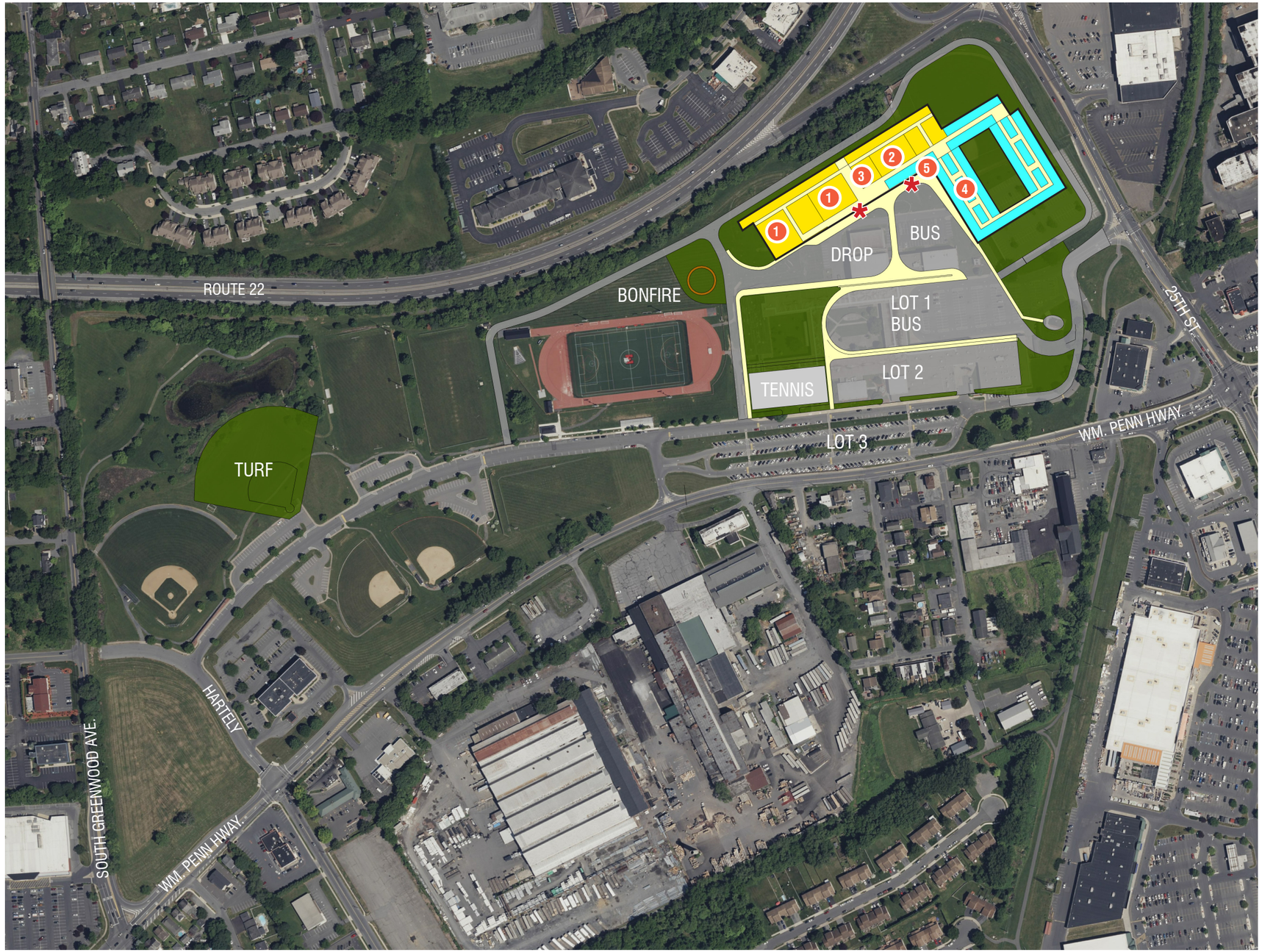
1 SITE SCHEMES - OPTION 1A | CORNER LOT



TEST FIT LOCATIONS

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

4 SITE SCHEMES - OPTION 4 | CORNER LOT DIAGRAM - BUILD NEW



COMMUNITY

ACADEMIC

CIRULATION

ENTRANCES

1 GYM / NATATORIUM

2 AUDITORIUM

3 COMMONS / CAFETERIA / KITCHEN

4 MULTI-STORY ACADEMICS

5 ADMINISTRATION / MAIN ENTRANCE

450,000 - 480,000

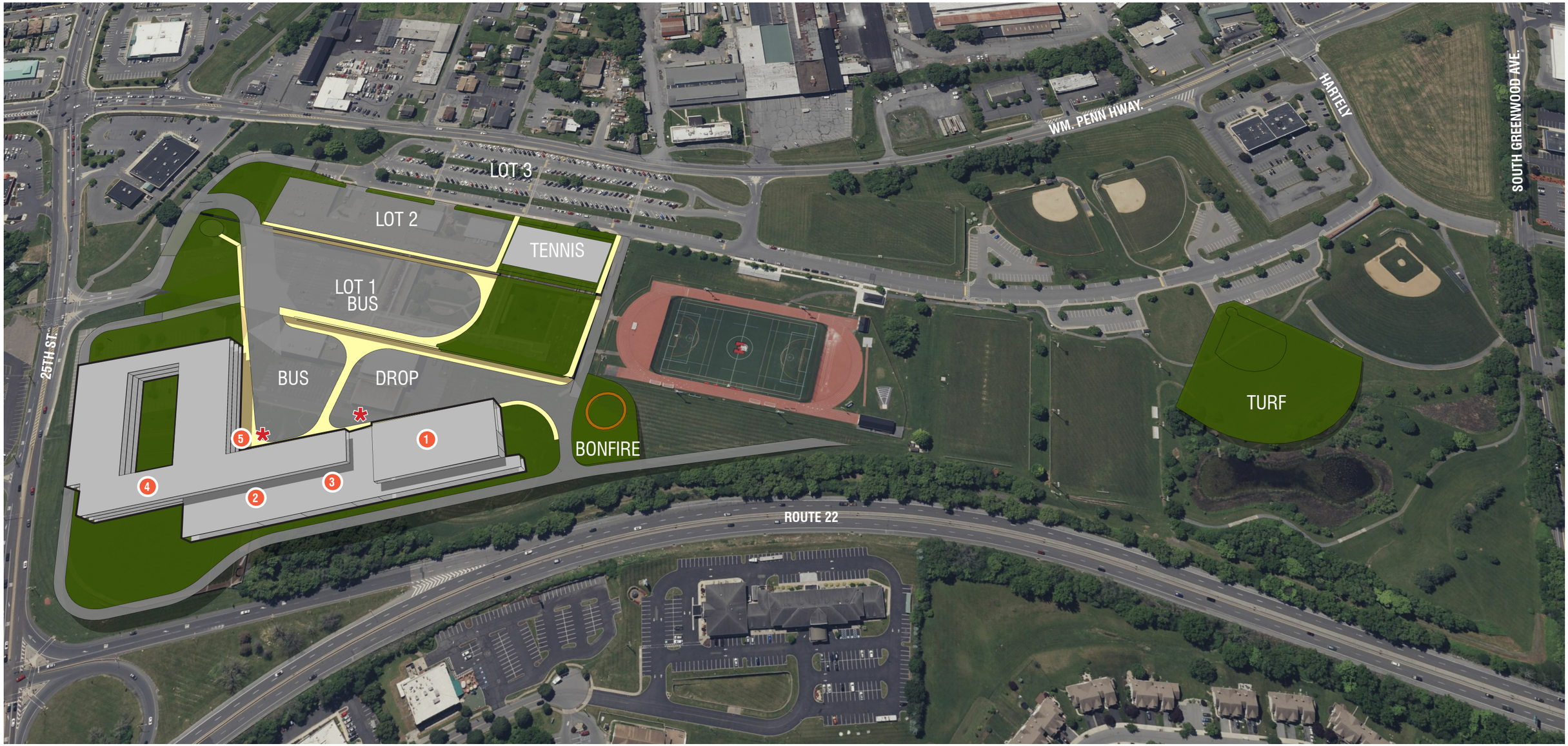
PROGRAMMED SQUARE FOOTAGE (SF) RANGE

3,020 / 149-159

STUDENT ENROLLMENT / SF PER STUDENT

$ — COST RANGE — $$

1 SITE SCHEMES - OPTION 1A | CORNER LOT AERIAL - BUILD NEW



COMMUNITY
ACADEMIC
CIRULATION

FIELD HOUSE
ENTRANCES

1 GYM / NATATORIUM
2 AUDITORIUM
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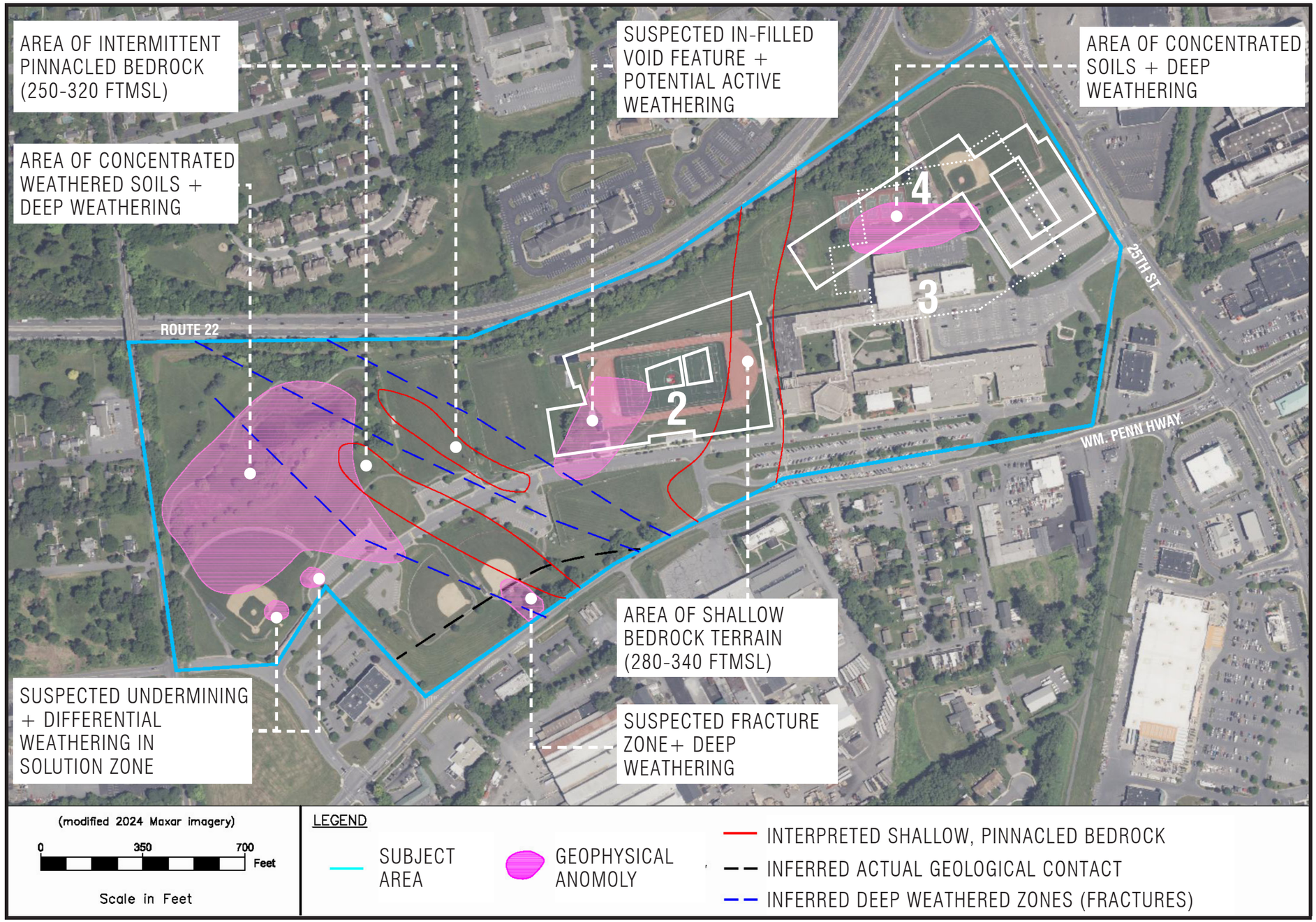
TEST FIT LOCATIONS

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

COST FACTORS

1. SIZE OF BUILDING / PROGRAM
2. DURATION / INFLATION CONSIDERED
3. SITE INFRASTRUCTURE
4. CONSTRUCTION PHASING
5. SUB-SURFACE CONDITIONS

E SITE OVERVIEW | GEOTECHNICAL SURVEY WITH SITE OPTIONS OVERLAY



TEST FIT LOCATIONS

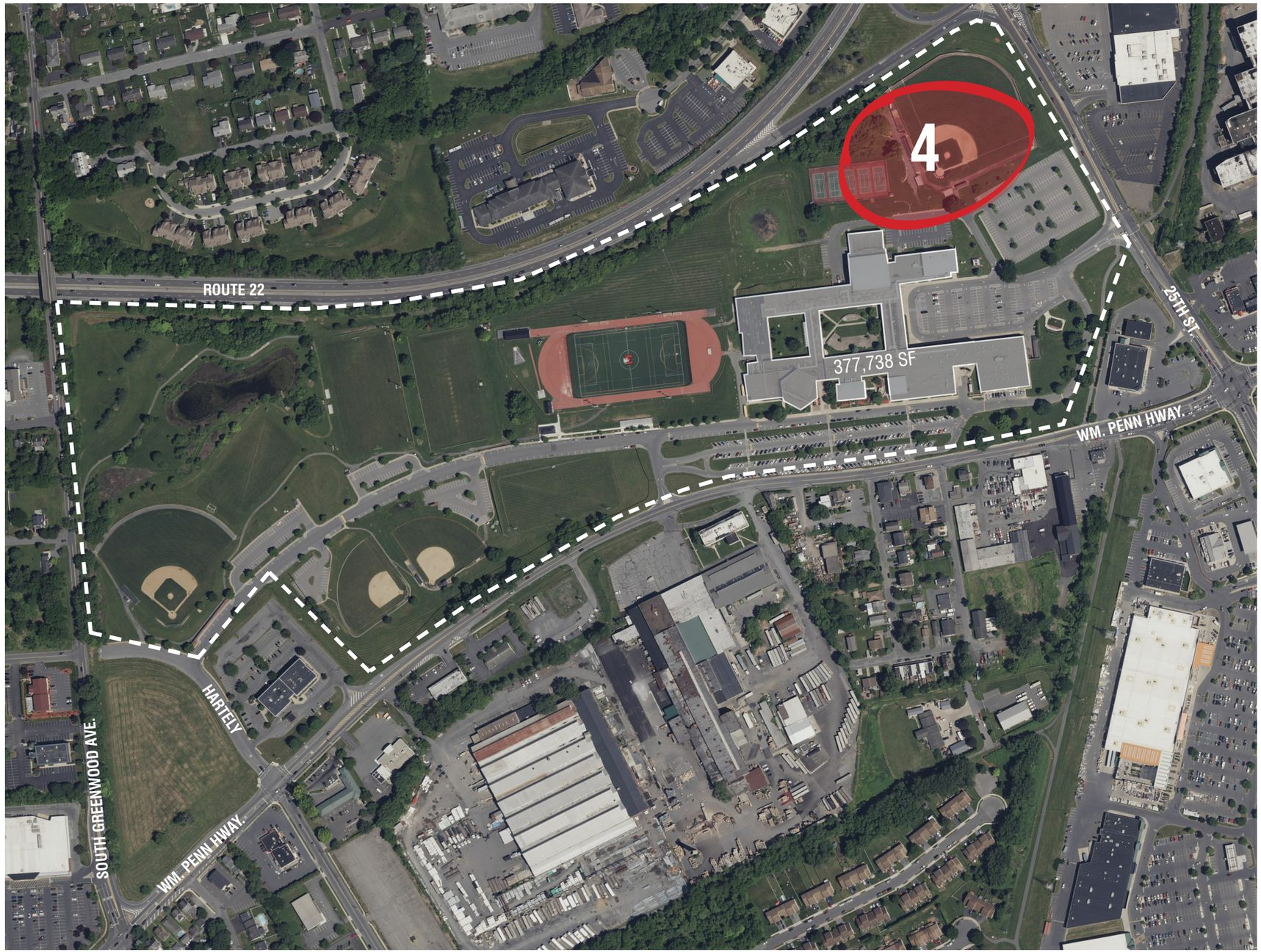
1. WEST / FIELDS
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1958 PHOTOS - EASD HS CONSTRUCTION

	~~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	🟡	🟡	🟡	🟢



RECOMMENDED LOCATION

4. CORNER / BASEBALL

450,000 - 480,000

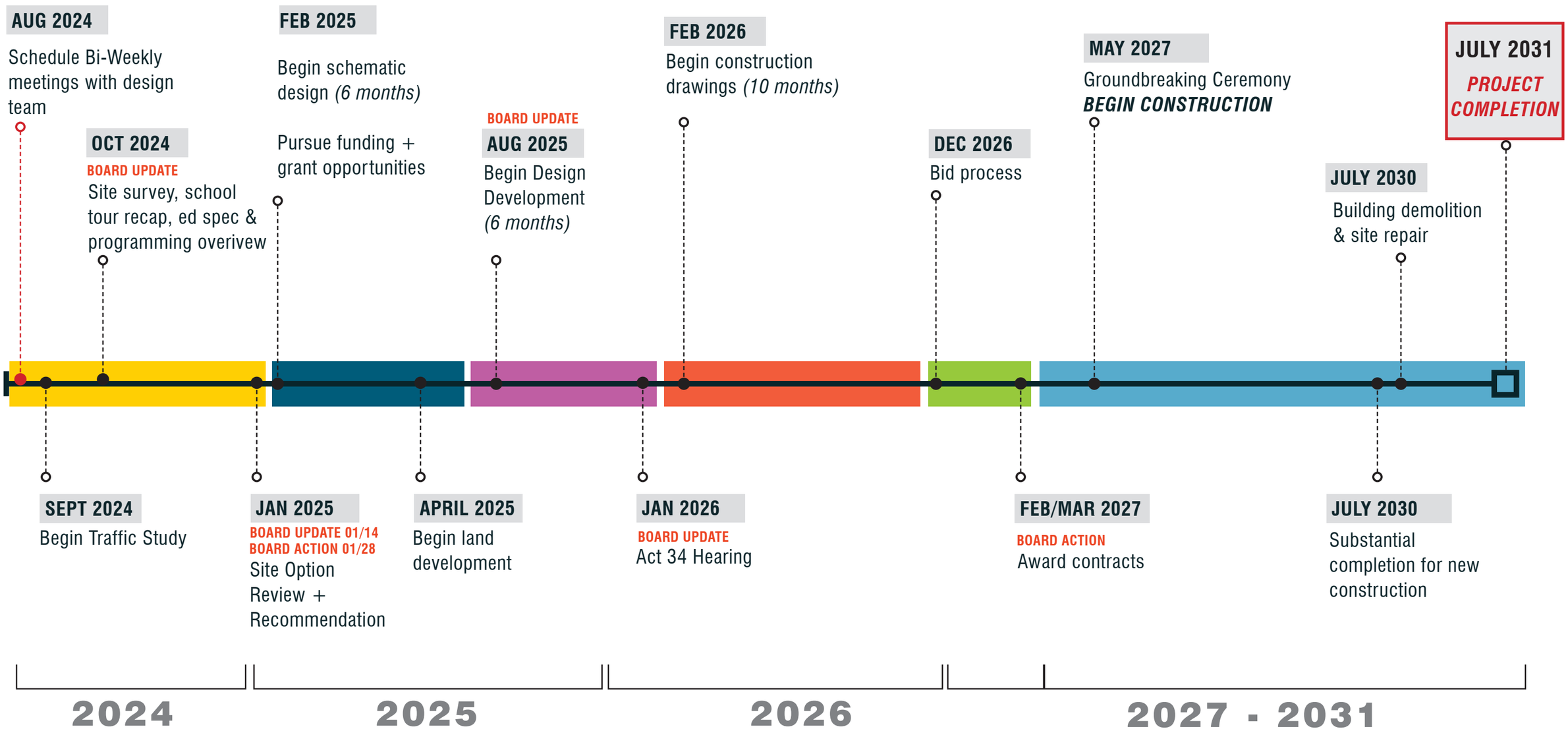
PROGRAMMED SQUARE FOOTAGE (SF) RANGE

3,020 / 149-159

STUDENT ENROLLMENT / SF PER STUDENT

$290M - $320M

PROBABLE COST (TOTAL PROJECT)


AUG 2024
Schedule Bi-Weekly meetings with design team
OCT 2024
BOARD UPDATE
Site survey, school tour recap, ed spec & programming overivew
FEB 2025
Begin schematic design *(6 months)*
Pursue funding + grant opportunities
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BOARD ACTION
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2024
2025
2026
2027 - 2031
PROGRAMMING
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING
CONSTRUCTION ADMINISTRATION



THANK YOU + NEXT STEPS

Site approval vote - January 28th, 2025

Begin Schematic Design - February 2025

Pursue Funding + Grant Opportunities

Continue:

1. Developing timeline
2. Developing budget
3. Conducting site and traffic study
4. Design meetings
5. Ongoing community outreach