EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

EASD AD HOC MEETING 02 JULY 08, 2025

ALLOY5 CHA



Randy Galiotto, AIA
Principal Architect



Jamie Bortz
Senior Project Manager



Bill Deegan
Senior Designer



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



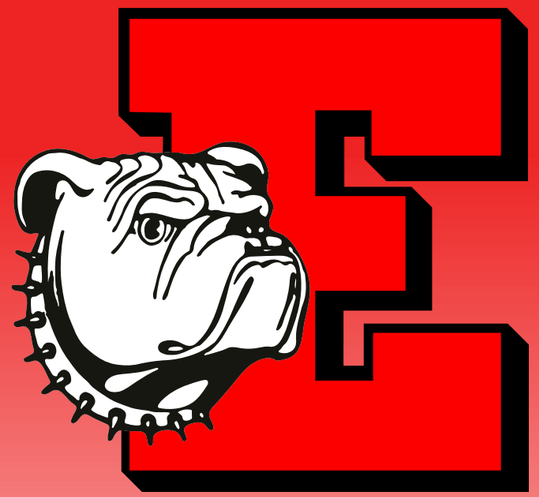
Mike DePodwin, EIT, CDT
Construction Manager



Jim Hanna, CCS, CCCA, CPE
Project Manager / Estimator



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



01 REVIEW - AD HOC MEETING 02

02 SCHEMATIC PLAN / CONCEPT REVIEW

03 VALUE ENGINEERING (VE)

04 PROJECT BUDGET + PROJECT SCHEDULE

01 REVIEW - AD HOC MEETING 02

HIGHLIGHTS FROM AD/HOC MEETING #01 - 06/17/25

- 48 SLIDES OF SCHEMATIC DESIGN, SCHEDULE, BUDGET, AND PHASING WERE REVIEWED.

- EASD NOTED FUTURE MEETINGS WILL BE RECORDED.

ENROLLMENT STUDY

- DECREASE OF ~300 STUDENTS BY 2030 INCLUDING CYBER STUDENTS AND IU. HOWEVER, EASD IS TRACKING ~200 STUDENTS ABOVE PROJECTIONS. IT WAS AGREED THAT BUILDING DESIGN TO REMAIN AT 3000 STUDENTS.

MEMBER OF PUBLIC ASKED HOW CONSTRUCTION COSTS WILL BE CONTROLLED:

- CONSTR. DOCS WILL BE COMPLETED FOR LUMP SUM COMPETITIVE PUBLIC BID.
- COMPETITIVE UNIT PRICES WILL BE INCLUDED TO HANDLE SELECT UNFORESEEN CONDITIONS.
- ALTERNATE BIDS FOR COST CONTROL.
- DRAWING REVIEWS WILL BE PERFORMED FOR IMPROVED DOCUMENTATION.
- CONTINGENCY INCLUDED IN BUDGET.

COMMENTS BASED ON BOARD & PUBLIC QUESTIONS NOT INCLUDED IN SLIDE DECK

- DESIGN INCLUDES LOCKERS FOR 15% ENROLLMENT. MATCHES STUDENT TRENDS.
- ENTRANCES WILL BE DESIGNED TO INCLUDE PROTECTION FROM VEHICLES.
- DOUBLE CORRIDOR DESIGN - ARCHITECTURAL TO SCHEDULED AREA IS MORE EFFICIENT THAN CURRENT HS.
- COMMUNITY AREAS CAN BE LOCKED OFF FROM CLASSROOM WING.

HIGHLIGHTS FROM AD/HOC MEETING #01 - 06/17/25

QUESTIONS FOR PROJECT TEAM TO FOLLOW UP ON

- HOW AND WHERE WILL PUBLIC ACCESS THE BUILDING TO MEET WITH THE ATHLETIC DIRECTOR DURING SCHOOL HOURS?
  - REVIEW FLOOR PLAN OPTIONS TO ACCOMMODATE

- HOW WILL CONSTRUCTION AT THE HARTLEY-GREENWOOD INTERSECTION BE COORDINATED WITH HS PROJECT?
  - WORK TO BE COMPLETED PRIOR TO HS START

- HOW WILL STUDENT AND STAFF PARKING WORK DURING CONSTRUCTION?
  - IN PROGRESS. TRAFFIC STUDY AND PHASING TO ADDRESS.

- WHAT WILL STUDENT DROPOFF AND PICKUP LOOK LIKE AFTER COMPLETION?
  - TRAFFIC STUDY AND FINAL DESIGN TO ADDRESS.

- WILL A TURN LANE BE ADDED ON 25TH ST. FOR THE HS ENTRANCE?
  - WILL BE REVIEWED, SUBJECT TO PENNDOT.

BUDGET BENCHMARK COMPARISONS

School	Constr. Start Date	SF	Enrollment	Total Project Cost	ENR Building Cost Index to June 2025	Project Cost if Construction Start June 25	$ per SF in June 2025 Dollars	Project Cost if SF = 460,000	Project Cost with 7.2% Inflation Factor for May 2027 Start and 3 Year Duration^
Phillipsburg HS*	14-Jan	326,000	1,702	$127,500,000	1.6093	$205,185,750	$629	$289,525,905	$310,371,770
Cheston ES	18-May	101,250	538	$31,400,000	1.4284	$44,851,760	$443	$203,770,959	$218,442,468
Palmer ES	21-Mar	94,970	514	$37,510,000	1.3084	$49,078,084	$517	$237,716,317	$254,831,892
Easton Area HS	27-May	460,000	3,000			$278,154,800	$605	$278,154,800	**$298,000,000**

- **CHA CONFIRMED PHILLIPSBURG HS COST ABOVE IS “TOTAL PROJECT” COST. “HARD CONSTRUCTION” COSTS WERE $87 MILLION.**
- EASD NEW HIGH SCHOOL STILL IS CARRYING APPROXIMATELY $11MM IN CONTINGENCY
- ALL EASD PROJECTS ARE “TOTAL PROJECT” COST
- SITE WORK ON EACH PROJECT IS A SIGNIFICANT VARIABLE
- ELEMENTARY SCHOOLS HISTORICALLY HAVE A LOWER SQUARE FOOT COST COMPARED TO HS DUE TO FEWER HIGH-COST SPACES. E.G. NATATORIUM, PERFORMANCE GYM, AUDITORIUM, SCIENCE LABS, ETC.

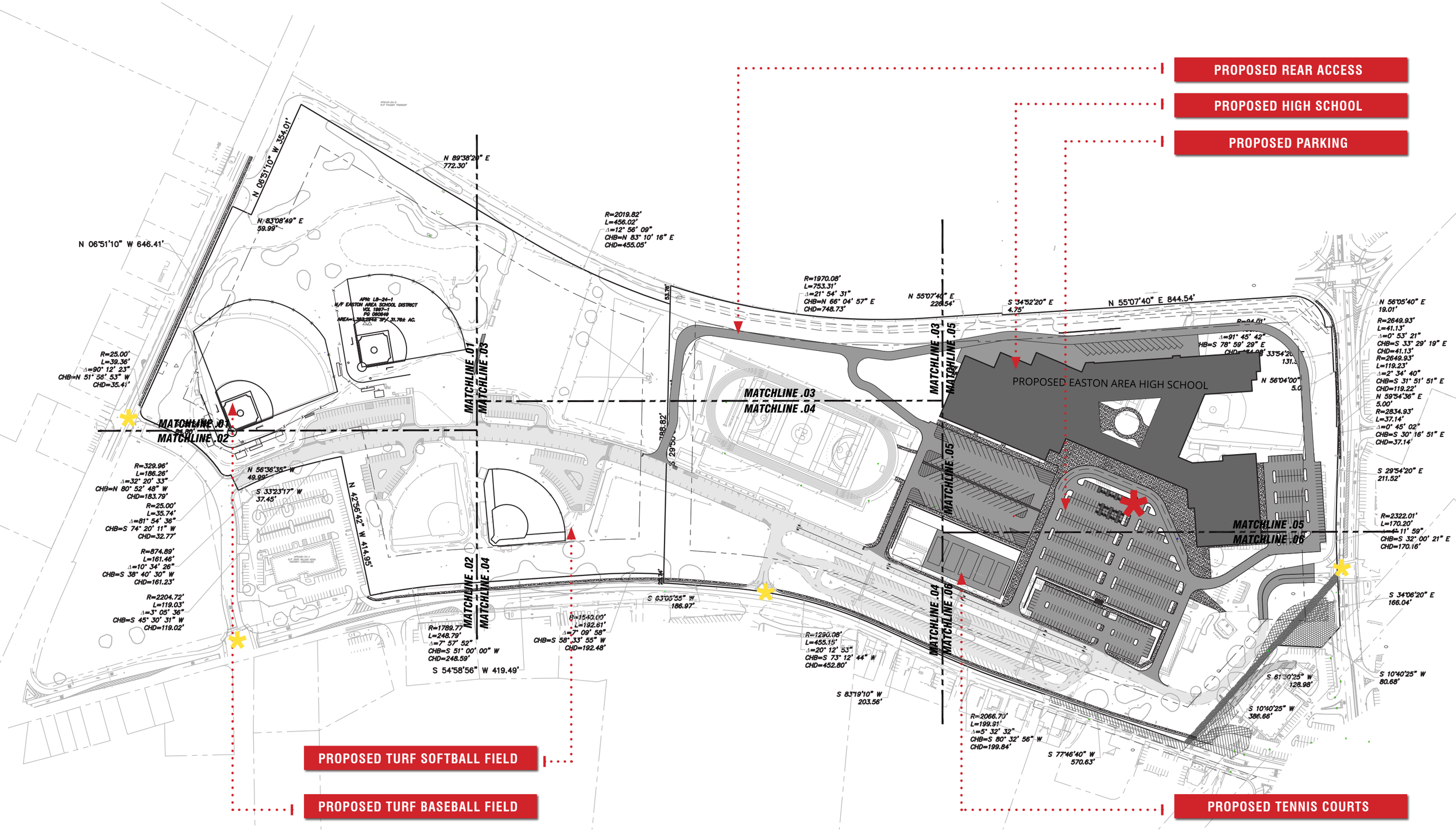
02 SCHEMATIC PLAN / CONCEPT REVIEW

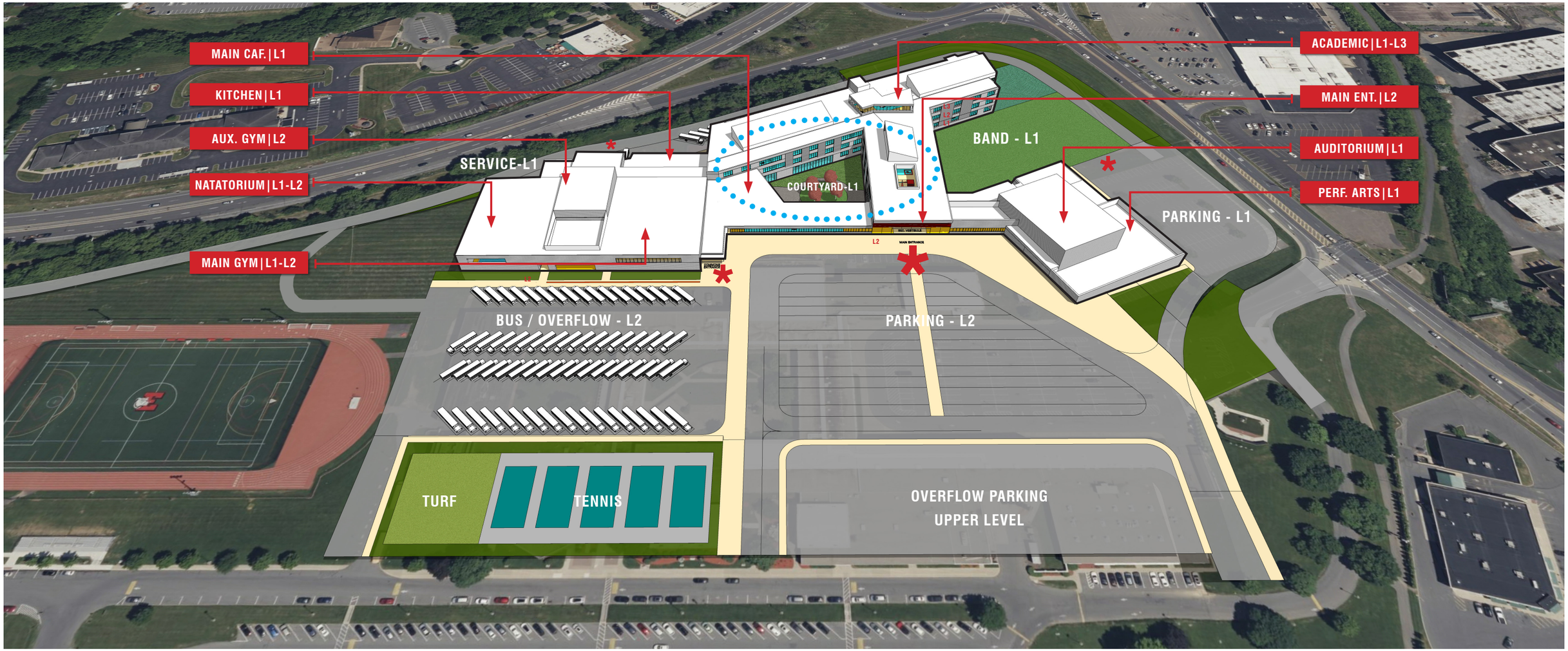
GUIDING PRINCIPLES

- ☑ 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


PROPOSED REAR ACCESS
PROPOSED HIGH SCHOOL
PROPOSED PARKING
PROPOSED EASTON AREA HIGH SCHOOL
PROPOSED TURF SOFTBALL FIELD
PROPOSED TURF BASEBALL FIELD
PROPOSED TENNIS COURTS
MATCHLINE .01
MATCHLINE .02
MATCHLINE .03
MATCHLINE .04
MATCHLINE .05
MATCHLINE .06
N 06°51'10" W 354.01'
N 89°38'20" E 772.30'
N 83°08'49" E 59.99'
N 06°51'10" W 646.41'
R=2019.82' L=456.02' Δ=12° 56' 09" CHB=N 83° 10' 16" E CHD=455.05'
R=1970.08' L=753.31' Δ=21° 54' 31" CHB=N 66° 04' 57" E CHD=748.73'
N 55°07'40" E 226.54'
S 34°52'20" E 4.75'
N 55°07'40" E 844.54'
N 56°05'40" E 19.01'
R=2649.93' L=41.13' Δ=0° 53' 21" CHB=S 33° 29' 19" E CHD=41.13'
R=2649.93' L=119.23' Δ=2° 34' 40" CHB=S 31° 51' 51" E CHD=119.22'
N 59°54'36" E 5.00'
R=2834.93' L=37.14' Δ=0° 45' 02" CHB=S 30° 16' 51" E CHD=37.14'
S 29°54'20" E 211.52'
R=2322.01' L=170.20' Δ=4° 11' 59" CHB=S 32° 00' 21" E CHD=170.16'
S 34°06'20" E 166.04'
S 10°40'25" W 80.68'
S 10°40'25" W 386.66'
S 61°30'25" W 128.98'
S 77°46'40" W 570.63'
R=25.00' L=39.36' Δ=90° 12' 23" CHB=N 51° 56' 53" W CHD=35.41'
R=329.96' L=186.26' Δ=32° 20' 33" CHB=N 80° 52' 48" W CHD=183.79'
R=25.00' L=35.74' Δ=81° 54' 36" CHB=S 74° 20' 11" W CHD=32.77'
R=874.89' L=161.46' Δ=10° 34' 26" CHB=S 38° 40' 30" W CHD=161.23'
R=2204.72' L=119.03' Δ=3° 05' 36" CHB=S 45° 30' 31" W CHD=119.02'
N 56°36'35" W 49.99'
S 33°23'17" W 37.45'
N 42°56'42" W 414.95'
R=1789.77' L=248.79' Δ=7° 57' 52" CHB=S 51° 00' 00" W CHD=248.59'
S 54°58'56" W 419.49'
R=1540.09' L=192.61' Δ=7° 09' 58" CHB=S 58° 33' 55" W CHD=192.48'
S 63°05'55" W 186.97'
R=1290.08' L=455.15' Δ=20° 12' 53" CHB=S 73° 12' 44" W CHD=452.80'
S 83°19'10" W 203.56'
R=2066.70' L=199.31' Δ=5° 32' 32" CHB=S 80° 32' 56" W CHD=199.84'
APN: LB-24-1 N/F EASTON AREA SCHOOL DISTRICT VOL 1997-1 PG 080649 AREA=+/-382,896 SF/ 31.76± AC.



SCHEMATIC PLAN TEST FIT SUMMARY - VIEW OF BUILDING MASSING

LEVEL 01 - **238,249 SF**

LEVEL 02 - **143,292 SF**

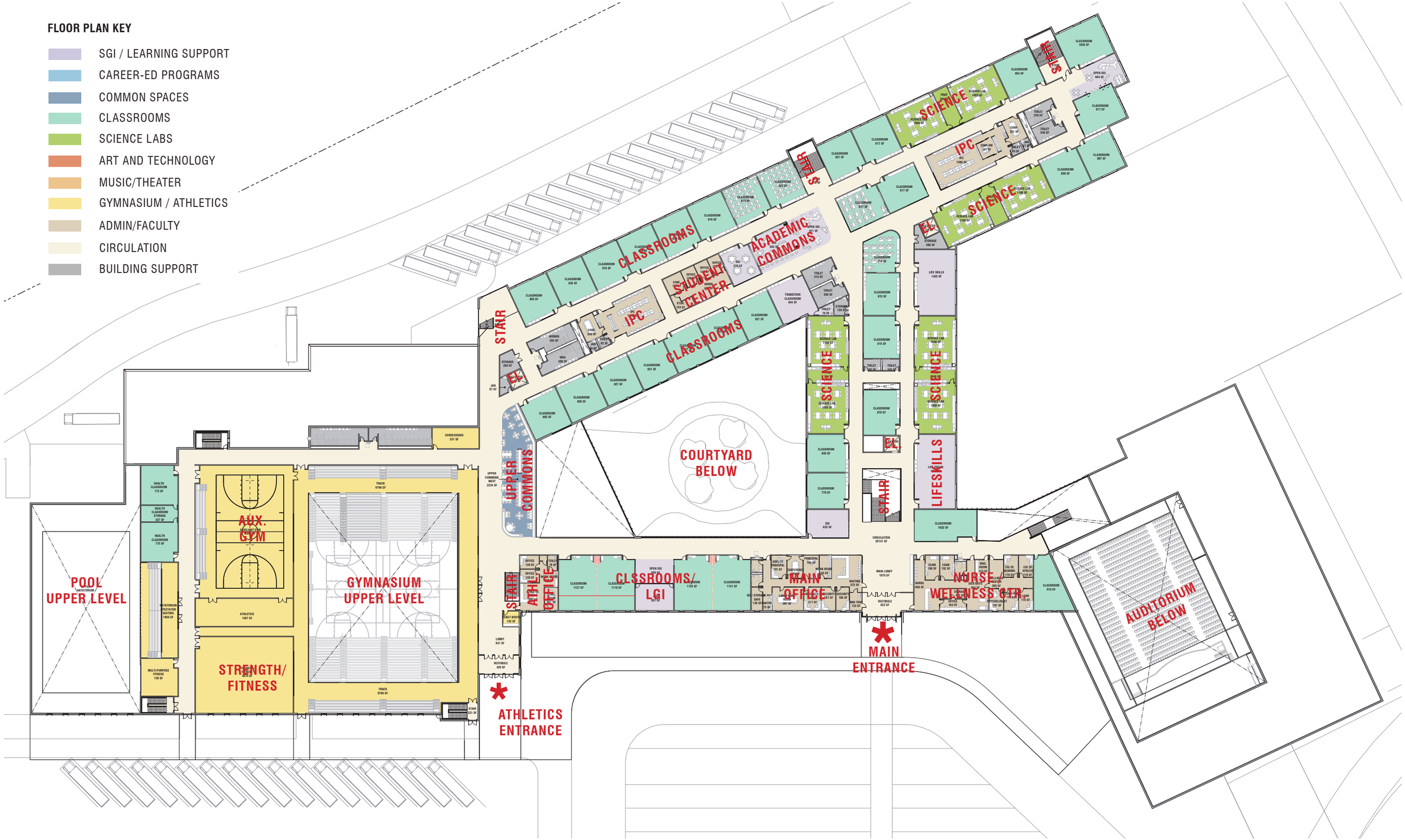
LEVEL 03 - **76,950 SF**

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



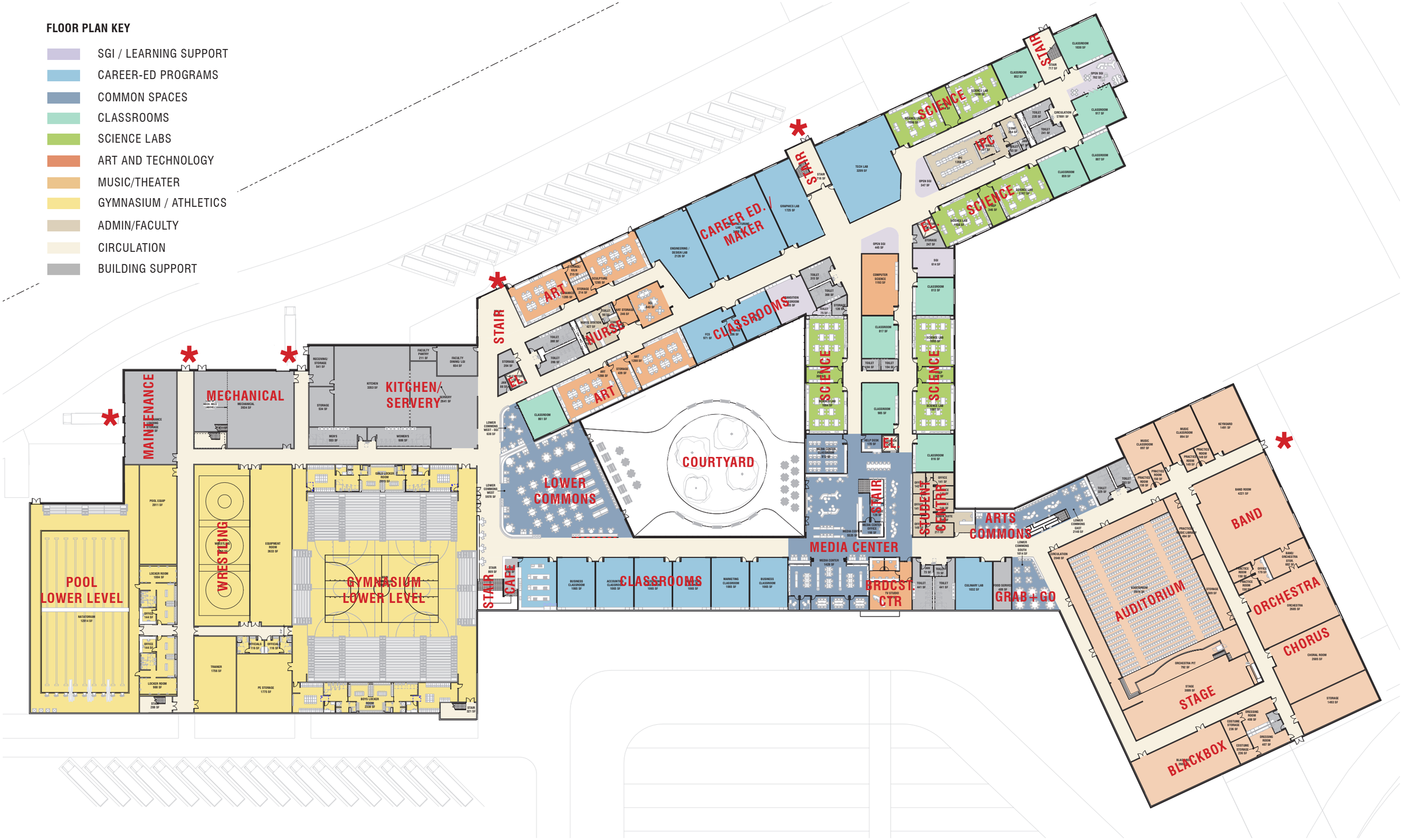
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LITCHEN / SERVERY

COMMUNITY COMMONS (635)

PERFORMANCE COMMONS (203)

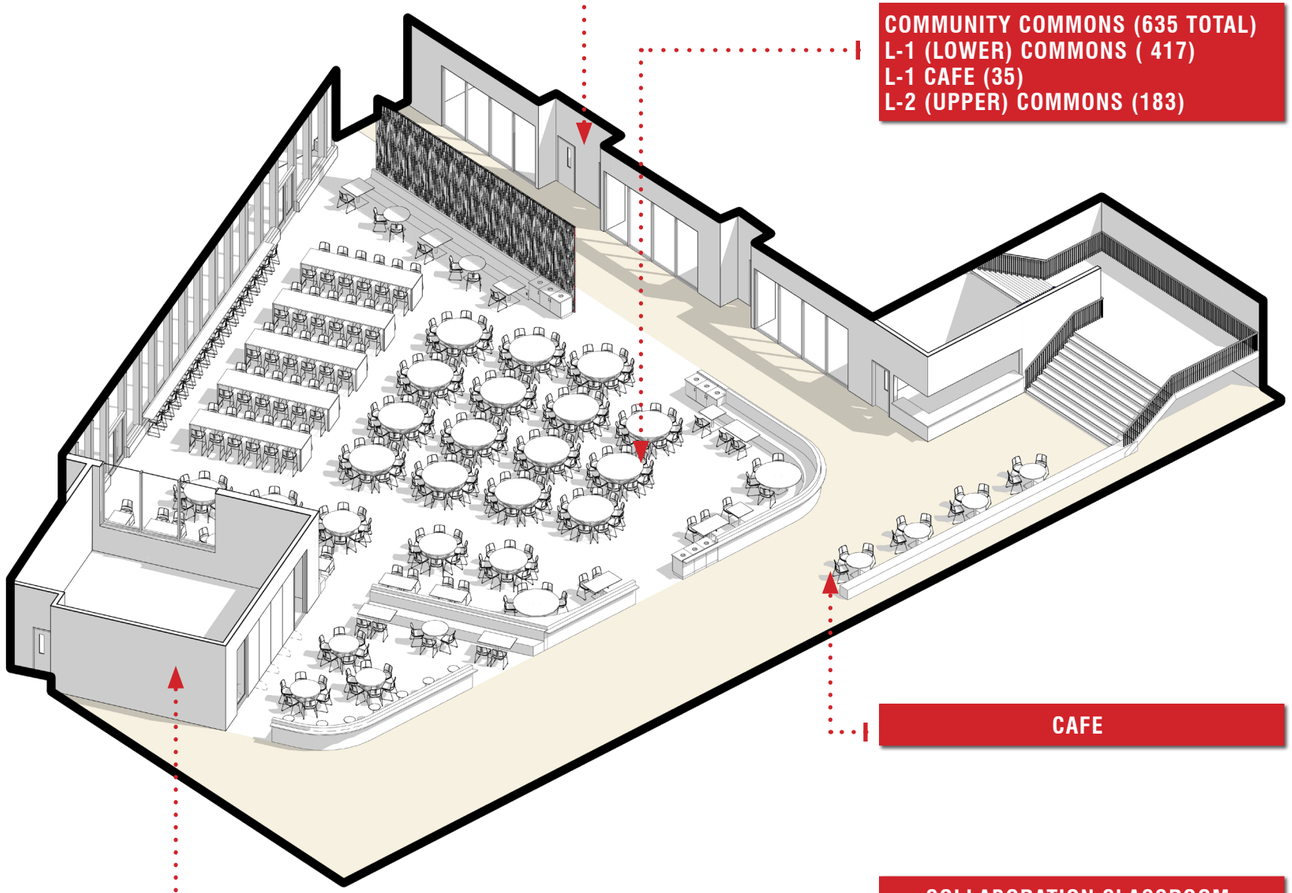
CAFETERIA SEATING (838)

CAFE/ GRAB + GO

COURTYARD

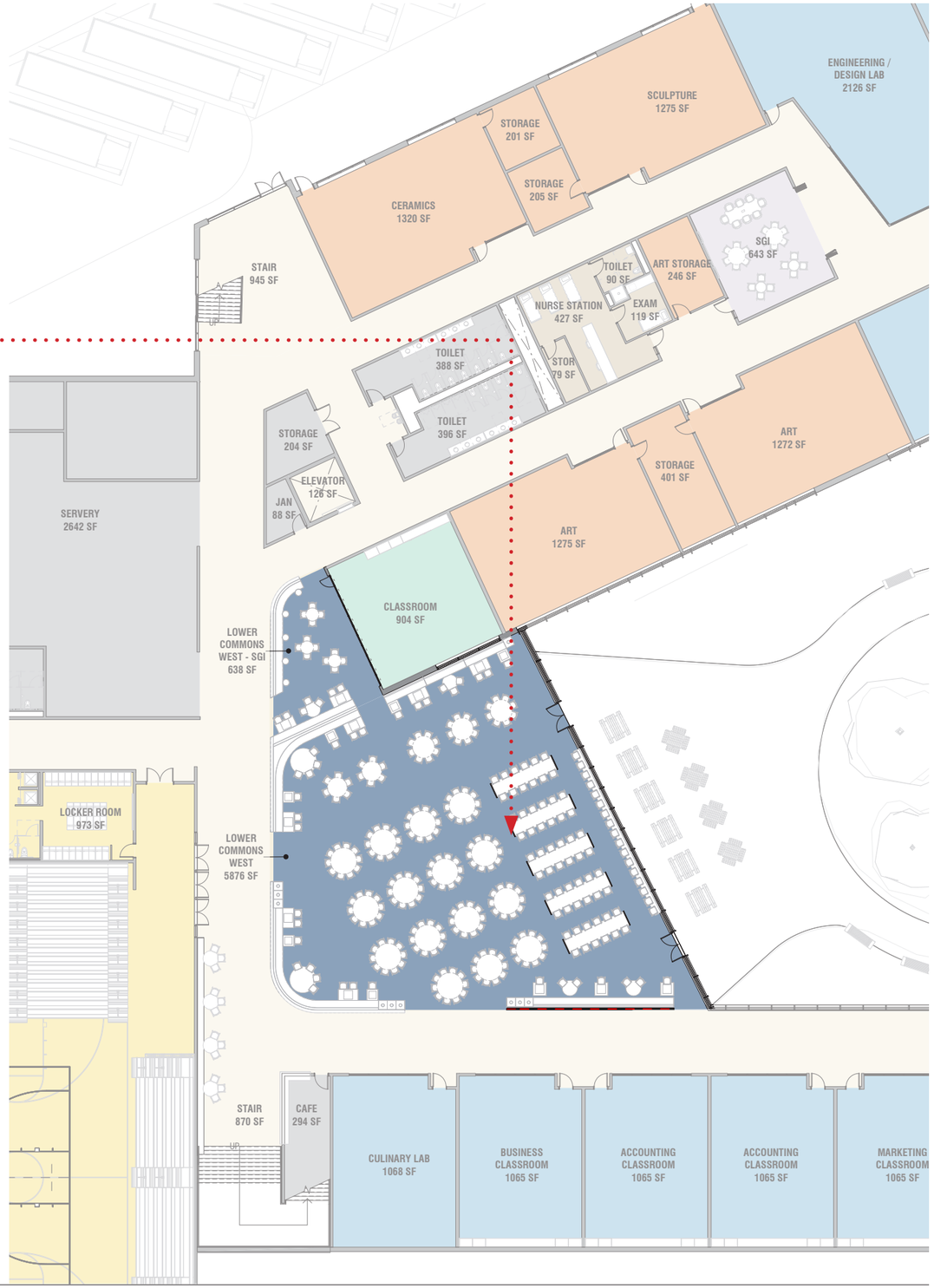
CLASSROOMS

COMMUNITY COMMONS (635 TOTAL)
L-1 (LOWER) COMMONS (417)
L-1 CAFE (35)
L-2 (UPPER) COMMONS (183)

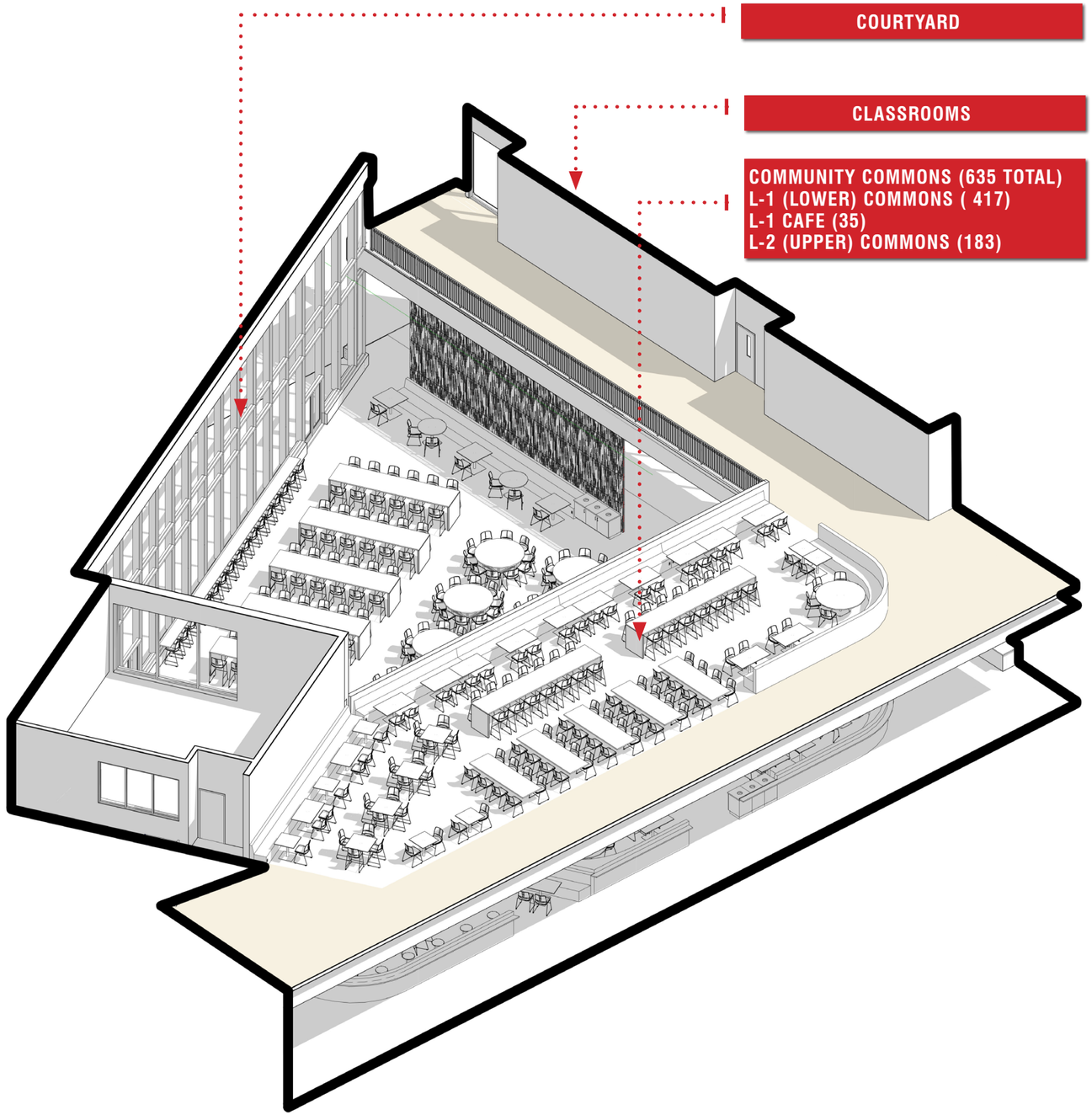


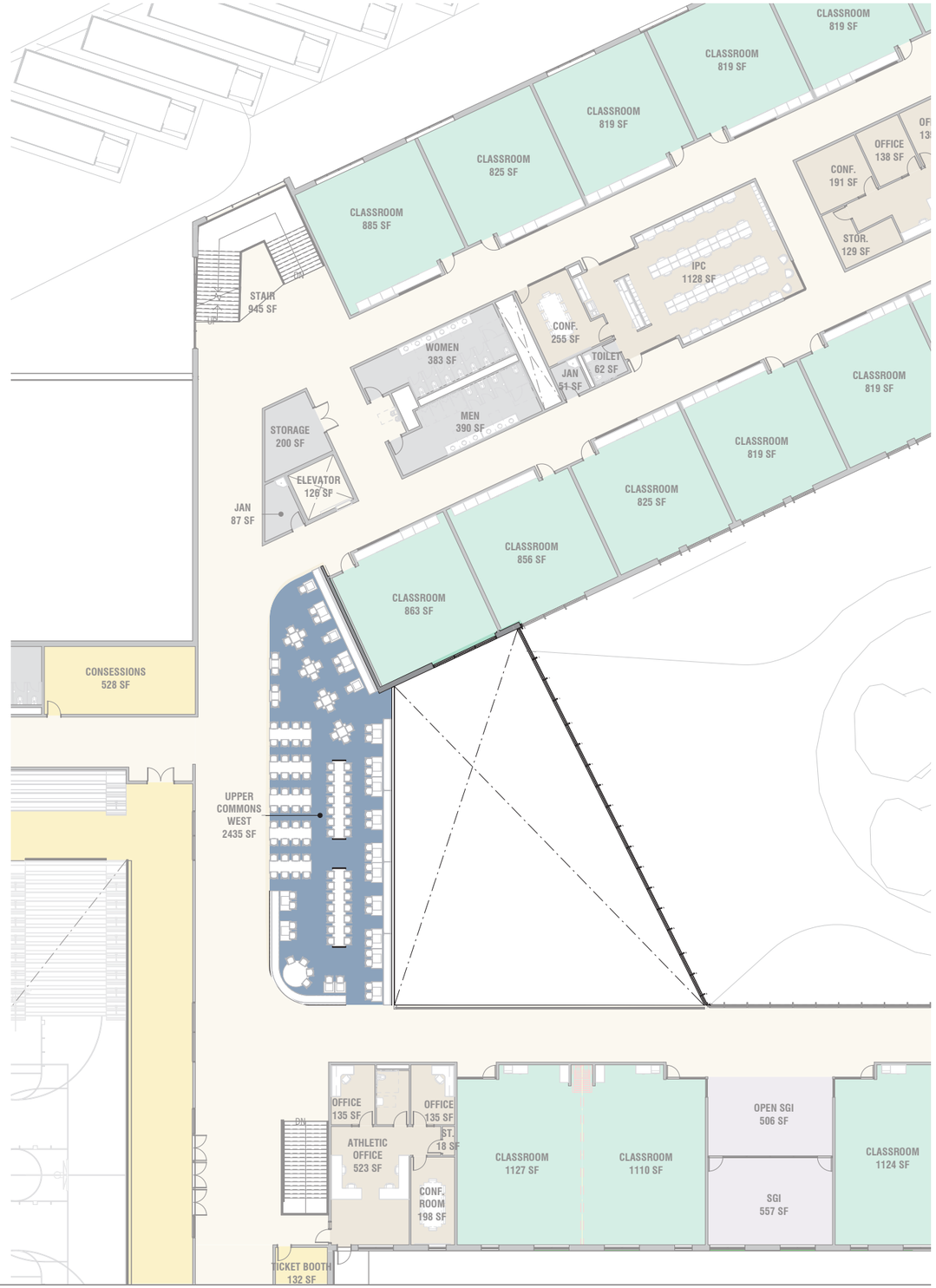
CAFE

COLLABORATION CLASSROOM



LOWER COMMONS





UPPER COMMONS

MAIN GYMNASIUM L-2

LEVEL 02 CLASSROOMS

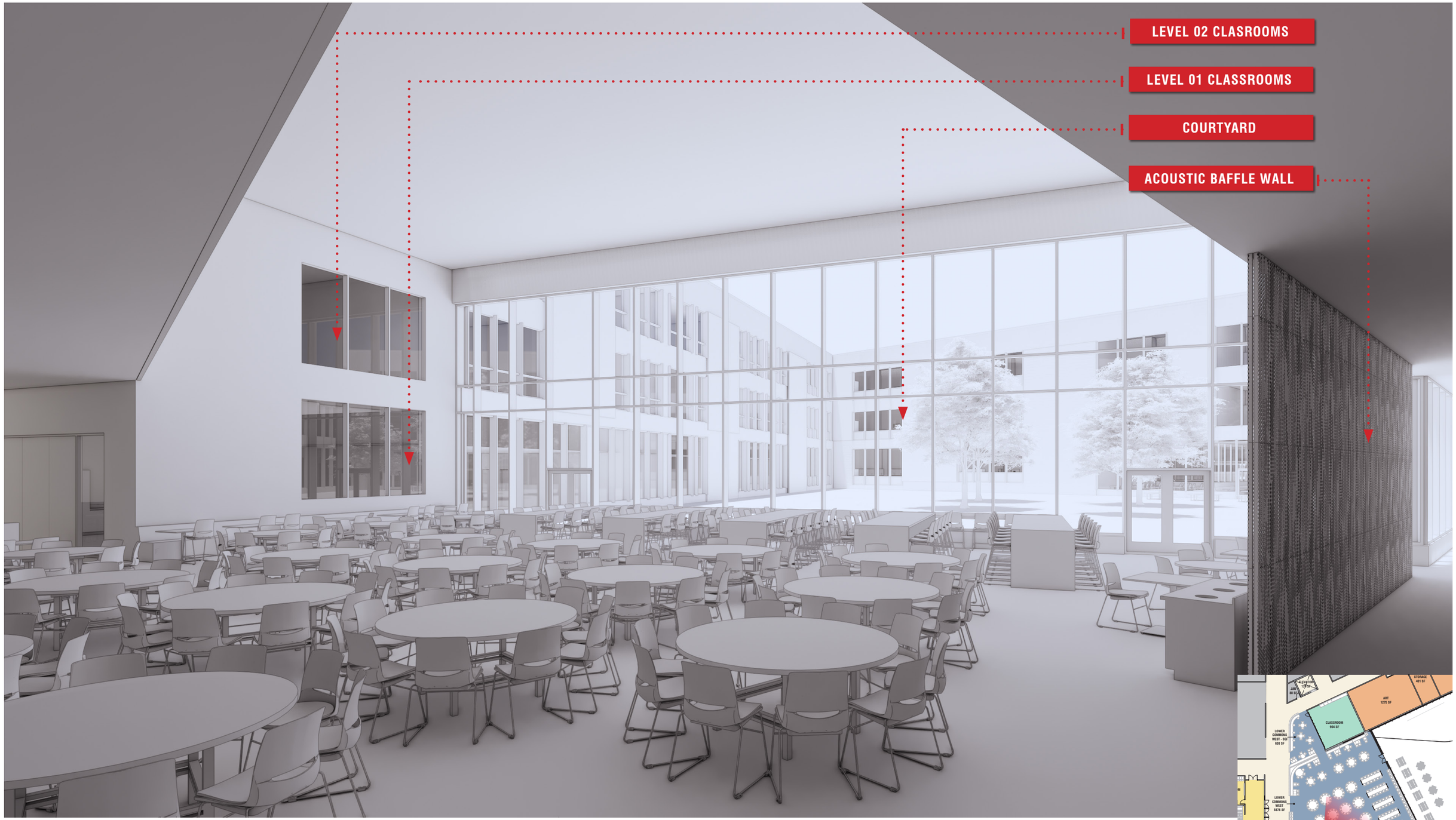
LEVEL 01 CLASSROOMS

COURTYARD

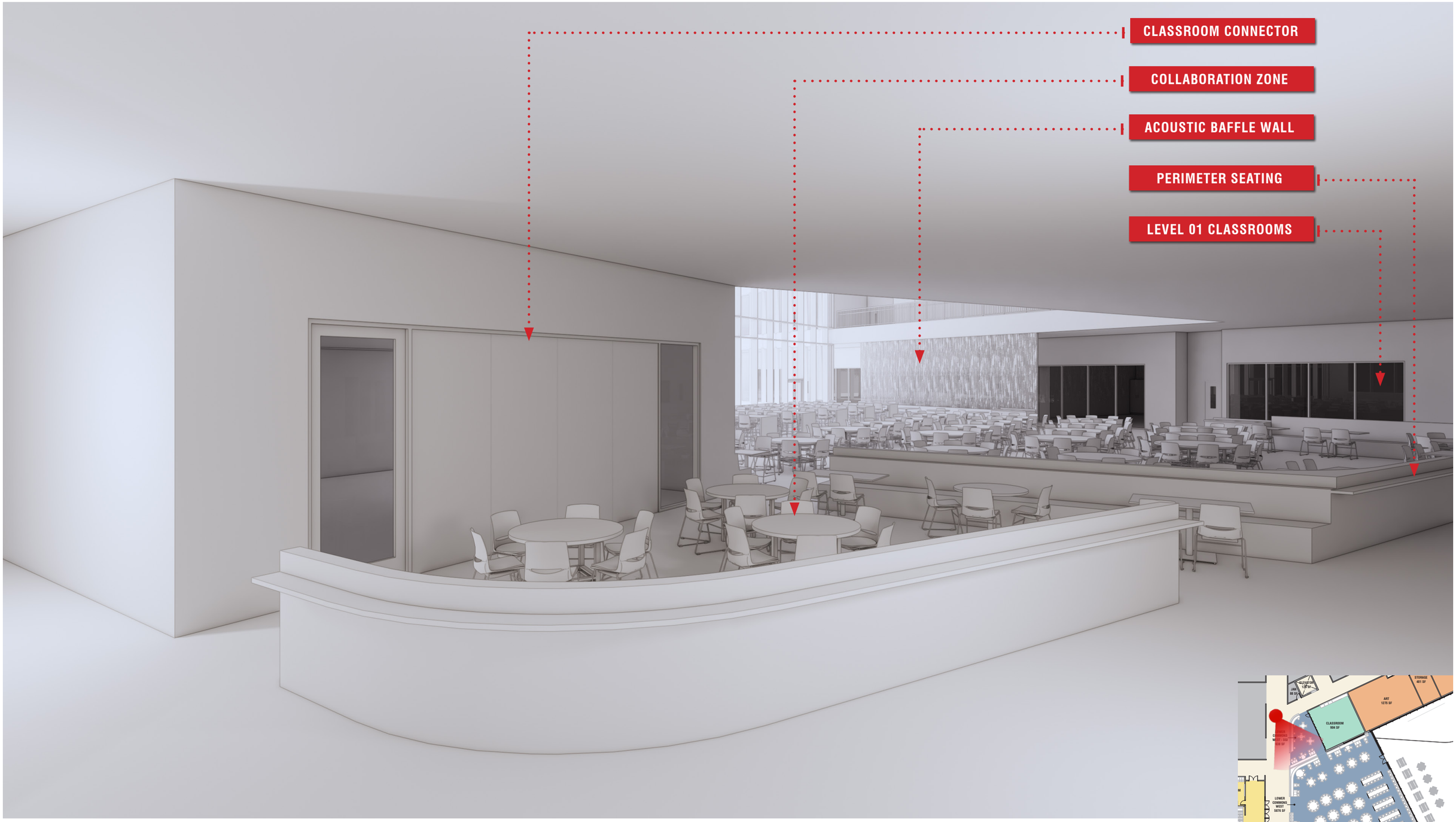
KITCHEN / SERVERY

MAIN GYMNASIUM L-1

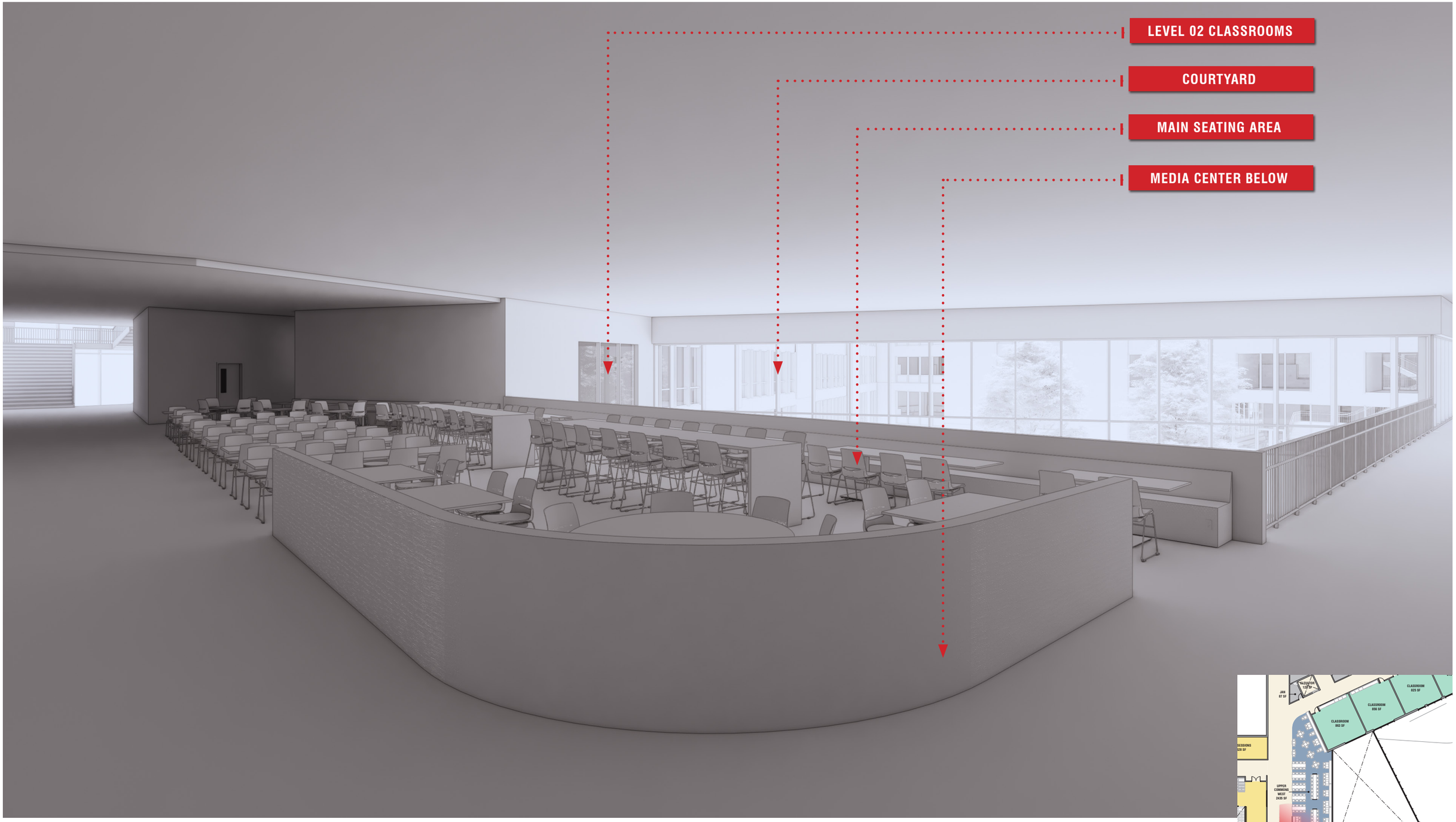



LEVEL 02 CLASROOMS
LEVEL 01 CLASSROOMS
COURTYARD
ACOUSTIC BAFFLE WALL

ART
1275 SF
CLASSROOM
994 SF
LOWER COMMONS WEST - SGF
638 SF
LOWER COMMONS WEST
5976 SF

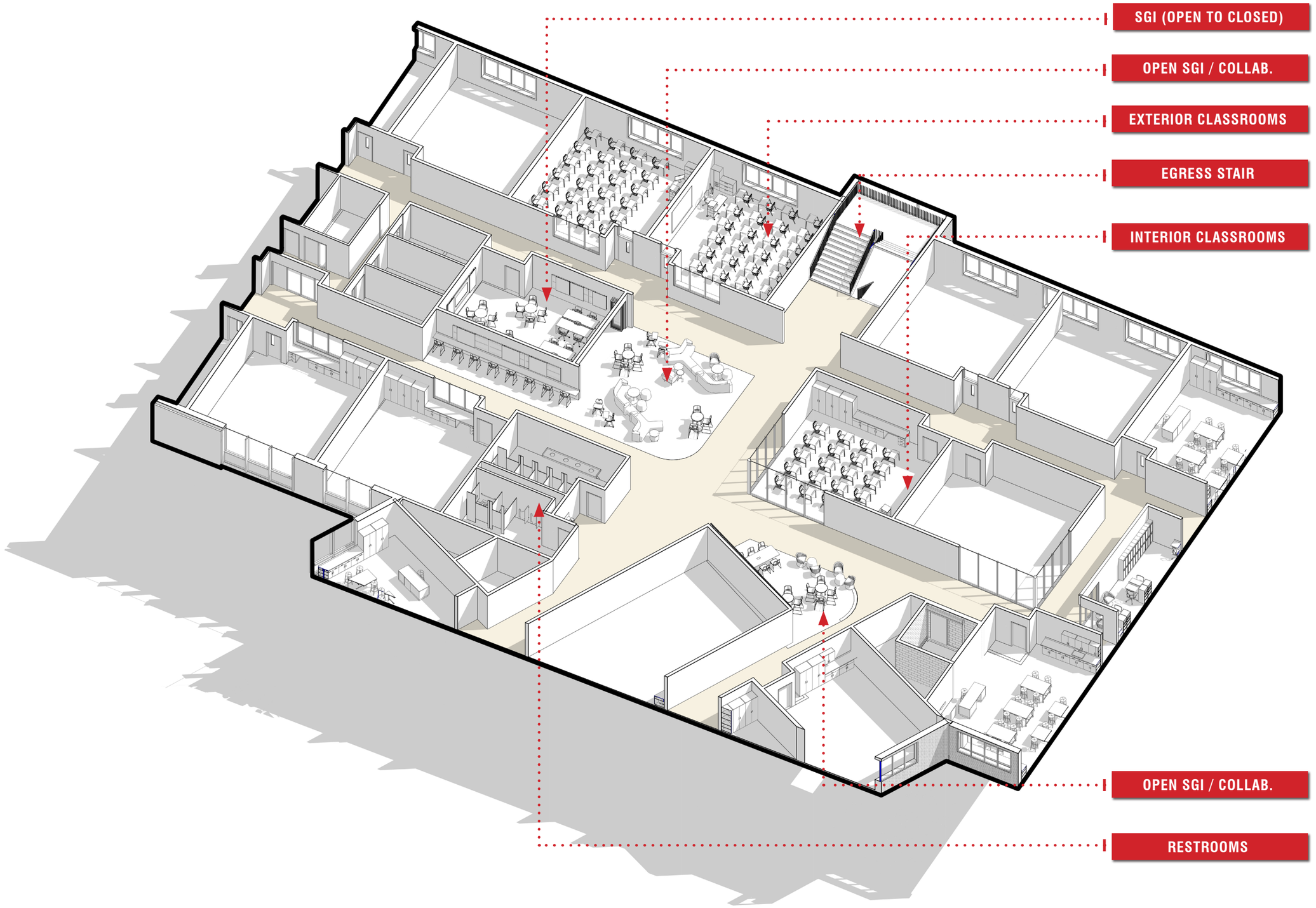

CLASSROOM CONNECTOR
COLLABORATION ZONE
ACOUSTIC BAFFLE WALL
PERIMETER SEATING
LEVEL 01 CLASSROOMS

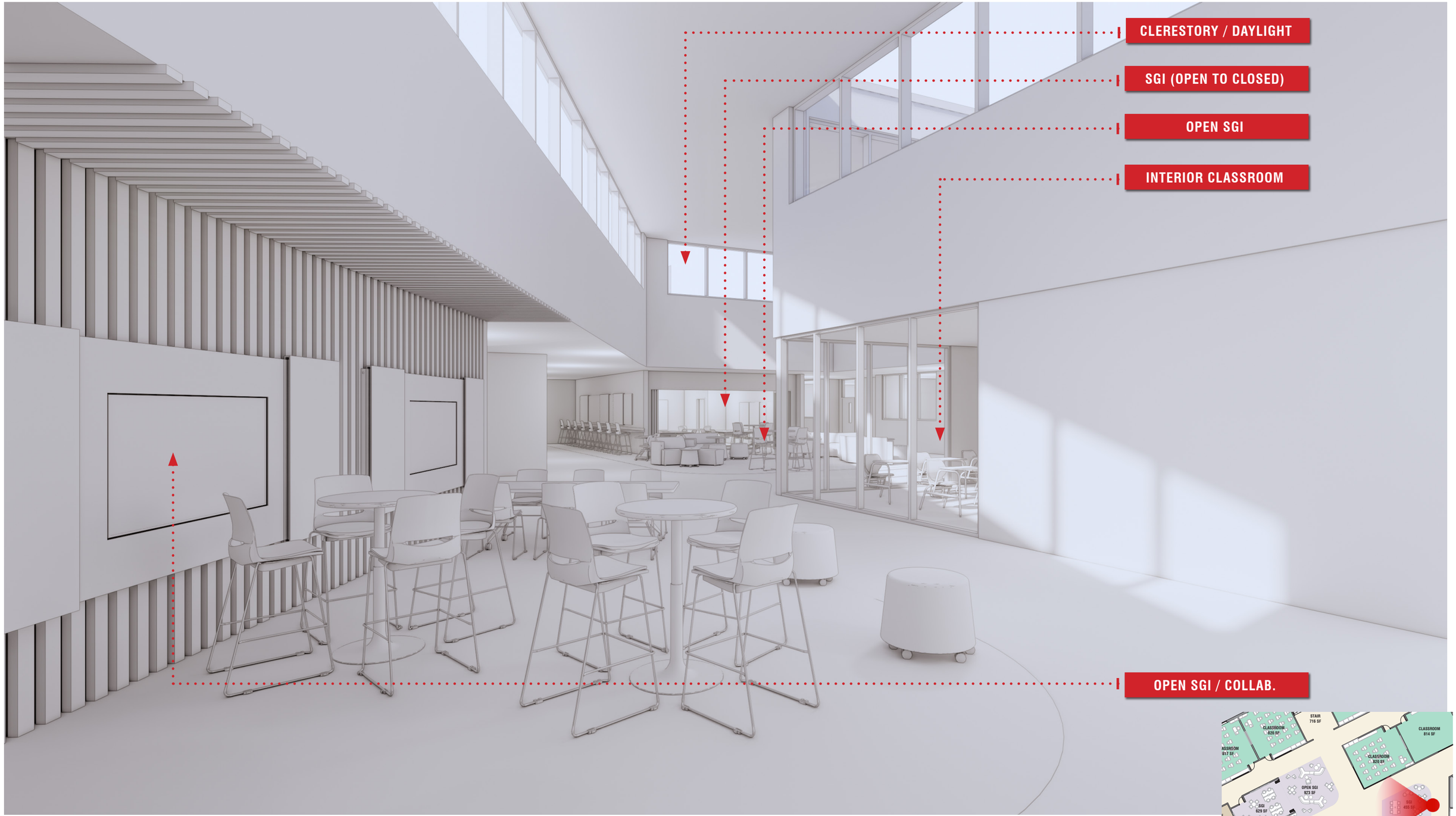
ART
1275 SF
STORAGE
401 SF
CLASSROOM
904 SF
LOWER
COMMONS
WEST
5070 SF


LEVEL 02 CLASSROOMS
COURTYARD
MAIN SEATING AREA
MEDIA CENTER BELOW

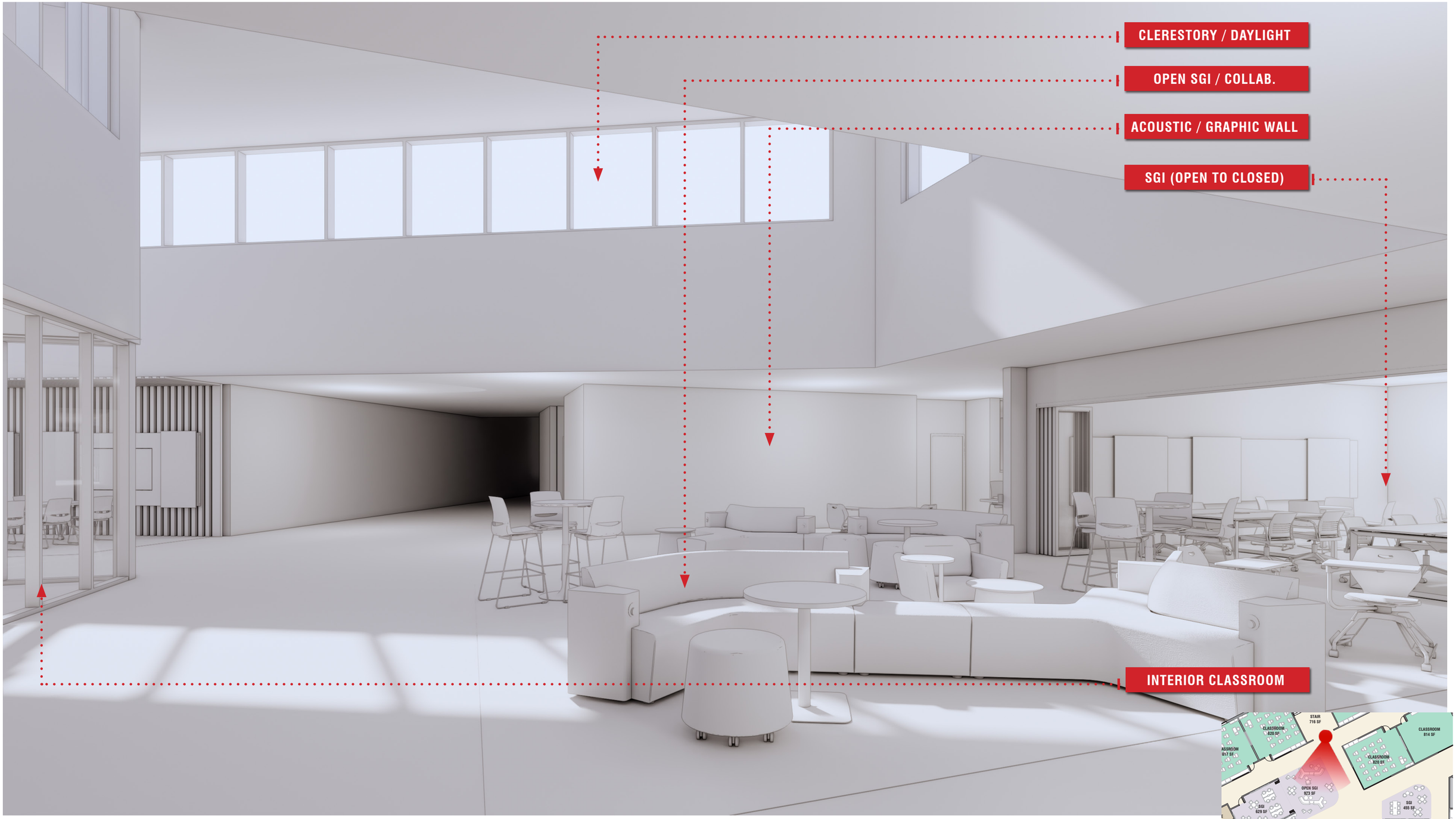
JAN
87 SF
ELEVATOR
120 SF
CLASSROOM
825 SF
CLASSROOM
808 SF
CLASSROOM
803 SF
UPPER
COMMONS
WEST
2435 SF

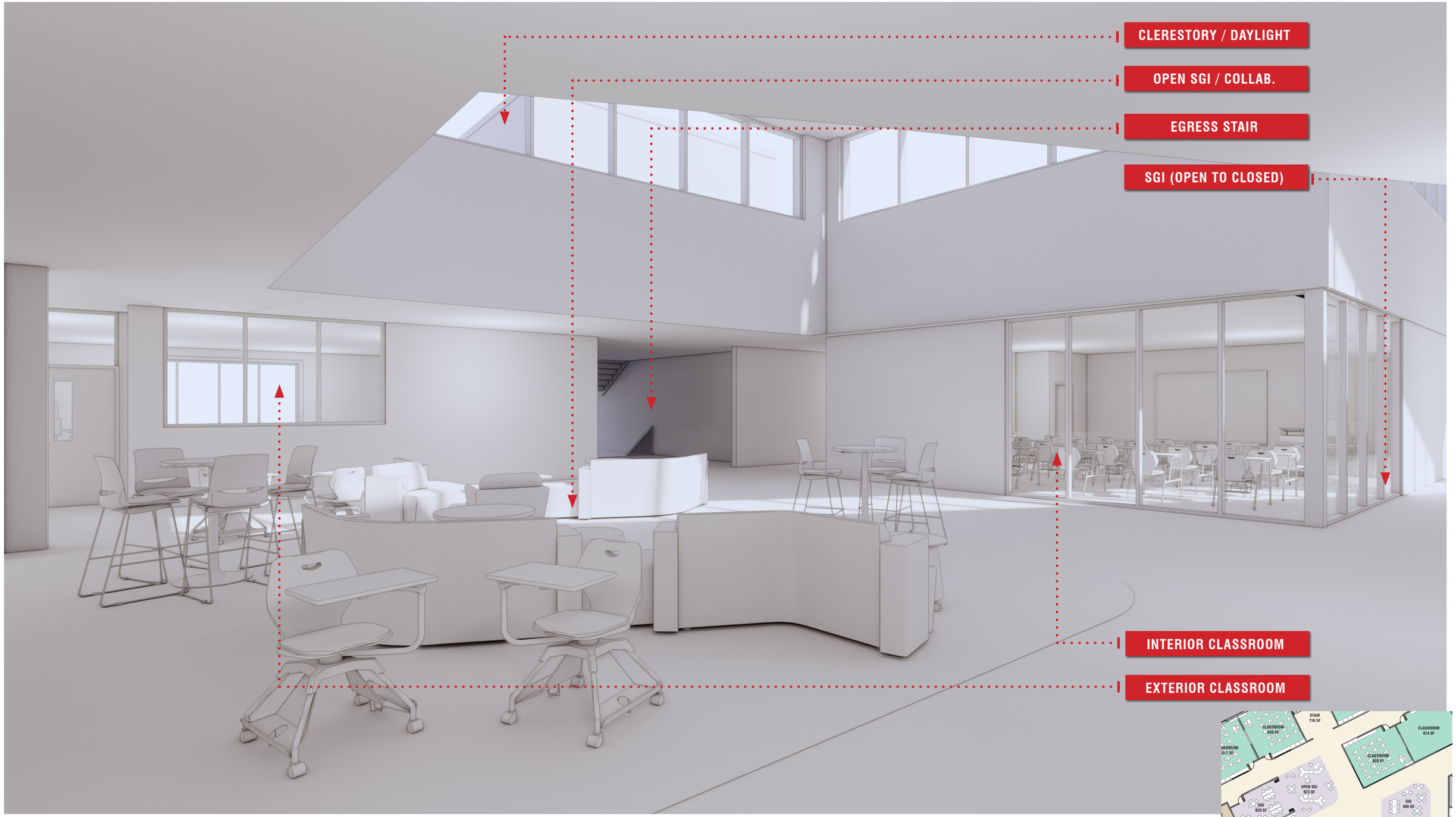

CLASSROOM
819 SF
CLASSROOM
819 SF
CLASSROOM
822 SF
STAIR
716 SF
CLASSROOM
817 SF
CLASSROOM
817 SF
SCIENCE
1099
ELEVATOR
126 SF
STORAGE
266 SF
SGI
583 SF
CLASSROOM
820 SF
OPEN SGI
923 SF
SGI
633 SF
SGI
451 SF
OFFICE
141 SF
OFFICE
139 SF
OFFICE
150 SF
OFFICE
149 SF
OFFICE
140 SF
ADMIN
469 SF
TOILET
315 SF
TOILET
300 SF
TOILET
79 SF
STORAGE
128 SF
TRANSITION
CLASSROOM
840 SF
CLASSROOM
822 SF
WRITING LAB
1179 SF


SGI (OPEN TO CLOSED)
OPEN SGI / COLLAB.
EXTERIOR CLASSROOMS
EGRESS STAIR
INTERIOR CLASSROOMS
OPEN SGI / COLLAB.
RESTROOMS


CLERESTORY / DAYLIGHT
SGI (OPEN TO CLOSED)
OPEN SGI
INTERIOR CLASSROOM
OPEN SGI / COLLAB.

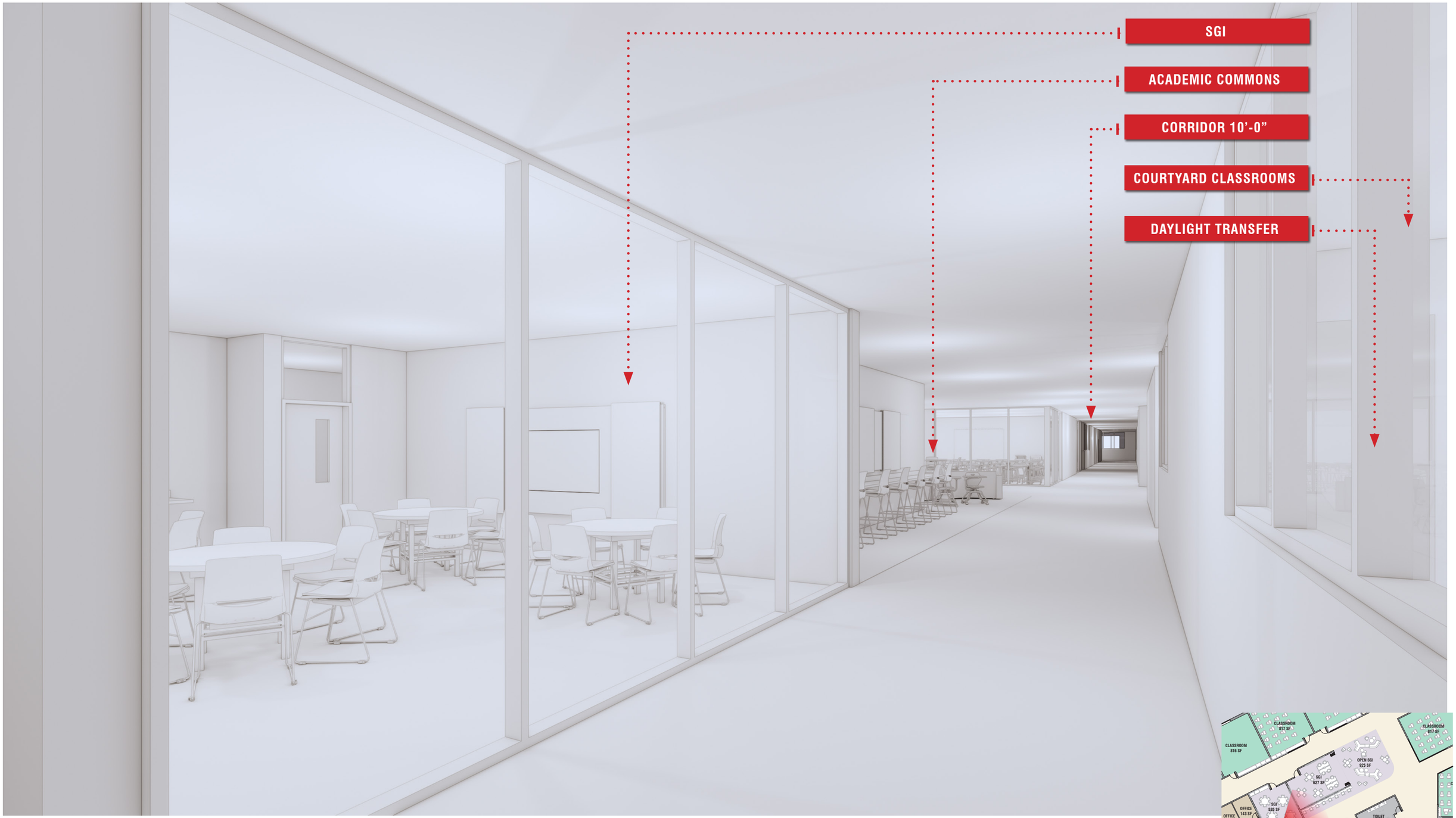
STAIR
716 SF
CLASSROOM
820 SF
CLASSROOM
814 SF
CLASSROOM
820 SF
OPEN SGI
923 SF
SGI
629 SF
SGI
455 SF
OFFICE
139 SF
TOILET
315 SF
WRITING LAB
1190 SF


CLERESTORY / DAYLIGHT
OPEN SGI / COLLAB.
ACOUSTIC / GRAPHIC WALL
SGI (OPEN TO CLOSED)
INTERIOR CLASSROOM
STAIR
716 SF
CLASSROOM
820 SF
CLASSROOM
814 SF
CLASSROOM
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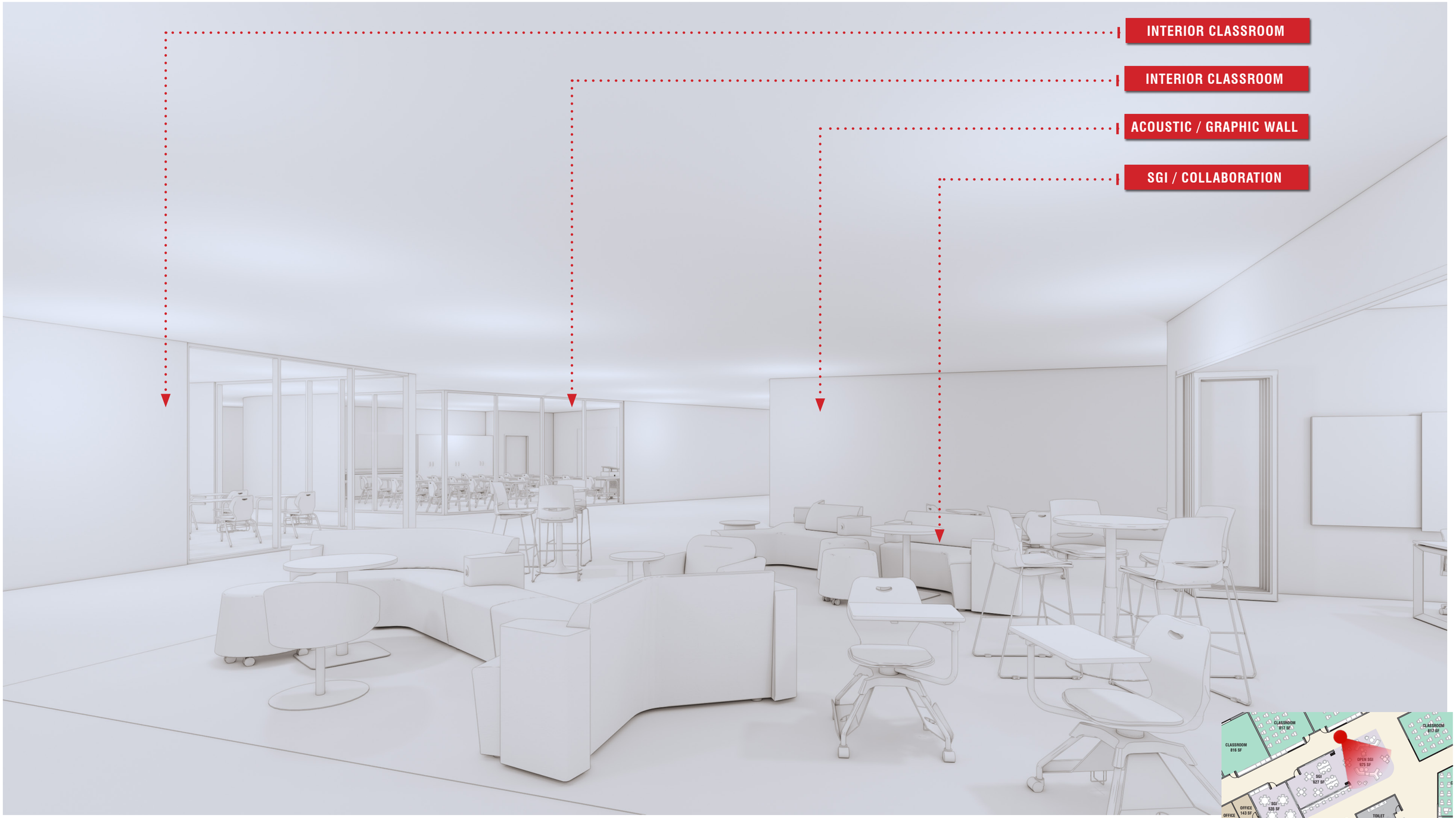

CLERESTORY / DAYLIGHT
OPEN SGI / COLLAB.
EGRESS STAIR
SGI (OPEN TO CLOSED)
INTERIOR CLASSROOM
EXTERIOR CLASSROOM

STAIR
716 SF
CLASSROOM
820 SF
CLASSROOM
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CLASSROOM
820 SF
OPEN SGI
923 SF
SGI
629 SF
SGI
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OFFICE
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TOILET
315 SF
WRITING LAB
1190 SF


821 SF
STAIR
716 SF
CLASSROOM
823 SF
CLASSROOM
819 SF
CLASSROOM
819 SF
CLASSROOM
819 SF
CLASSROOM
817 SF
CLASSROOM
817 SF
OPEN SGI
911 SF
SGI
652 SF
SGI
553 SF
OFFICE
133 SF
OFFICE
135 SF
OFFICE
138 SF
CONF.
191 SF
ADMIN
429 SF
STOR.
129 SF
TRANSITION
CLASSROOM
843 SF
TOILET
315 SF
TOILET
300 SF
TOILET
79 SF
STORAGE
128 SF
CLASSROOM
725 SF
CLASSROOM
815 SF
CLASSROOM

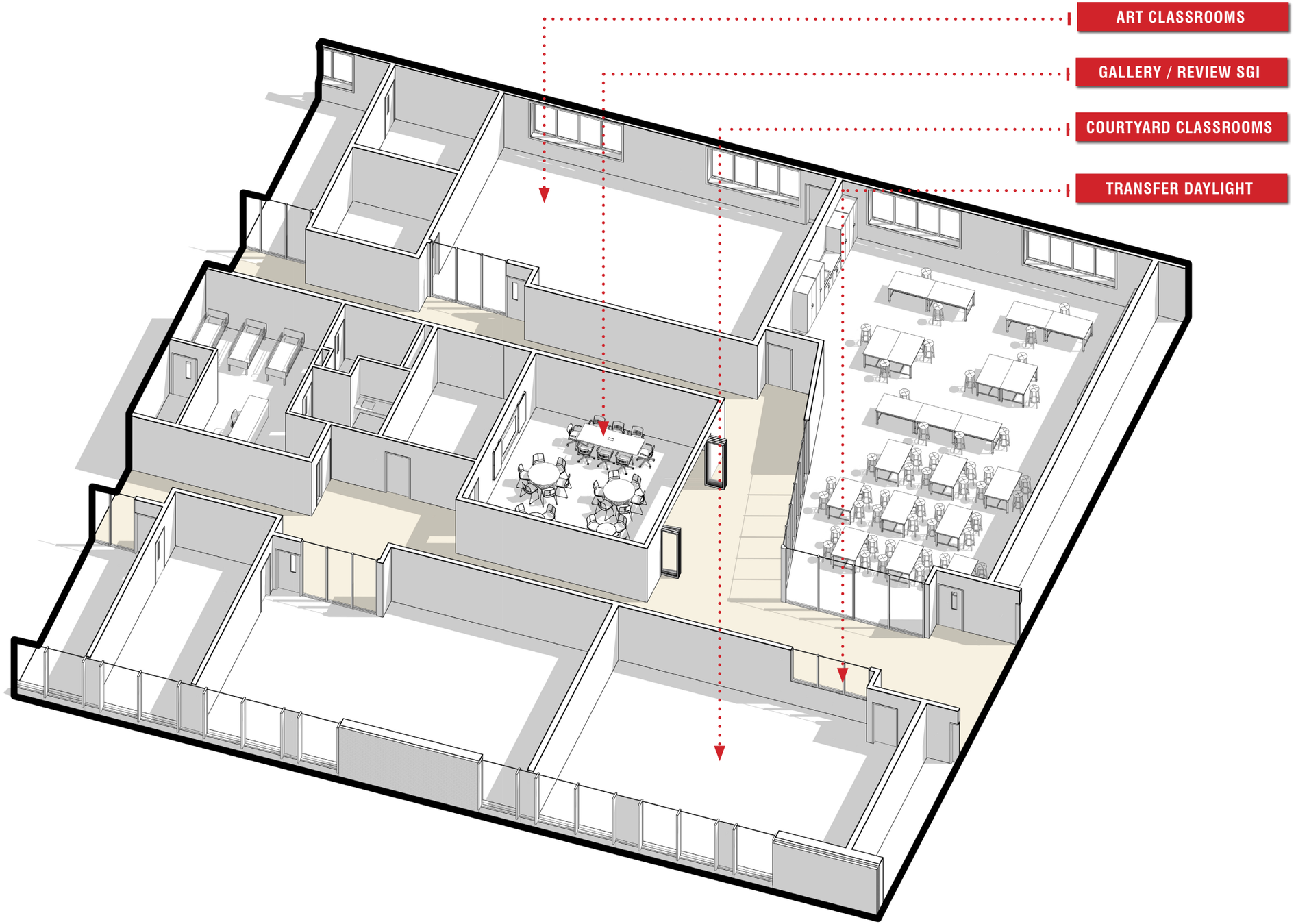

SGI
ACADEMIC COMMONS
CORRIDOR 10’-0”
COURTYARD CLASSROOMS
DAYLIGHT TRANSFER

CLASSROOM 816 SF
CLASSROOM 817 SF
CLASSROOM 817 SF
OPEN SGI 925 SF
SGI 627 SF
SGI 535 SF
OFFICE 143 SF
OFFICE 146 SF
ADMIN 382 SF
TOILET 315 SF
TOILET 300 SF
TRANSITION CLASSROOM 846 SF
TOILET 83 SF
STORAGE 138 SF


INTERIOR CLASSROOM
INTERIOR CLASSROOM
ACOUSTIC / GRAPHIC WALL
SGI / COLLABORATION

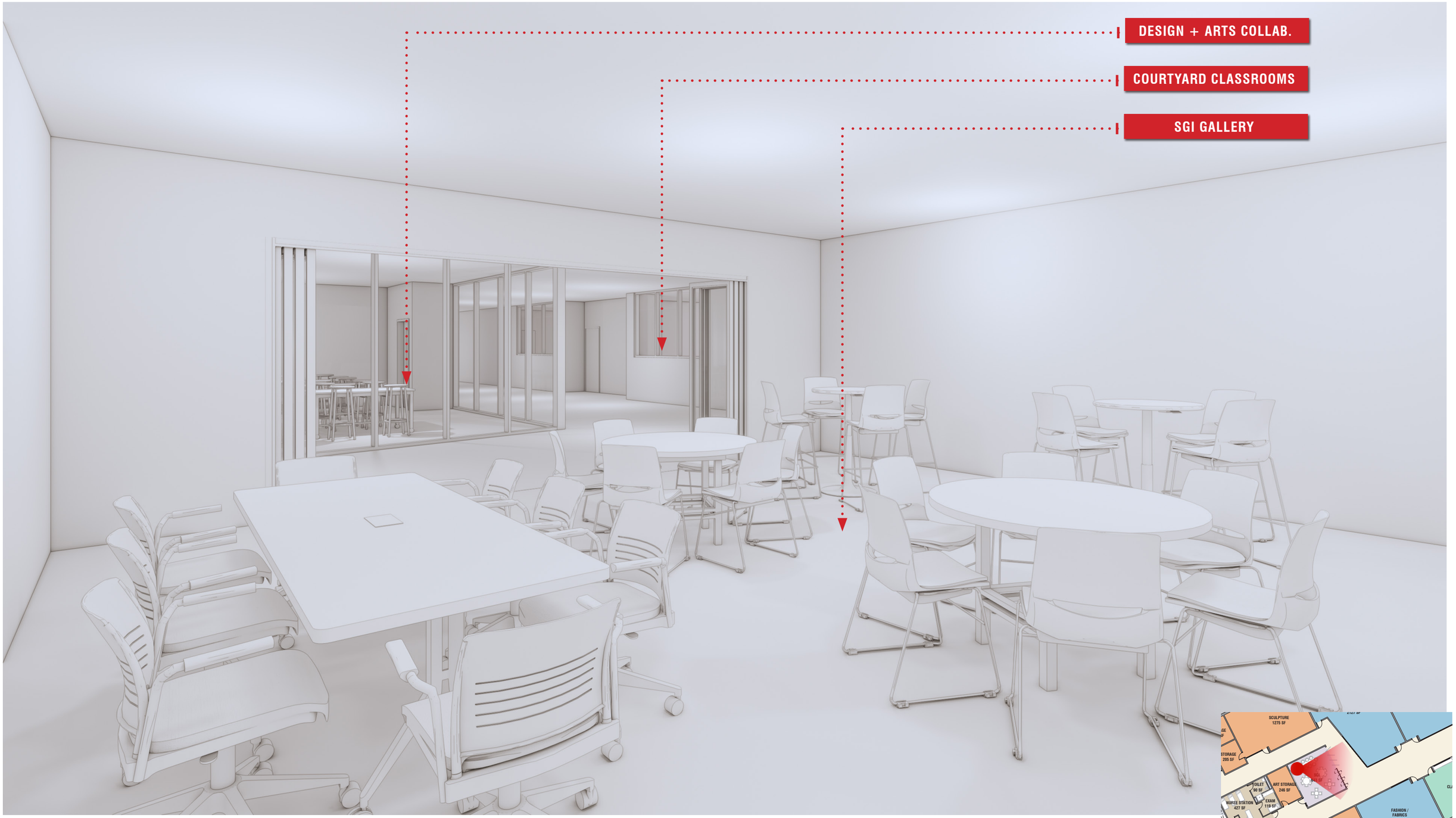
CLASSROOM 816 SF
CLASSROOM 817 SF
CLASSROOM 817 SF
OPEN SGI 925 SF
SGI 927 SF
SGI 535 SF
OFFICE 143 SF
OFFICE 146 SF
ADMIN 382 SF
TOILET 315 SF
TOILET 308 SF
TOILET 83 SF
STORAGE 138 SF
TRANSITION CLASSROOM 846 SF


GRAPHICS LAB
1725 SF
MANUFACTURING
LAB
3458 SF
ENGINEERING /
DESIGN LAB
2126 SF
SCULPTURE
1275 SF
STORAGE
201 SF
STORAGE
205 SF
CERAMICS
1320 SF
STAIR
945 SF
UP
SGI
643 SF
ART STORAGE
246 SF
TOILET
90 SF
EXAM
119 SF
NURSE STATION
427 SF
STOR
79 SF
TOILET
388 SF
TOILET
396 SF
STORAGE
204 SF
ELEVATOR
126 SF
JAN
88 SF
ART
1275 SF
STORAGE
401 SF
ART
1272 SF
FASHION /
FABRICS
1210 SF
CLASSROOM
809 SF
TRANSITION
CLASSROOM
854 SF
TOILET
315 SF
TOILET
300 SF
TOILET
75 SF
PREP
306 SF
SCIENCE LAB
1094 SF
CLASSROOM
904 SF
LOWER
COMMONS


ART CLASSROOMS
GALLERY / REVIEW SGI
COURTYARD CLASSROOMS
TRANSFER DAYLIGHT


INTERIOR SGI
GALLERY / REVIEW SGI
TRANSFER DAYLIGHT
EXTERIOR CLASSROOMS

SCULPTURE
1275 SF
STORAGE
205 SF
TOILET
60 SF
ART STORAGE
246 SF
SGI
643 SF
NURSE STATION
427 SF
EXAM
119 SF
FASHION /
FABRICS
1210 SF
ART
1272 SF
STORAGE

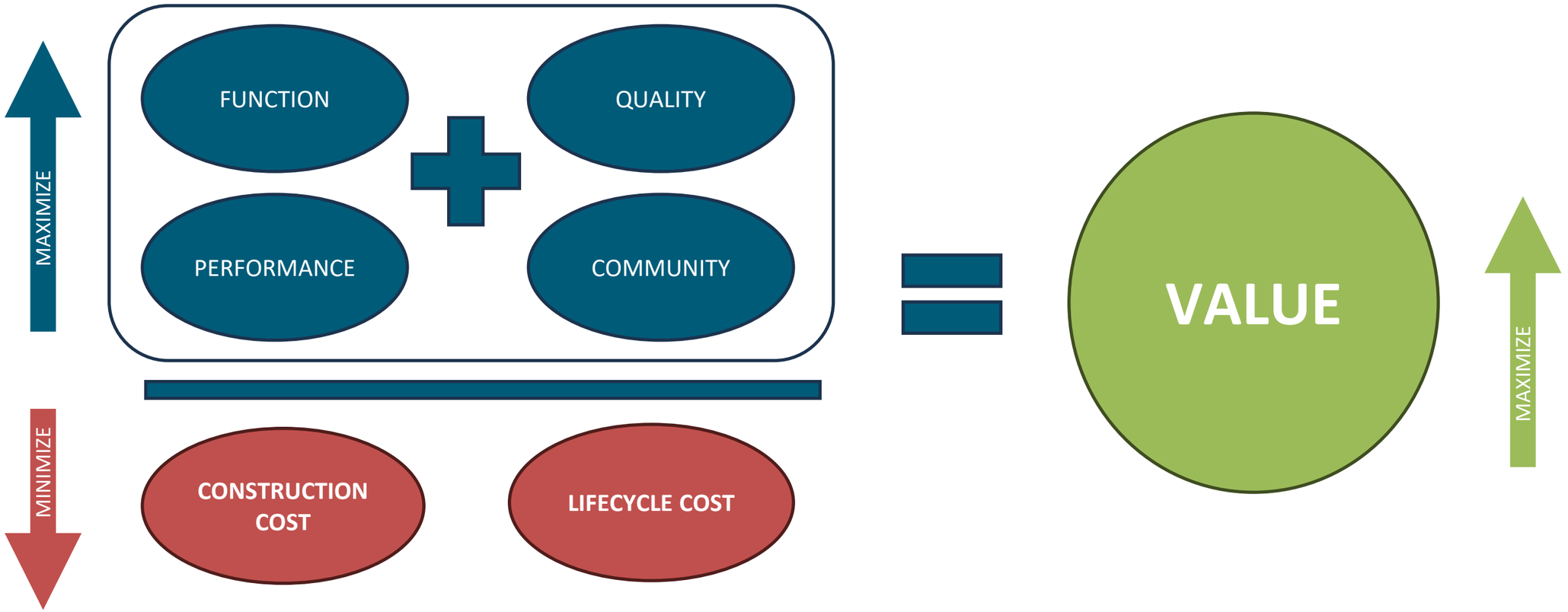

DESIGN + ARTS COLLAB.
COURTYARD CLASSROOMS
SGI GALLERY

SCULPTURE
1275 SF
STORAGE
205 SF
TOILET
60 SF
ART STORAGE
246 SF
NURSE STATION
427 SF
EXAM
119 SF
FASHION /
FABRICS
1210 SF
ART
1272 SF
STORAGE

03 VALUE ENGINEERING (VE)

VALUE ENGINEERING OPENING STATEMENT

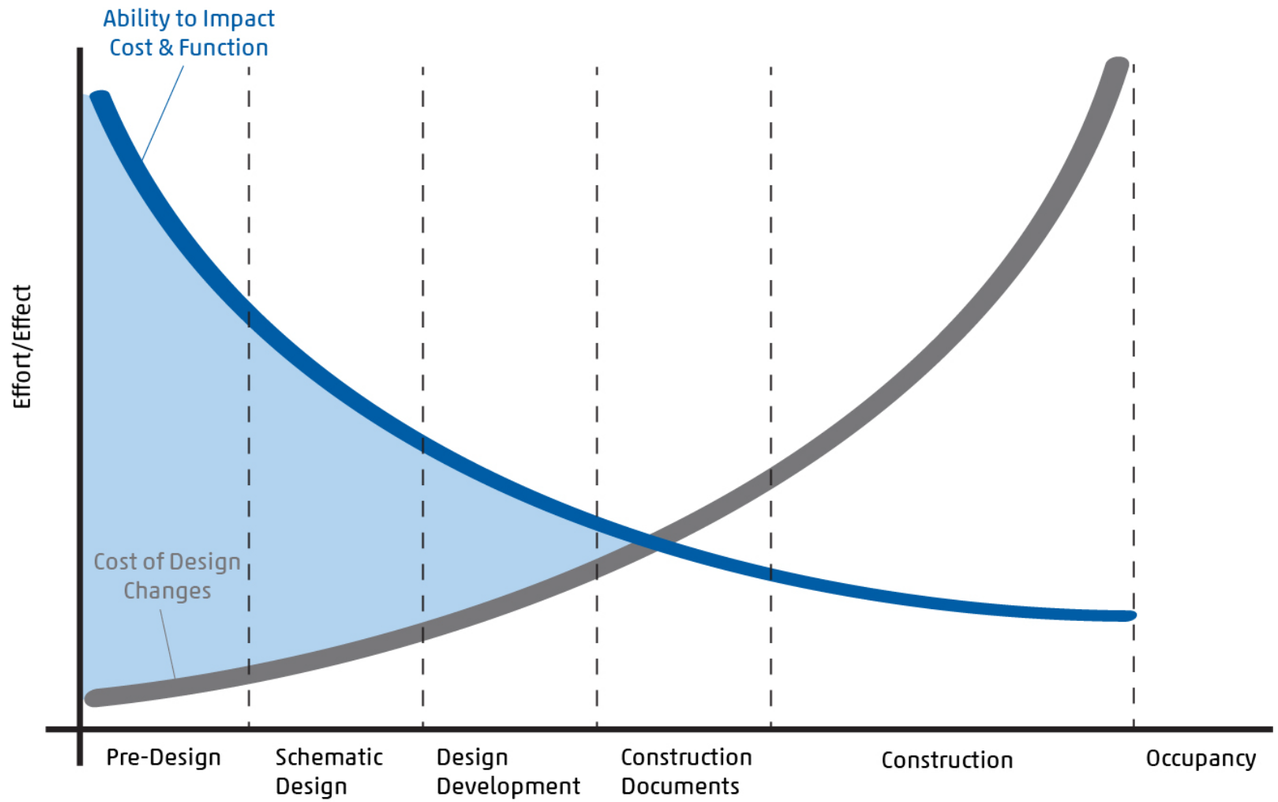
THE **PRIMARY GOAL** OF THE VALUE ENGINEERING (VE) STUDY IS TO **MAXIMIZE VALUE**



VALUE ENGINEERING CORE PRINCIPLES – AN INTEGRATED SOLUTION

THE CORE PRINCIPLE OF VE IS TO **EXAMINE THE** "**FUNCTION**" OF EACH DESIGN ELEMENT AND DISCOVER WAYS TO ACHIEVE THAT FUNCTION AT A LOWER COST. POTENTIAL VALUE IMPROVEMENTS MAY INVOLVE:

- REFINING SCOPE DEFINITION
- MATERIAL AND SYSTEM SELECTIONS
- ENHANCING FUNCTIONAL DESIGN
- IMPROVING CONSTRUCTABILITY
- COORDINATION (BOTH INTERNALLY AND EXTERNALLY)
- OPTIMIZING THE PROJECT SCHEDULE AND PHASING PLAN



IN SUMMARY, OUR CHALLENGE IS TO DEVELOP A MORE ECONOMICALLY **EFFICIENT DESIGN** THAT **REDUCES BOTH CONSTRUCTION AND OPERATIONAL COSTS** WHILE ADHERING TO THE **PROJECT BUDGET**.

VALUE ENGINEERING EXAMPLES

GENERAL REQUIREMENTS
- OWNER COMMIT TO PAYING FOR STORED MATERIALS WITH PROPER STORAGE AND DOCUMENTATION.
- PHASING – SCHOOL FIRST, CONSTRUCTION SITE NEXT

SITE/CIVIL
- EFFICIENT GRADING AND STORMWATER DESIGN

INTERIOR ARCHITECTURAL
- SUGGEST CMU WALLS IN ALL CORRIDORS AND STAIRWELLS BUT STEEL STUDS AND DRYWALL IN CLASSROOMS FOR FUTURE FLEXIBILITY.
- MULTI-USE OF STAGE AS EDUCATIONAL SPACE.
- REVIEW SPACE NEEDS AND BUILDING LAYOUT.

EXTERIOR ARCHITECTURAL
- VERIFY ROOFING PRODUCT BASIS OF DESIGN AND PROVIDE ALTERNATES FOR ADDITIONAL SUPPORT.
- REVIEW PRE-FABRICATED SYSTEMS

STRUCTURAL
- PROVIDE TRENCH TYPE FOOTINGS VERSUS ISOLATED FOOTINGS.
- LOAD BEARING VS. STEEL FRAME.

M/E/P
- BID MULTIPLE HVAC MANUFACTURERS.
- PROVIDE SIMPLE, EASY TO PROGRAM LIGHTING CONTROLS.
- CONSIDER PRO-PRESS COPPER FITTINGS/JOINTS IN LIEU OF SOLDERED JOINTS.

VALUE ENGINEERING SCHEDULE

PHASE I – MEETING & INFORMATION DISTRIBUTION TO TEAM **AD/HOC MTG** **07/08/25**

PHASE II – CREATIVE PHASE **IDEAS DUE BY** **07/22/25**

- BRAINSTORMING SESSION
- LIST BY TRADE
- SUBMIT IDEAS BY 07/22/25 TO CHA

PHASE III – VE WORKSHOP **AD/HOC MTG** **08/05/25**

- EVALUATE IDEAS GENERATED DURING THE CREATIVE PHASE
- RANK IDEAS GENERATED “NO JUDGEMENT ZONE”
- SCORE EACH WITH GUT FEEL INDEX RATING of 0-3
- ASSIGN RESPONSIBILITY TO TEAMMATE FOR FURTHER DEVELOPMENT

PHASE IV – DEVELOPMENT PHASE **DEVELOPMENT ASSIGNMENTS DUE BY** **08/12/25**

- DEVELOP IDEAS SCORED 2 OR 3
- SUPPORT ALL IDEAS WITH ADVANTAGE/DISADVANTAGE, COST INFO, IMPACT ON BUDGET/SCHEDULE
- CHA WILL REVIEW AND INCLUDE IDEAS INTO VE SUMMARY SPREADSHEET

PHASE V – PRESENTATION AND REPORTING PHASE **IN-PERSON PRESENTATION** **08/19/25**

- REVIEW VE SUMMARY AND CONFIRM VE IDEAS
- PROVIDE DIRECTION ON VE IDEAS TO INCLUDE IN PROJECT

PRESENT RESULTS AT BOARD MEETING **08/26/25**

VALUE ENGINEERING WORKSHOP EXAMPLE

PROJECT:	Methacton High School	ALTERNATIVE NO.:	51
DESCRIPTION:	Reduce windows, glass sizes where feasible.	SHEET NO.:	1 of 2
		RESP. To COST	0

ORIGINAL DESIGN: (Sketch attached N/A)

ALTERNATIVE: (Sketch attached N/A)

ADVANTAGES:	**DISADVANTAGES:**
Improves building efficiency, save costs.	Less natural light maybe?

DISCUSSION:

COST SUMMARY	INITIAL COST	RECURRING COSTS (Cost/yr - 10 year assumption)	PRESENT WORTH LIFE-CYCLE COST
ORIGINAL DESIGN	$121,280.00		
ALTERNATIVE	$66,325.00		
SAVINGS	$54,955.00		

VALUE ENGINEERING DECISION TABLE EXAMPLE

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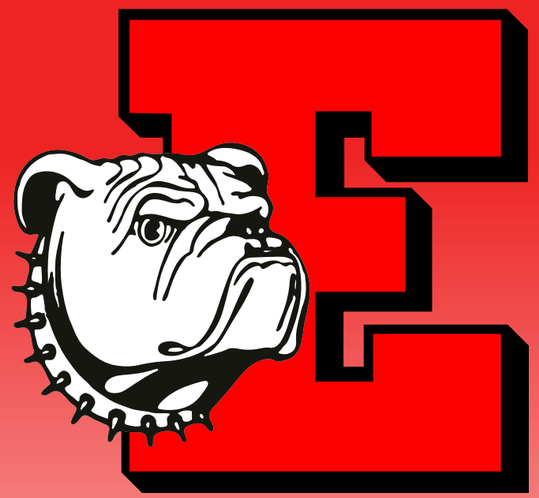
3 = “NO BRAINER”
2 = SHOULD BE CONSIDERED FOR THE DESIGN WITH ADDED RESEARCH
1 = NO MEASURABLE IMPACT TO VALUE
0 = DROP FROM LIST

Interior Architectural Design					
1-AI	Band/Choral Area – eliminate one of the offices to expand the storage for fitness to allow for nursing bed storage.	3	Program enhancement. No cost change.	SGA	
2-AI	Add tiers to Stadium/orchestra designed floor plan.	0			
3-AI	Media Center - Instructional space for up to 35 students/adults		Already in design.		
4-AI	Media Center - Include flexible seating for instructional space that allows for easy conversion to larger presentation space for PD		Already in design.		
7-AI	All hallways - Reduce/change to storage any open areas that would not be visible from end of hallway (such as 2nd/3rd/4th floor between boys bathroom and stairs)	3	Design/Program enhancement. Need sketch from SGA.	SGA	
8-AI	Polished concrete in lieu of terrazzo in public spaces.	3	Bid alternate		DEI
9-AI	Reduce interior glazing	3	Need sketch of areas if possible	SGA	DEI
10-AI	The athletics entry vestibule will be a very tall space for a small vestibule leading to a narrow back-of-house type corridor - consider reducing height? Perhaps a parapet to keep the strong exterior element?	2	Remove canopy outside portion of vestibule without ramp below. SGA to provide sketch.	SGA	DEI
15-AI	Specify that all bulletin boards are mechanically secured by the frame with hardware.	DO IT	No pricing needed. Part of design already.	SGA	
16-AI	Provide floor system in Commons/Café that will not show wear from the bleachers and be easy to clean	DO IT	Will be polished concrete or terrazzo. See 8-AI	SGA	
17-AI	Quartz tile in classrooms and labs in lieu of VET.	3	Specify contractor seals/waxes VET. This could be a bid alternate		DEI
18-AI	Reduce or eliminate any glass railing systems	DO IT	Have shown in current design.	SGA	
19-AI	Install fixed wall behind gym bleachers on the stage and eliminate double sided stage and moveable partition	2	Investigate options. SGA to provide sketch.	SGA	DEI
21-AI	Wall Material – suggest CMU walls in all corridors and stairwells, but use steel studded drywall in classrooms to allow for flexibility for future layout.	DO IT	Already incorporated in the design. Walls cross-hatched in plans.		
22-AI	Stairwells – used reinforced railings – railings are continually damaged throughout the district due to students ripping them out of the walls. MBRP II team had developed a method that has significantly improved the support structure at the HS.	3	RSD to share report detailing how they prefer to secure walls.	RSD	

VALUE ENGINEERING NEXT STEPS

THE INFORMATION PACKET WILL BE DISTRIBUTED TO THE TEAM TOMORROW MORNING, 07/09/25

- OVERVIEW OF PROJECT
- SCHEMATIC DESIGN DOCUMENTS INCLUDING RENDERINGS, FLOOR PLANS, SITE PLANS, ETC.
- PRELIMINARY OUTLINE SPECS AS AVAILABLE
- SKETCHES AND NOTES ON THE PROPOSED STRUCTURAL SYSTEM
- BRIEF DESCRIPTION OF M/E/P/FP SYSTEMS
- GENERAL OUTLINE OF BUILDING FINISHES FOR MAJOR SPACES
- PROJECT SCHEDULE AND BUDGET
- BLANK VE WORKSHEET



04 PROJECT BUDGET + PROJECT 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.

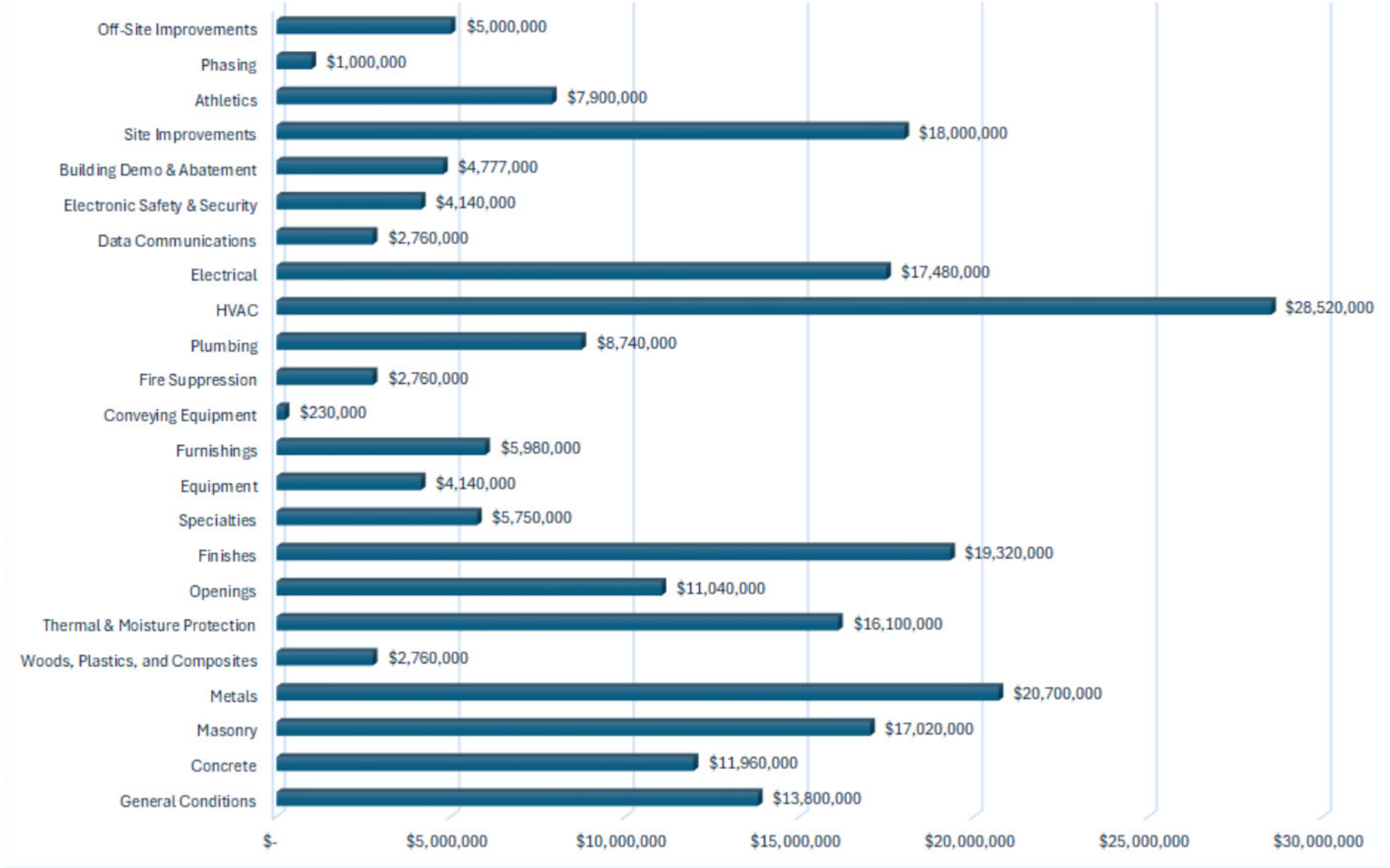
- PRELIMINARY PHASING HAS BEEN DISCUSSED.

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

- ENGINEERING NEW RECORD AVG. INFLATION FACTOR OVER PAST 20 YEARS IS 4%

- 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**


Off-Site Improvements
$5,000,000
Phasing
$1,000,000
Athletics
$7,900,000
Site Improvements
$18,000,000
Building Demo & Abatement
$4,777,000
Electronic Safety & Security
$4,140,000
Data Communications
$2,760,000
Electrical
$17,480,000
HVAC
$28,520,000
Plumbing
$8,740,000
Fire Suppression
$2,760,000
Conveying Equipment
$230,000
Furnishings
$5,980,000
Equipment
$4,140,000
Specialties
$5,750,000
Finishes
$19,320,000
Openings
$11,040,000
Thermal & Moisture Protection
$16,100,000
Woods, Plastics, and Composites
$2,760,000
Metals
$20,700,000
Masonry
$17,020,000
Concrete
$11,960,000
General Conditions
$13,800,000
$-
$5,000,000
$10,000,000
$15,000,000
$20,000,000
$25,000,000
$30,000,000

THE VE PROCESS NEVER ENDS

ADDITIONAL AREAS OF OPPORTUNITY

- DEVELOP STRATEGIES FOR PROJECT PHASING, MATERIAL PROCUREMENT (TARIFFS+INFLATION) AND ALTERNATES FOR COST CONTROL
- VERIFY AND DOCUMENT ALL EXISTING CONDITIONS.
- DEFINE SITEWORK SCOPE TO MAXIMIZE EXISTING SITE CONDITIONS FOR ATHLETIC FIELDS, GRADING, PARKING LOTS, AND STORM WATER MANAGEMENT.
- VERIFY OFFSITE IMPROVEMENT SCOPE OF WORK WITH PENNDOT
- EVALUATE AND REFINE FF+E BUDGET
- BEGIN CONSTRUCTABILITY REVIEWS TO ASSIST IN THE PREPARATION OF CLEAN, COMPLETE AND CONCISE DOCUMENTS
- MATCH CLASSROOM FIT OUT DESIGN WITH PROGRAM

AUG 2024

Schedule Bi-Weekly meetings with design team

OCT 2024

BOARD UPDATE

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

SEPT 2024

Begin Traffic Study

FEB 2025

Begin schematic design *(6 months)*

Pursue funding + grant opportunities

JAN 2025

BOARD UPDATE 01/14
BOARD ACTION 01/28

Site Option Review + Recommendation

BOARD UPDATE

AUG 2025

Begin Design Development *(6 months)*

APRIL 2025

Begin land development

LAND DEVELOPMENT PROCESS

FEB 2026

Begin construction drawings *(10 months)*

JAN 2026

BOARD UPDATE

Act 34 Hearing

DEC 2026

Bid process

FEB/MAR 2027

BOARD ACTION

Award contracts

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

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

EASTON AREA HIGH SCHOOL - SCHEMATIC DESIGN SCHEDULE

Date	Time	Label
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	*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)
8/5/2025	5:00PM	*VE - Workshop Meeting - evaluate and score ideas*
8/12/2025	**7:00PM**	**Board Meeting - SCHEMATIC DESIGN & PLANCON A, B APPROVAL**
8/12/2025	N/A	*VE - assignments due*
8/19/2025	5:00PM	Ad Hoc/Public Planning Meeting
8/19/2025	5:00PM	*VE - review summary and final direction on what VE ideas to include in project*
8/26/2025	6:00PM	Board Meeting - present VE ideas
Jan 2026		Act 34 Hearing



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