EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

BOARD UPDATE - JUNE 24, 2025

ALLOY5 CHA

EASTON AREA HIGH SCHOOL - SCHEMATIC DESIGN SCHEDULE

Date	Time	Label
1/28/2025		Board Authorization for Current HS Location
3/11/2025		Raymond James Draw Down Presentation to Committee
4/23/2025		Preliminary NCCD Pre-Application Meeting
5/13/2025		May Standing Committee Meeting (A5, CHA Presentation Update)
5/19/2025		State of the District Public Event
5/20/2025		Schematic Design Meeting
5/21/2025	7:00PM	Board Meeting
6/3/2025	1:00PM	Regularly schduled schematic design meeting
6/10/2025	6:00PM	Board Standing Committee Meeting (no design team required)
6/17/2025	5:00PM	Ad Hoc/Public Planning Meeting (in place of sch desigh mtg)
6/24/2025	7:00PM	Board Meeting (2026 FY budget approval)
7/1/2025	1:00PM	Regularly schduled schematic design meeting
7/8/2025	5:00PM	Ad Hoc/Public Planning Meeting (in place of sch desigh mtg on 07/15)
		VE - Intro Meeting
7/22/2025	6:00PM	Board Meeting
7/22/2025	*N/A*	*VE - Ideas Due*
7/29/2025	1:00PM	Regularly schduled schematic design meeting
8/5/2025	5:00PM	Ad Hoc/Public Planning Meeting (in place of sch desigh mtg on 08/12)
		VE - Workshop Meeting
8/12/2025	**7:00PM**	**Board Meeting - SCHEMATIC DESIGN & PLANCON A, B APPROVAL**
		VE - review final draft results at Board Meeting
Aug 2025		*VE - final report*
Jan 2026		Act 34 Hearing

Updated 06/19/2025

- CHA reviewed the timeline of the project budget from initial concept phase in 2023, to site selection in Jan. 2025, to the current budget in May 2025

  The current total project budget is $298,000,000.

- CHA shared a cost benchmark analysis that compared the project costs of recent local new school construction to the Easton High School project.

  This analysis level set all schools to have the same square footage and start date of the new high school to eliminate size and inflation variables.

- CHA reviewed project phasing + schedule noting that there are three major phases:

  Initial site, demolition, and foundation phase: May 2027 – Summer 2028
  Construction of new high school: Summer 2028 – August 2030
  Final demolition and site work: Early 2030 – Summer 2031

- CHA outlined the upcoming Value Engineering exercise scheduled to occur this summer. This process is to ensure the Design Team and Board have opportunity to maximize value, which is defined as the performance/function, quality, and safety divided by cost.

  Value Engineering kickoff is at the next Ad/Hoc meeting on 07/08/25.

Completed Tasks

- Site Survey of existing conditions including all subsurface utilities
- Geophysical investigation to identify areas of concern for shallow bedrock, sinkholes, deep soils
- Wetlands Investigation

Informal meetings were held with the agencies that will need to approve the project.

- Penndot (2 meetings including a scoping meeting)
- Palmer Township (2 meetings)
- Easton Suburban Water

Meeting outcomes:

- Penndot is waiving a traffic impact study as the enrollment increase is not sufficient to generate a significant increase in traffic.
- The Township will be requiring widening of William Penn and Greenwood Avenue, with sidewalks and street trees along Greenwood Avenue, William Penn, and 25th Street
- The current high school is served by a single water line and meter. Recommended to have a second connection to the main in Milford Street for redundancy

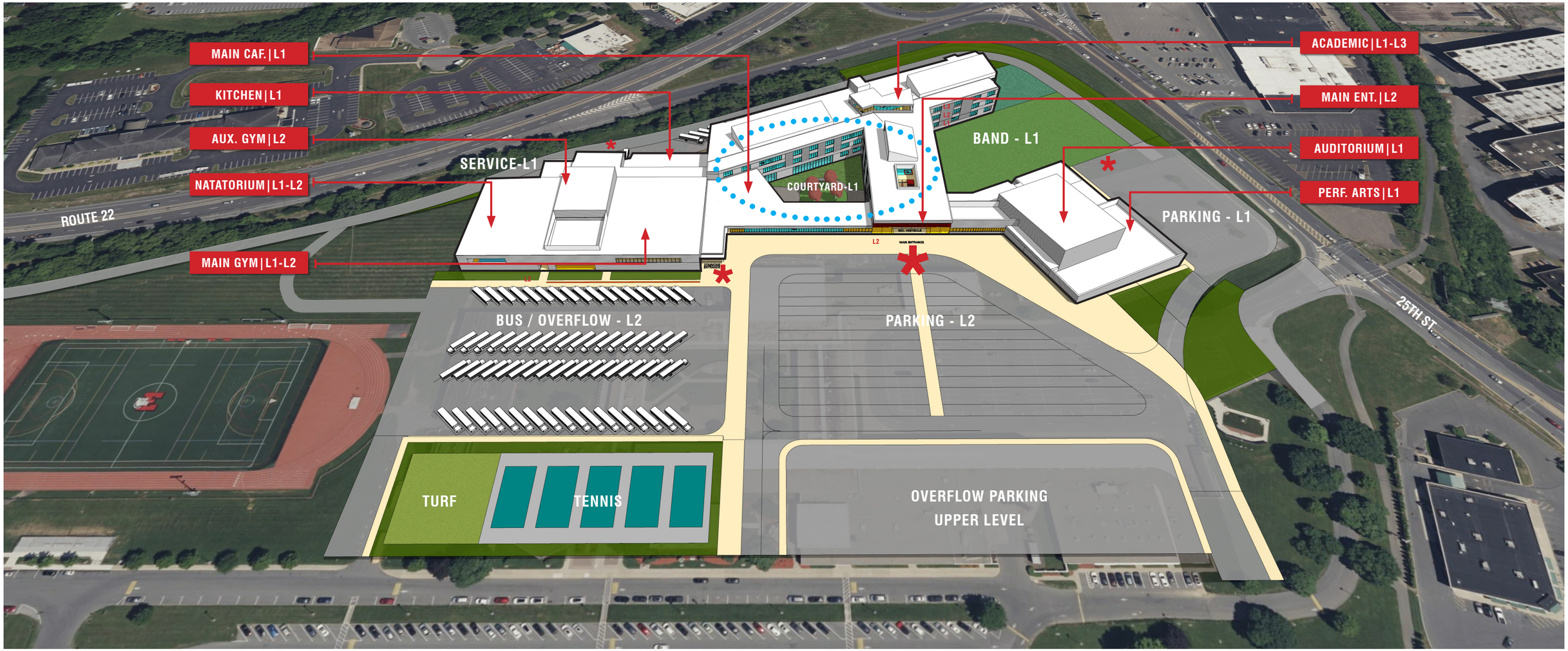
As a follow up to the above meetings Colliers has:

- Evaluated the utilities on site and developed a plan to keep the existing high school operating while the new school is built. This will re-route existing storm and sanitary.
- Performed a full Penndot survey of the surrounding streets to determine the impact of the widening on the project

Next steps:

- Currently working on a mass grading plan of the site to calculate cuts, fills, and if there will be surplus soil or export. Will revise and make recommendations to reduce earth moving costs
- Geotech scheduled in July-August, which will be used to determine foundation types, and if ground improvements will be needed. This will help refine the cost.

01 REVIEW OF AD HOC MEETING - NEW DESIGN INFORMATION



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

POOL UPPER LEVEL

AUX. GYM

GYMNASIUM UPPER LEVEL

STRENGTH/ FITNESS

ATHLETICS ENTRANCE

UPPER COMMONS

COURTYARD BELOW

CLASSROOMS

STUDENT CENTER

IPC

ACADEMIC COMMONS

SCIENCE

STAIR

ELEV

CLSSROOMS/ LGI

MAIN OFFICE

MAIN ENTRANCE

NURSE WELLNESS CTR

LIFESKILLS

AUDITORIUM BELOW

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FLOOR PLAN KEY

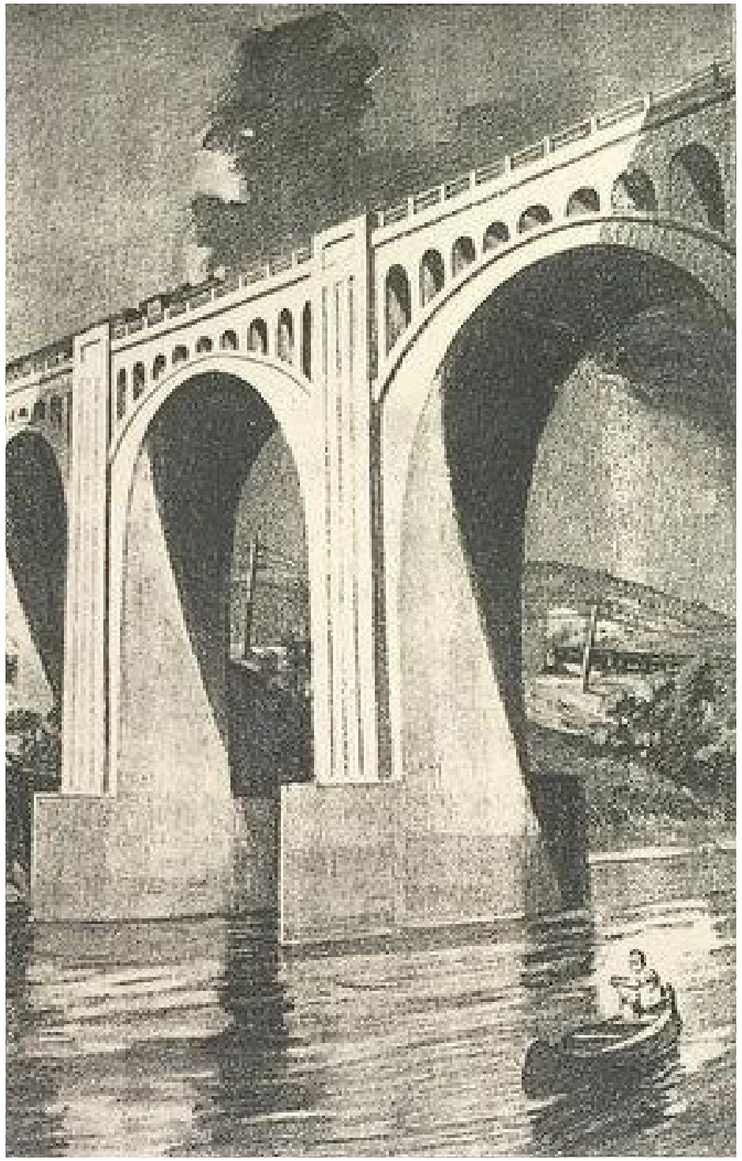
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MATERIAL CONCEPT | HISTORY

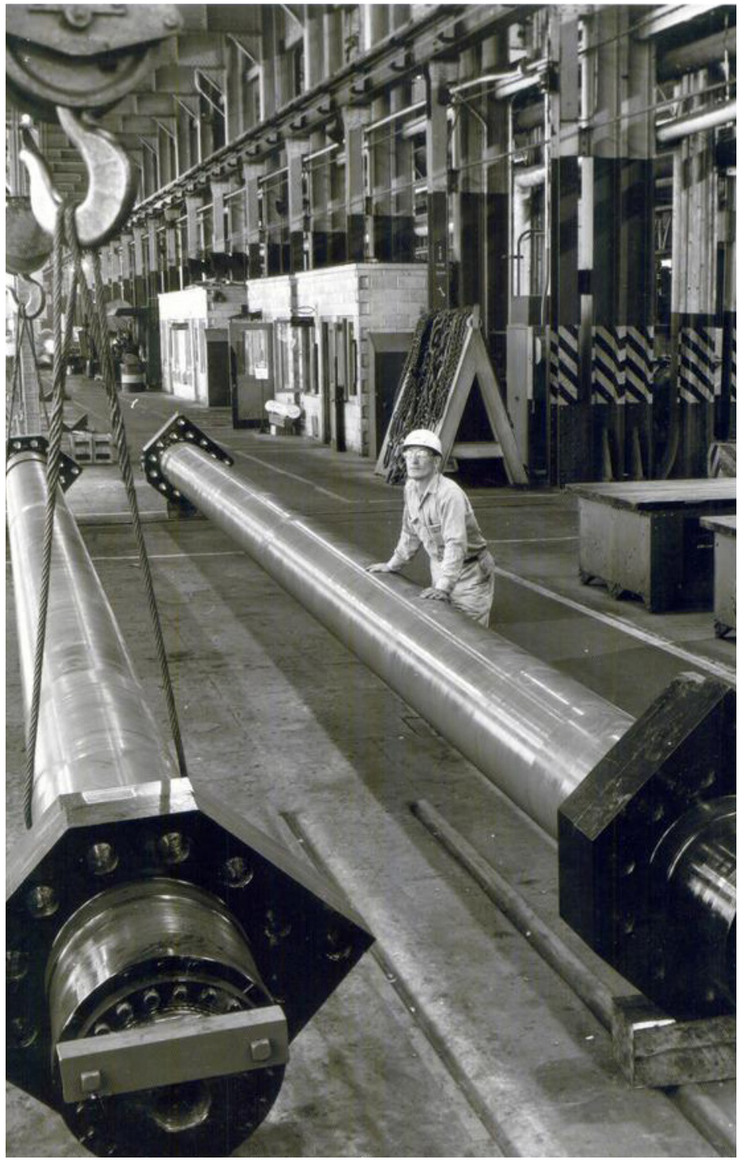
THE DESIGN OF EASTON HIGH SCHOOL IS TIED TO THE REGIONAL INDUSTRIES AND MATERIALS THAT FLOWED THROUGH EASTON AS A TRANSPORTATION HUB.

CONCRETE



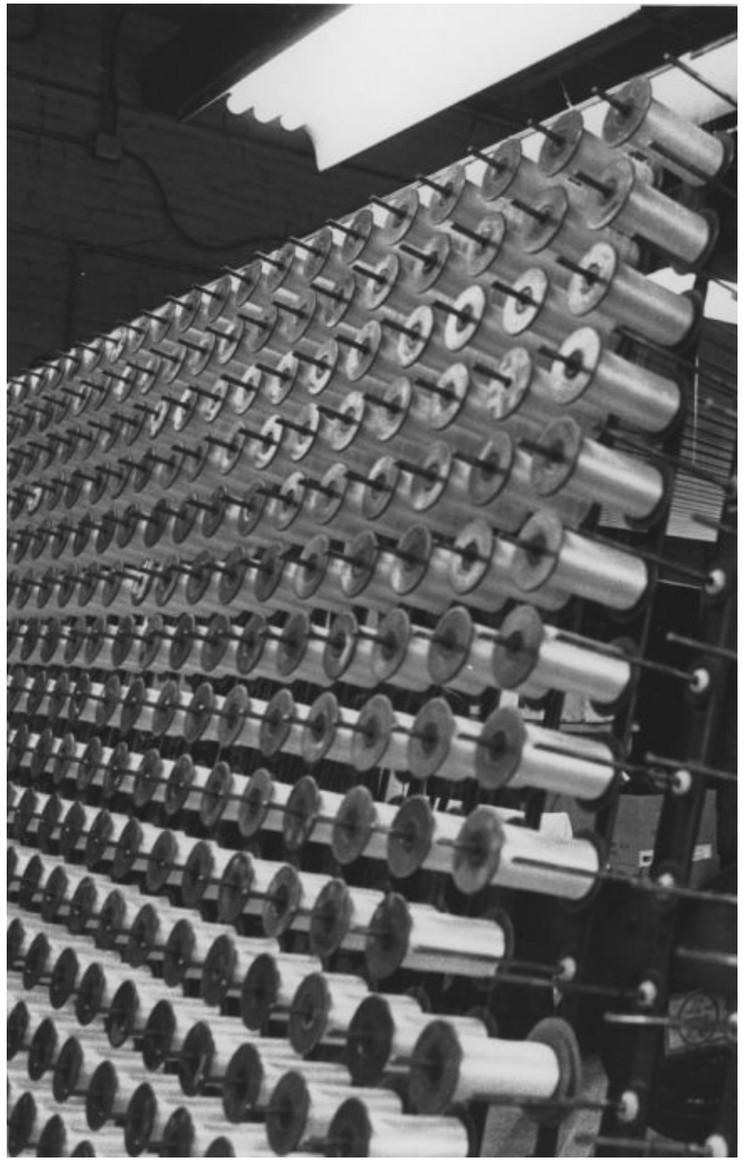
EASTON WAS HEADQUARTERS OF ALPHA PORTLAND CEMENT IN 1901, CONTRIBUTING TO THE LEHIGH VALLEY BEING KNOWN AS THE STARTING POINT TO THE AMERICAN CEMENT INDUSTRY.

STEEL



THE LEHIGH VALLEY WAS ONCE ONE OF THE LARGEST STEEL MANUFACTURERS IN THE UNITED STATES.

SILK



EASTON IS HOME OF THE SIMON SILK MILL, ONCE KNOWN AS ONE OF PA'S LARGEST INDUSTRIES.

MATERIAL CONCEPT | VISION

THE DESIGN OF EASTON HIGH SCHOOL IS TIED TO THE REGIONAL INDUSTRIES AND MATERIALS THAT FLOWED THROUGH EASTON AS A TRANSPORTATION HUB.

CONCRETE

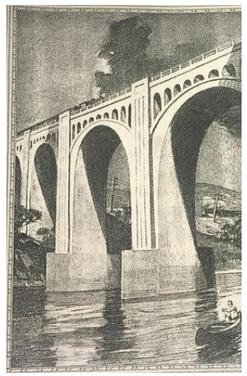


EASTON CITY HALL

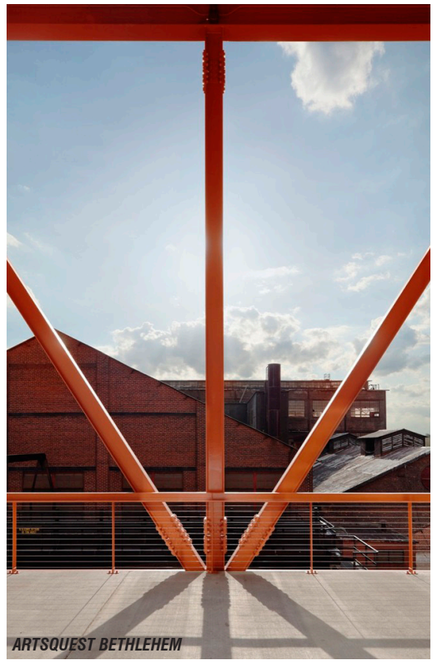


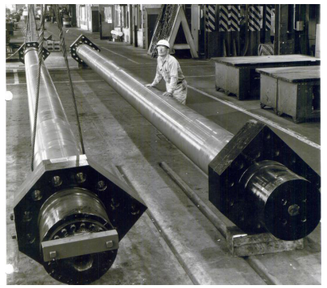


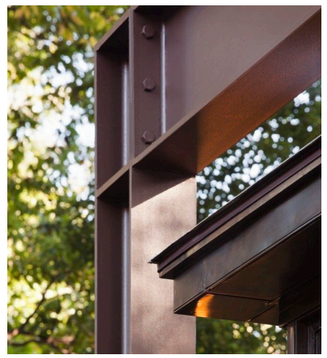


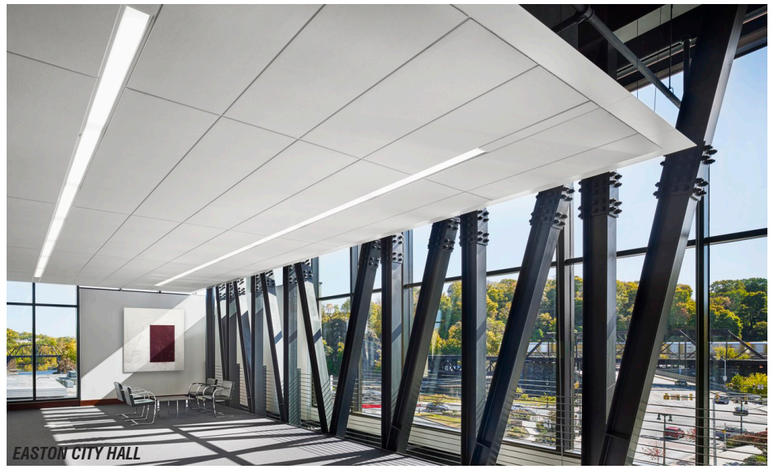


STEEL

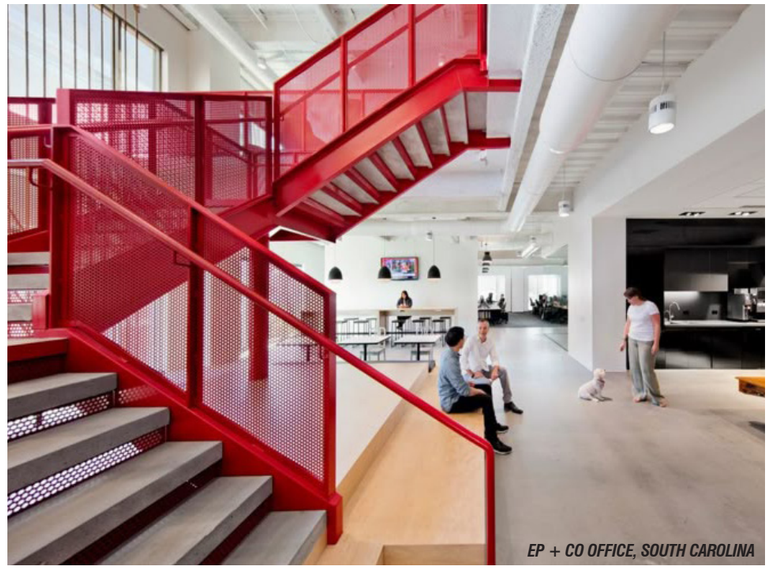

ARTSQUEST BETHLEHEM

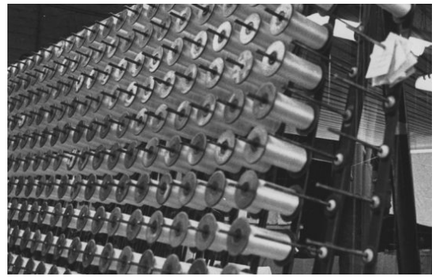




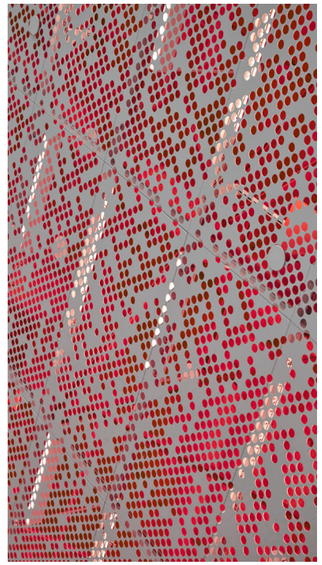

EASTON CITY HALL

SILK


EP + CO OFFICE, SOUTH CAROLINA




OMIC LAB, OREGON



CLERESTORY WINDOWS

PERF. METAL CANOPY (SILK)

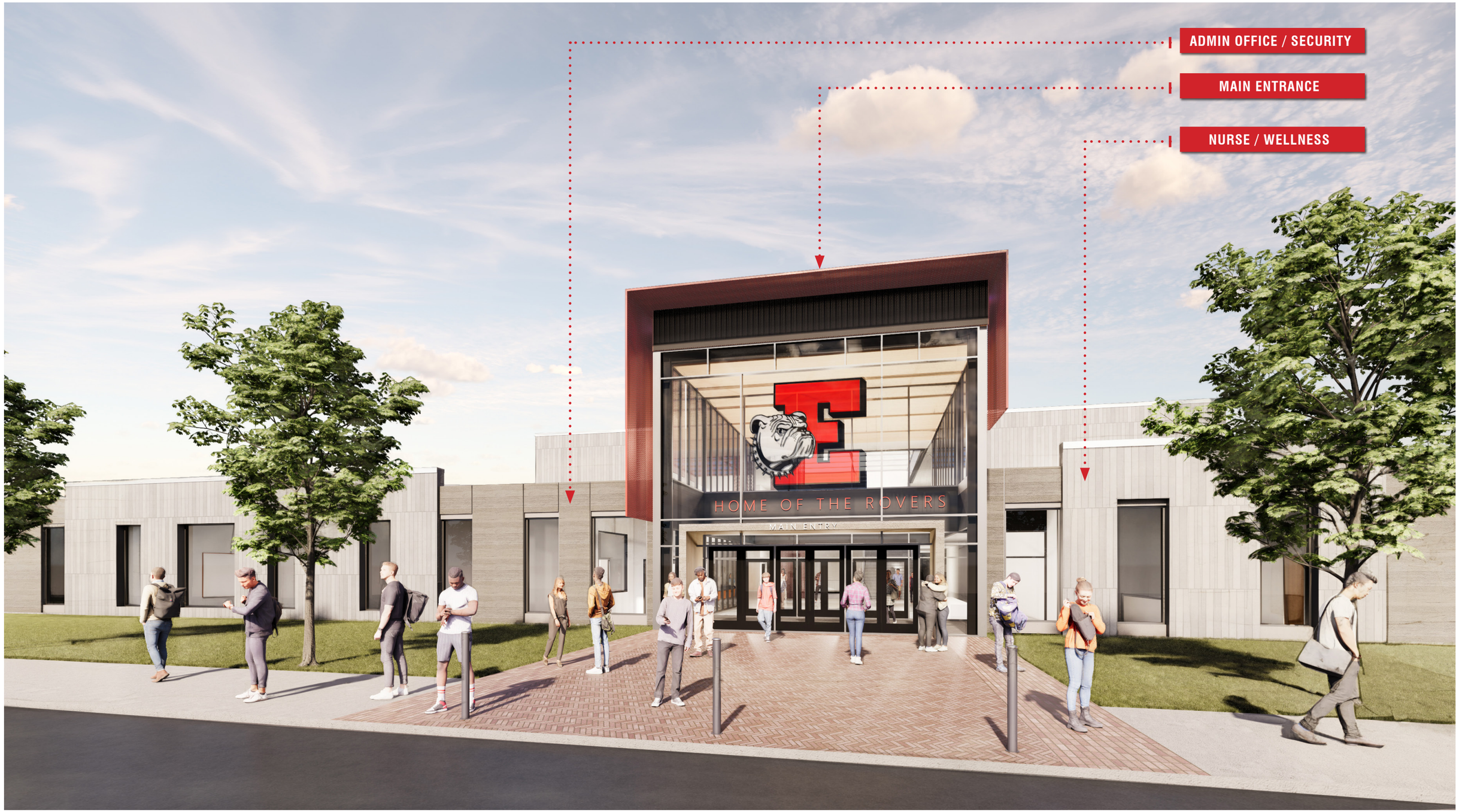
EXPOSED STEEL FRAMING

ROBUST PRE-CAST CONC.



SILK LOOM CONCEPT



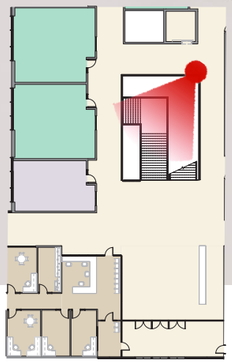

ADMIN OFFICE / SECURITY
MAIN ENTRANCE
NURSE / WELLNESS
HOME OF THE ROVERS
MAIN ENTRY

MAIN ENT. BEYOND

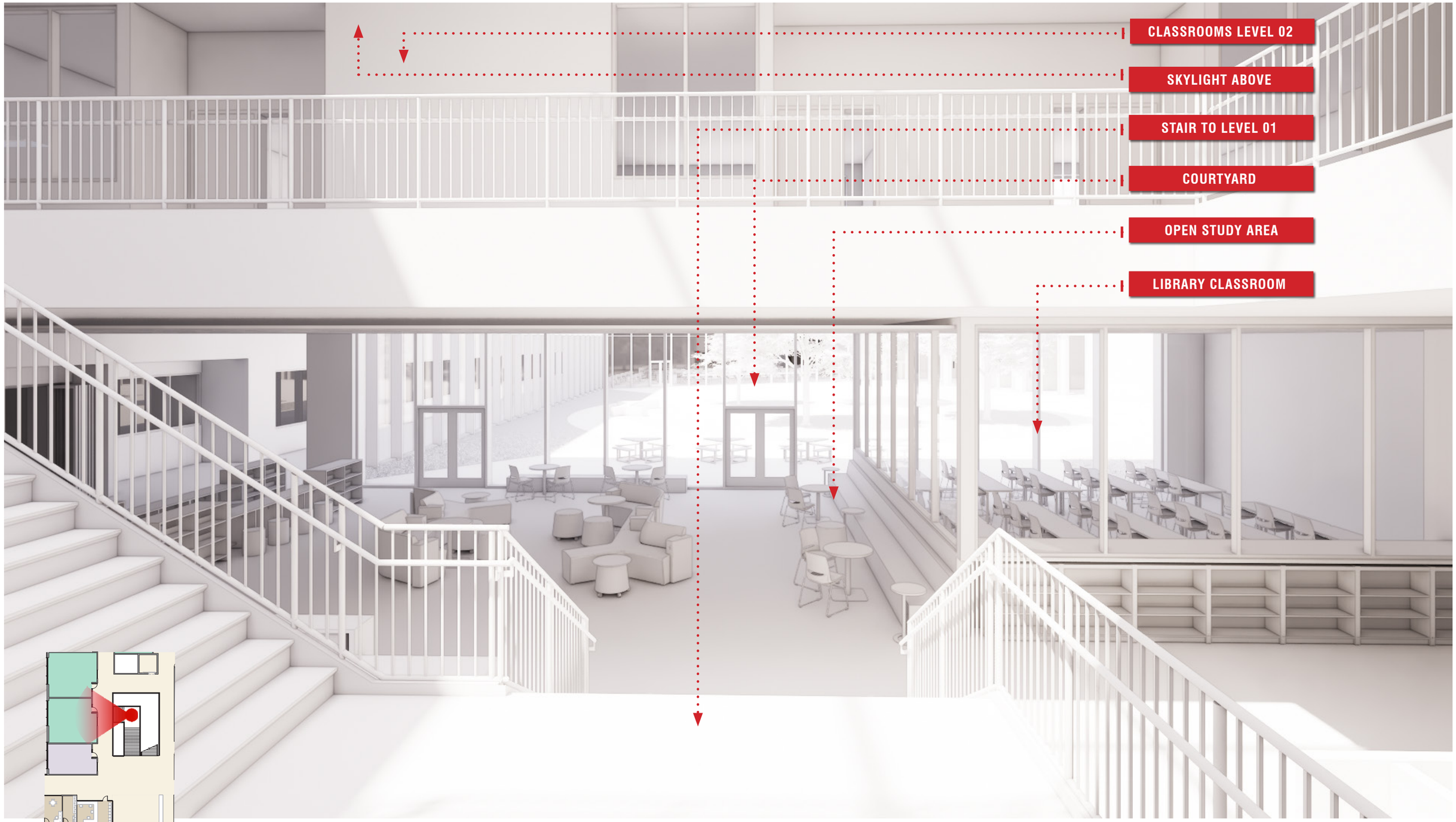
STAIR TO LEVEL 03

STAIR TO LEVEL 01

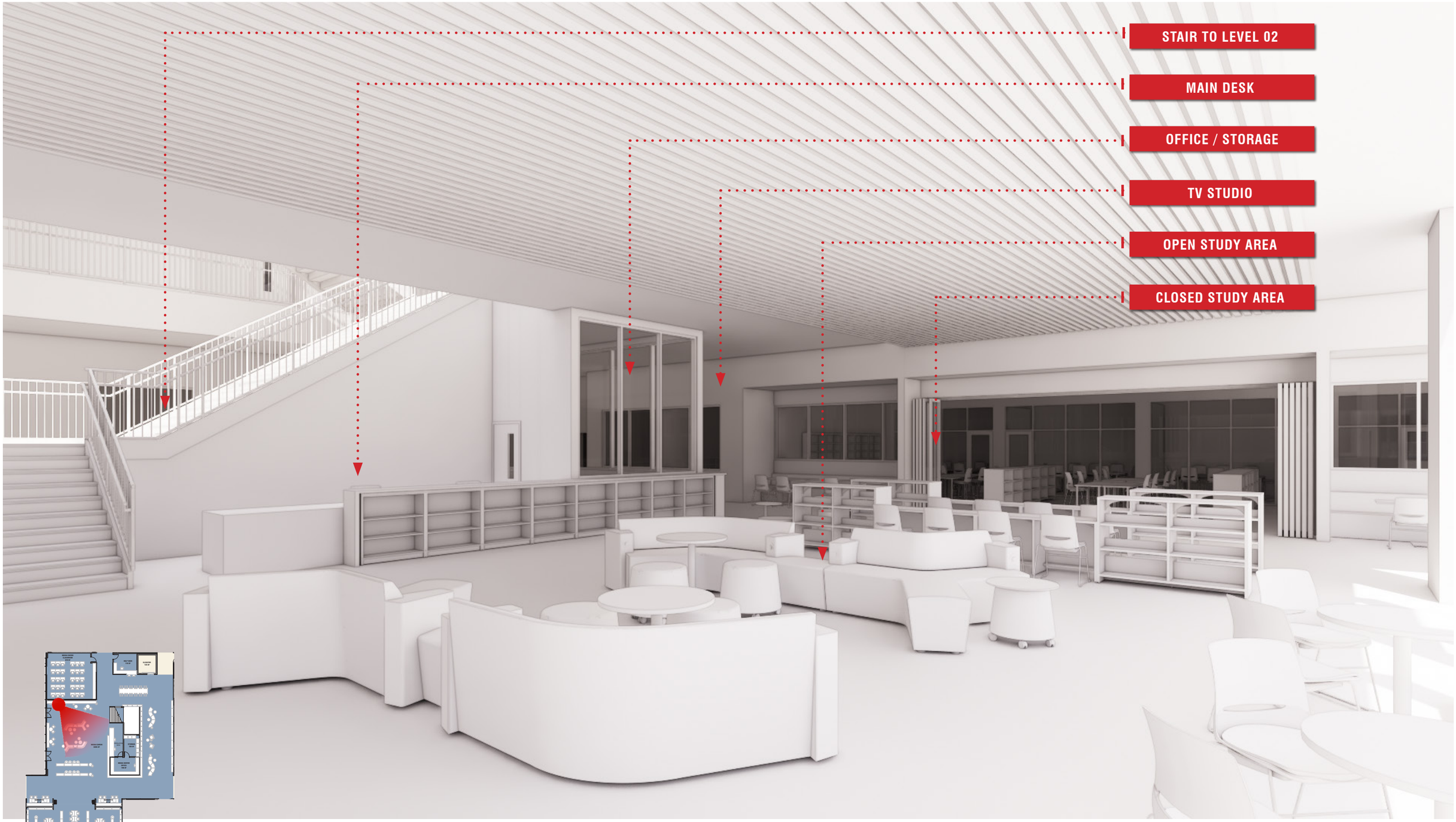
MEDIA CENTER BELOW



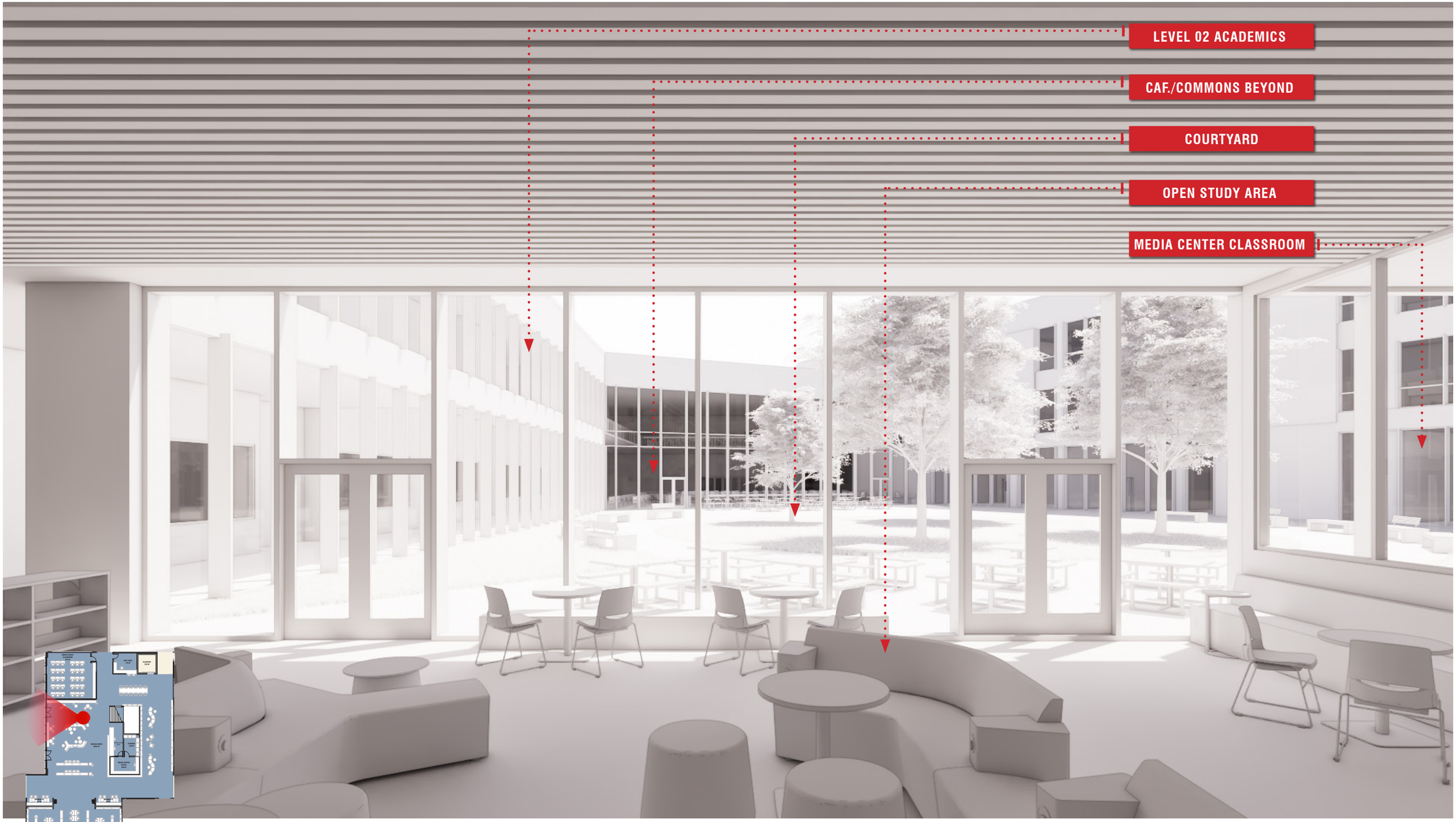
LEVEL 02


CLASSROOMS LEVEL 02
SKYLIGHT ABOVE
STAIR TO LEVEL 01
COURTYARD
OPEN STUDY AREA
LIBRARY CLASSROOM

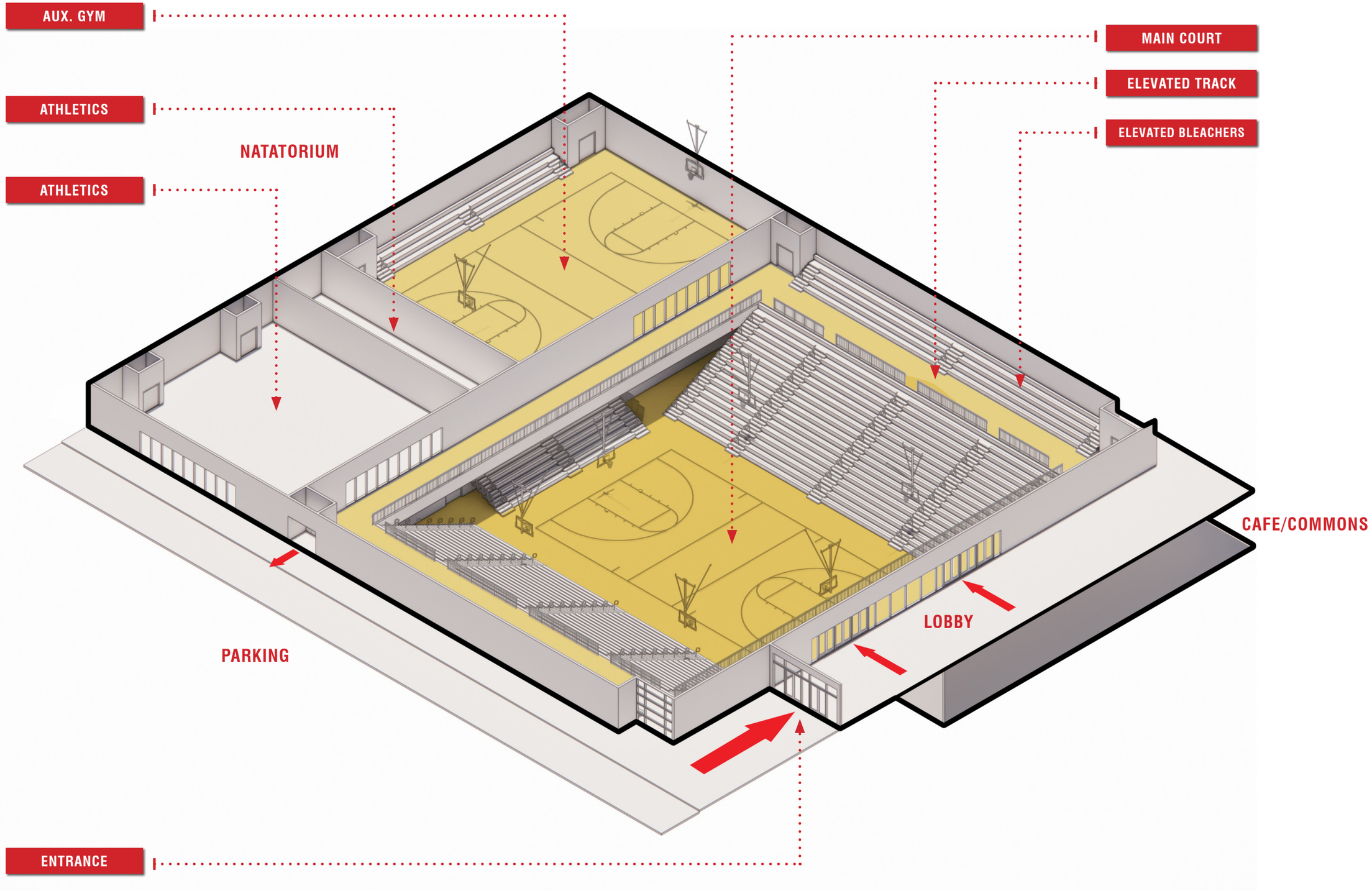
LEVEL 02


STAIR TO LEVEL 02
MAIN DESK
OFFICE / STORAGE
TV STUDIO
OPEN STUDY AREA
CLOSED STUDY AREA

LEVEL 01


LEVEL 02 ACADEMICS
CAF./COMMONS BEYOND
COURTYARD
OPEN STUDY AREA
MEDIA CENTER CLASSROOM

LEVEL 01


AUX. GYM
ATHLETICS
NATATORIUM
ATHLETICS
MAIN COURT
ELEVATED TRACK
ELEVATED BLEACHERS
CAFE/COMMONS
LOBBY
PARKING
ENTRANCE



THANK YOU + NEXT STEPS

Continue Ad Hoc Board Updates

Meeting 01 - June 17, 2025 | 5-7pm
Meeting 02 - July 08, 2025 | 5-7pm
Meeting 03 - August 05, 2025 | 5-7pm

Scheduled 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
5. Ongoing community outreach