EASTON AREA SCHOOL DISTRICT

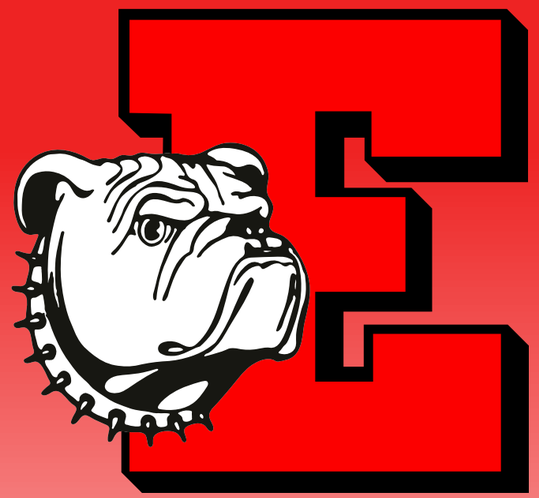
HIGH SCHOOL

BOARD UPDATE - JULY 22, 2025

ALLOY5 CHA

EASTON AREA HIGH SCHOOL - SCHEMATIC DESIGN SCHEDULE

Date	Time	Label
5/21/2025	7:00PM	Board Meeting
6/3/2025	1:00PM	Regularly scheduled 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 design mtg)
6/24/2025	7:00PM	Board Meeting (2026 FY budget approval)
7/1/2025	1:00PM	Regularly scheduled schematic design meeting
7/8/2025	5:00PM	Ad Hoc/Public Planning Meeting (in place of sch design mtg on 07/15)
7/8/2025	5:00PM	*VE - Intro Meeting*
7/22/2025	6:00PM	Board Meeting
7/22/2025	*N/A*	*VE - Ideas Due*
7/29/2025	1:00PM	Regularly scheduled schematic design meeting
8/5/2025	5:00PM	Ad Hoc/Public Planning Meeting (in place of sch design 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



02 PROJECT UPDATE + VALUE ENGINEERING REVIEW

- Design Team conducted AdHoc Meeting 02 of 04 with public and board invited.

- CHA conducted a Value Engineering (VE) kickoff presentation which outlined the VE process occurring this summer. This execise ensures the Design Team and Board have opportunity to maximize value which is defined as the performance/function, quality, and safety divided by cost. CHA reviewed the Creative Phase process including example VE ideas and the VE worksheet.

- Value Engineering worksheets are due today, 07/22/25, to CHA.

- CHA reviewed project phasing + schedule noting the first phase, baseball and softball relocation, is under consideration to be fast tracked to a 2026 start date.

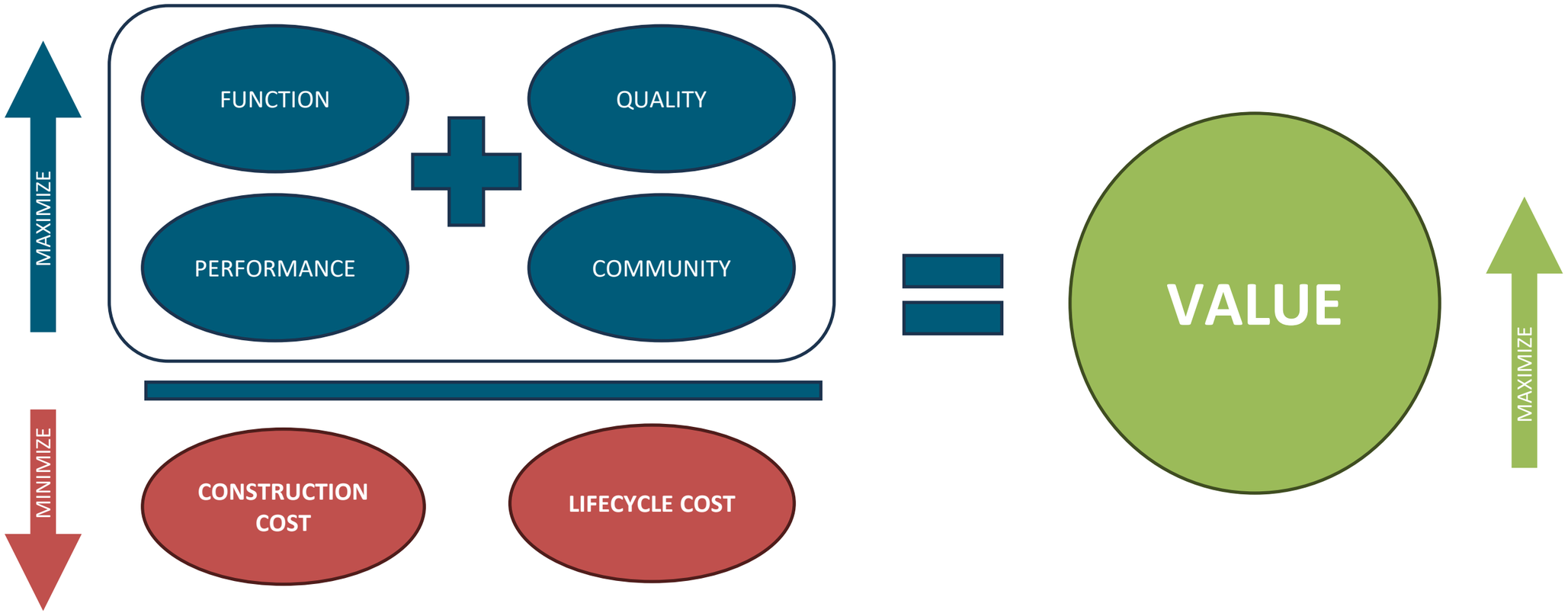
- CHA shared an updated project budget that broke down the building cost by construction division.

- Design Team met on site to coordinate the baseball + softball relocation

- Colliers Engineering team has been onsite conducting borings for sub-surface exploration + design.

VALUE ENGINEERING OPENING STATEMENT

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



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

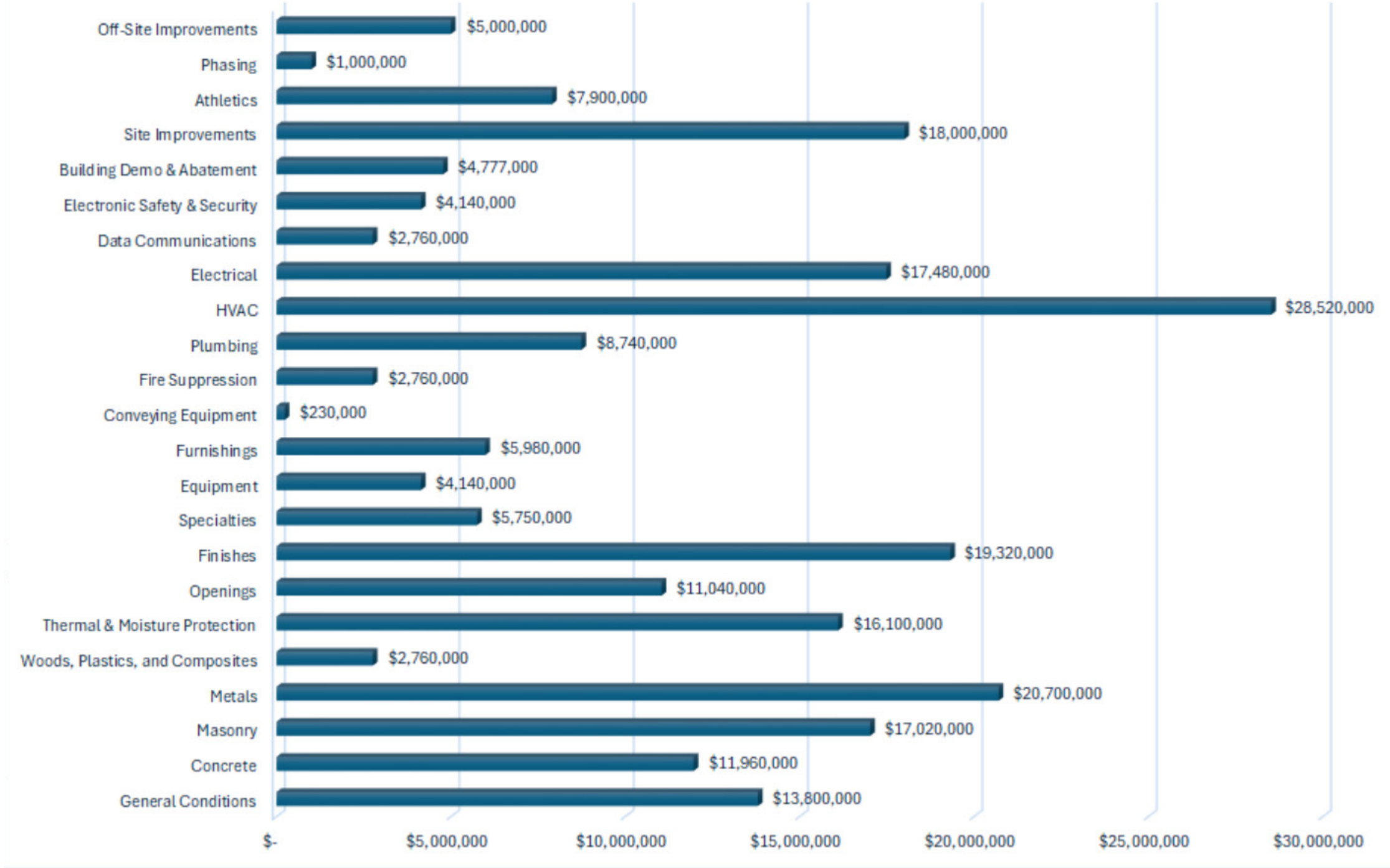
PRESENT RESULTS AT BOARD MEETING **08/26/25**

VALUE ENGINEERING 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

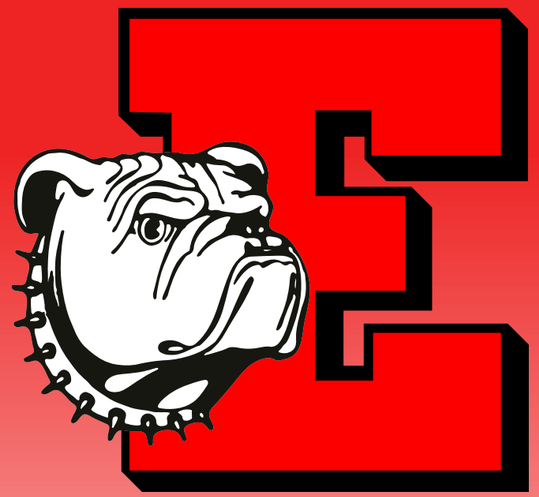
	Date Generated	25-05-06 BUDGET		
	Description of Budget	**New Construction on NE Corner of Site (Current Baseball Field Location)**		
	Gross Area	**460,000 SF of New Construction**		
	Description of Scope	**Quantity**	**Unit Cost**	**Total**
1	Demolition of Existing Building Structure and Foundations	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



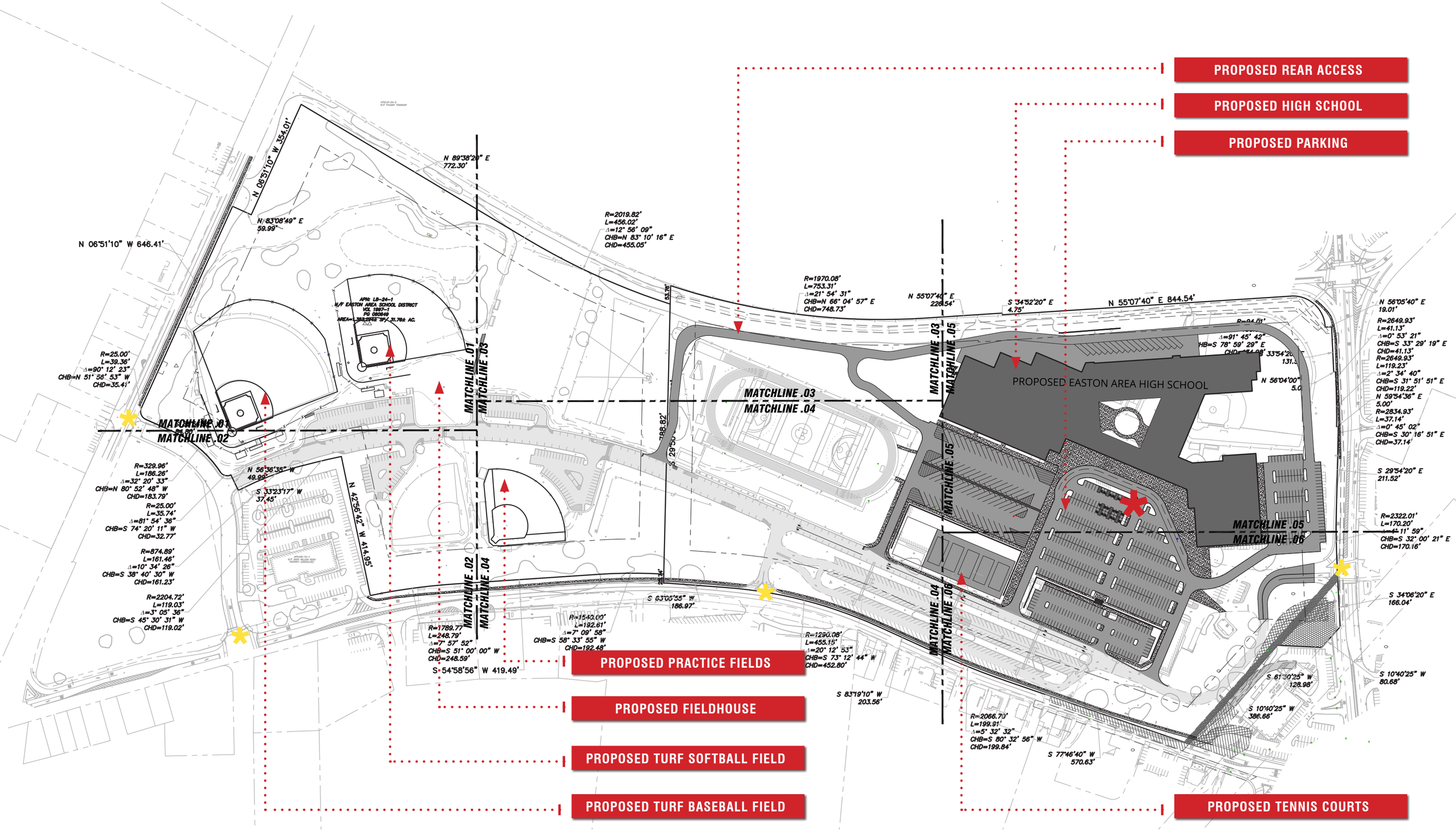
02 SCHEMATIC PLAN / CONCEPT REVIEW

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 PRACTICE FIELDS
PROPOSED FIELDHOUSE
PROPOSED TURF SOFTBALL FIELD
PROPOSED TURF BASEBALL FIELD
PROPOSED TENNIS COURTS
PROPOSED EASTON AREA HIGH SCHOOL
MATCHLINE .01
MATCHLINE .02
MATCHLINE .03
MATCHLINE .04
MATCHLINE .05
MATCHLINE .06
N 06°51'10" W 646.41'
N 06°51'10" W 354.01'
N 89°38'20" E 772.30'
N 83°08'49" E 59.99'
N 55°07'40" E 844.54'
N 55°07'40" E 226.54'
S 34°52'20" E 4.75'
N 56°04'00" E 5.0
N 56°05'40" E 19.01'
S 29°54'20" E 211.52'
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'
S 83°19'10" W 203.56'
S 63°05'55" W 186.97'
S 54°58'56" W 419.49'
N 42°56'42" W 414.95'
N 56°36'35" W 49.99'
S 33°23'17" W 37.45'
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'
R=2019.82' L=456.02' Δ=12° 56' 09" CHB=N 83° 10' 16" E CHD=455.05'
R=1789.77' L=248.79' Δ=7° 57' 52" CHB=S 51° 00' 00" W CHD=248.59'
R=1540.09' L=192.61' Δ=7° 09' 58" CHB=S 58° 33' 55" W CHD=192.48'
R=1970.08' L=753.31' Δ=21° 54' 31" CHB=N 66° 04' 57" E CHD=748.73'
R=1290.08' L=455.15' Δ=20° 12' 53" CHB=S 73° 12' 44" W CHD=452.80'
R=2066.70' L=199.31' Δ=5° 32' 32" CHB=S 80° 32' 56" W CHD=199.84'
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'
R=2322.01' L=170.20' Δ=4° 11' 59" CHB=S 32° 00' 21" E CHD=170.16'
R=94.01' Δ=91° 45' 42" CHB=S 78° 59' 29" E
APN: LB-24-1 W/F EASTON AREA SCHOOL DISTRICT VOL 1997-1 PG 080649 AREA=+/-383,896 SF/+/-31.76± AC.

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

KITCHEN / SERVERY

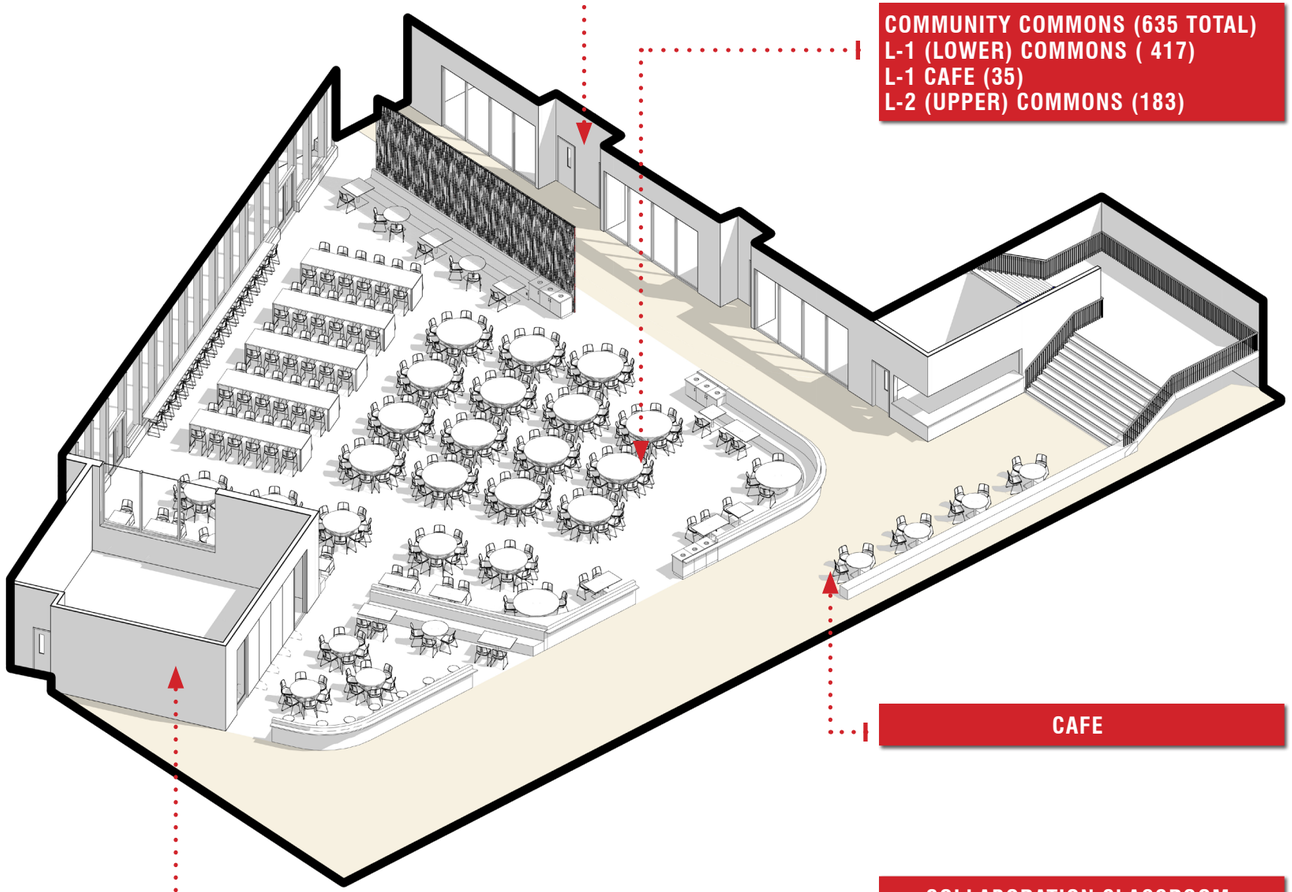
COMMUNITY COMMONS (635)

PERFORMANCE COMMONS (203)

CAFETERIA SEATING (838)

CAFE/ GRAB + GO

COURTYARD

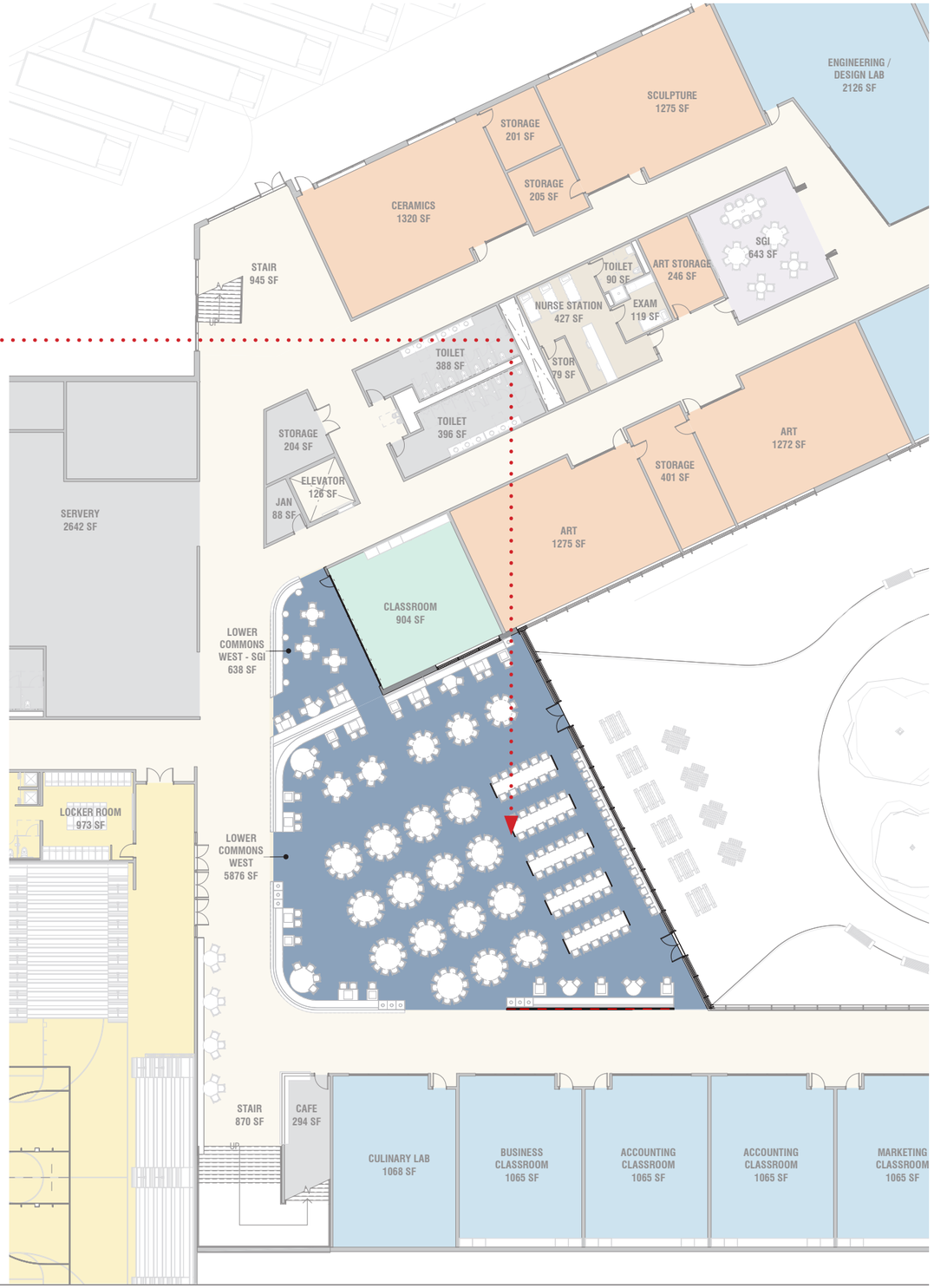


CLASSROOMS

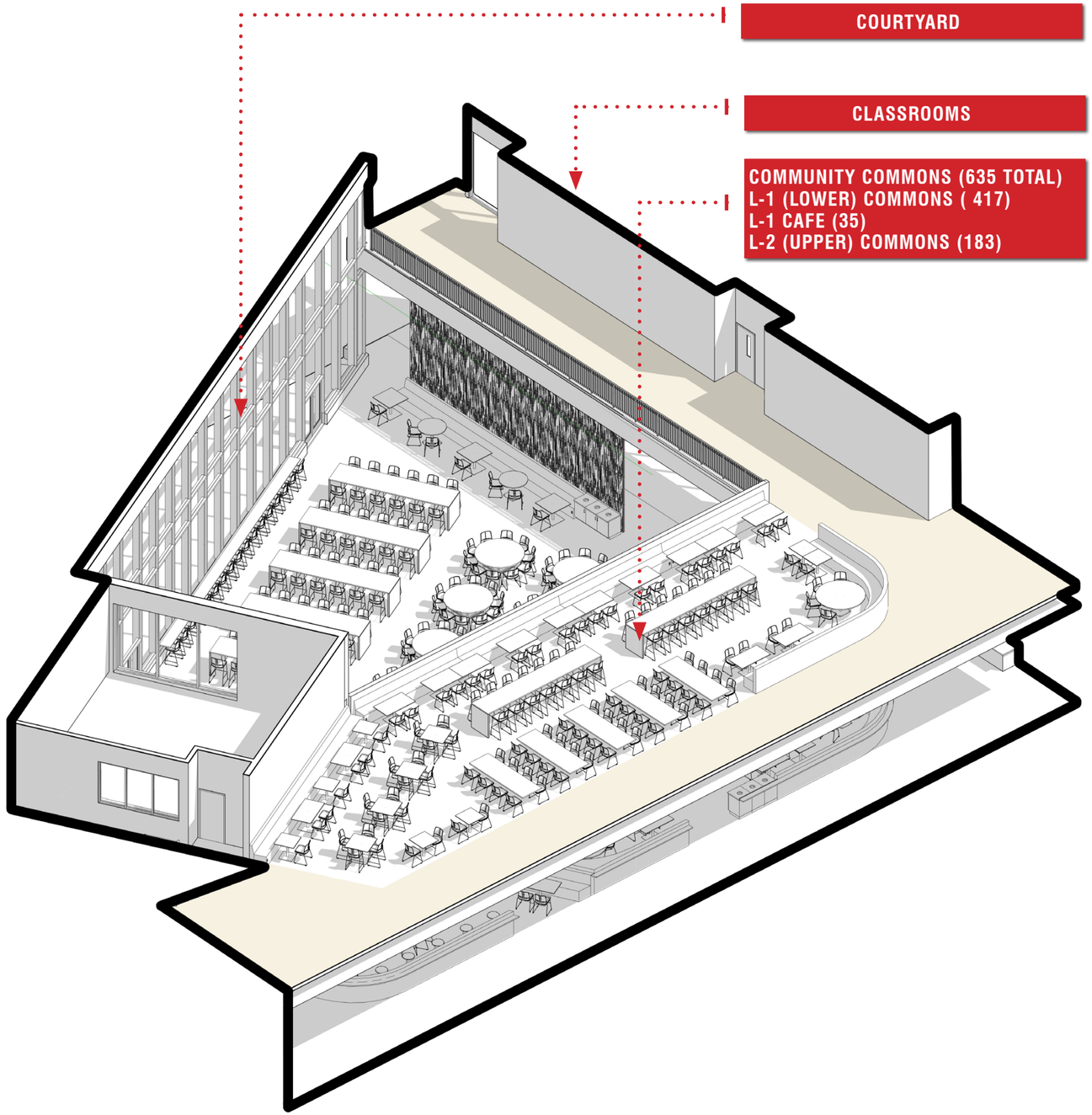
COMMUNITY COMMONS (635 TOTAL)
L-1 (LOWER) COMMONS (417)
L-1 CAFE (35)
L-2 (UPPER) COMMONS (183)

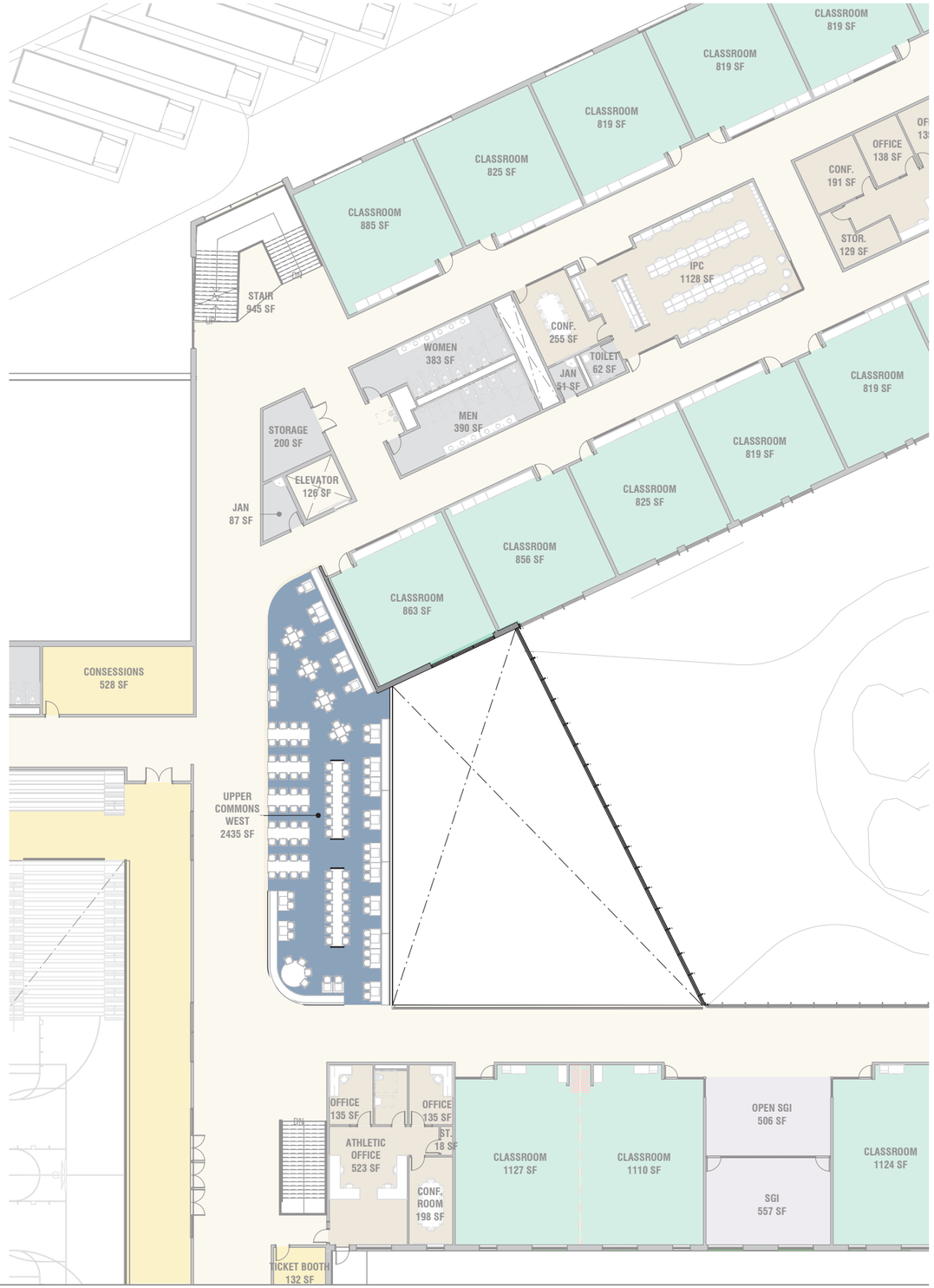
CAFE

COLLABORATION CLASSROOM

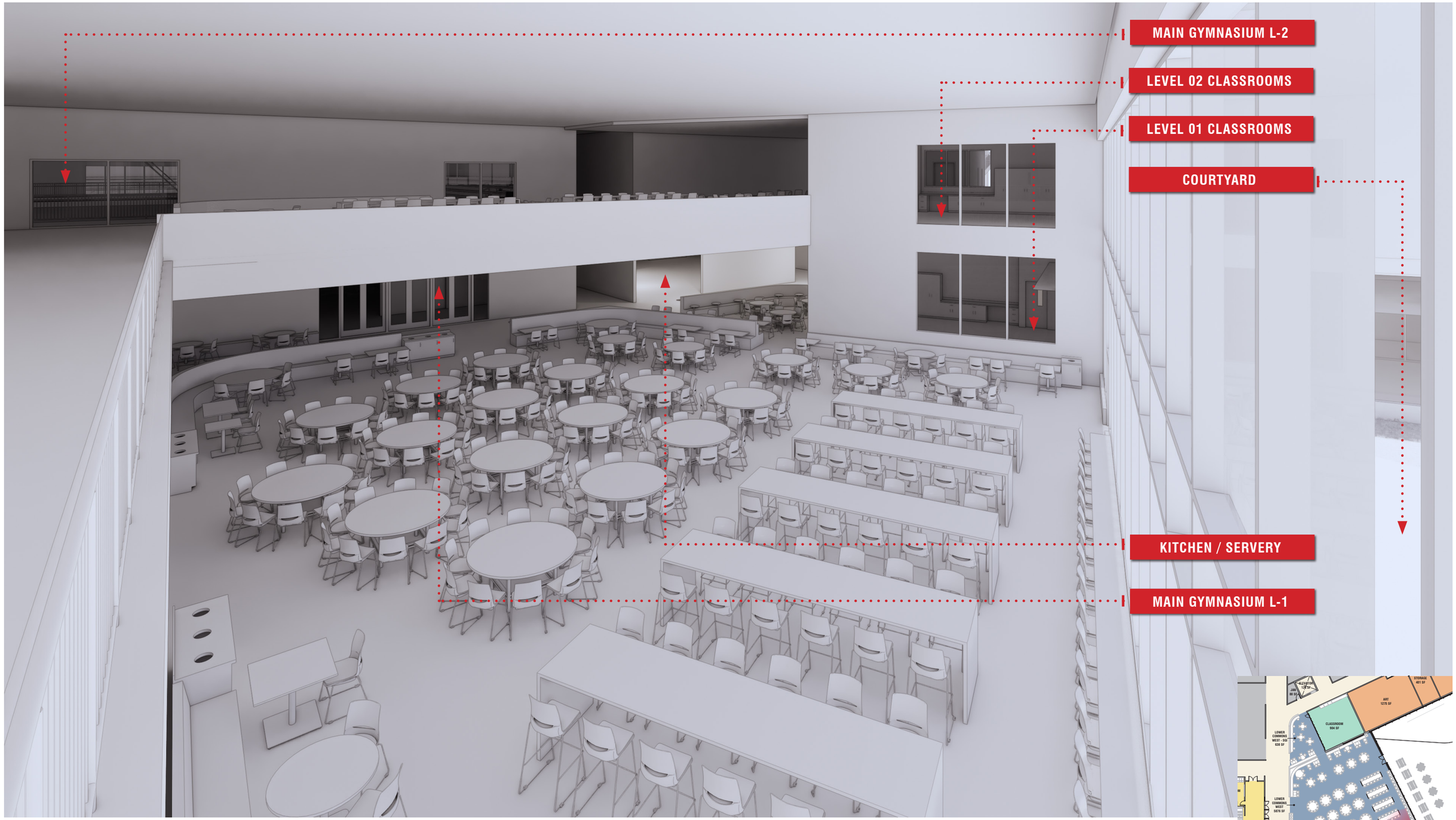


LOWER COMMONS

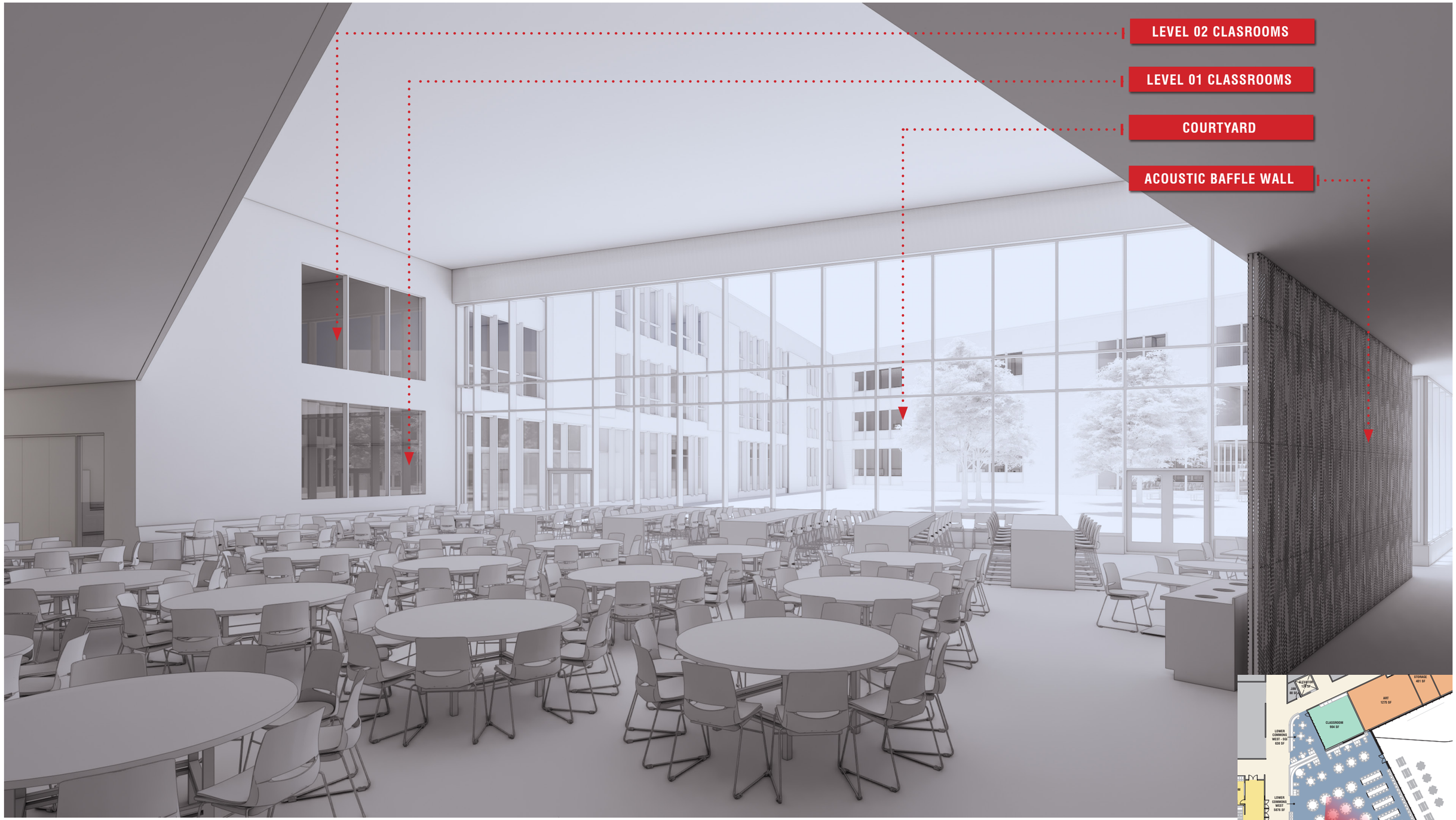




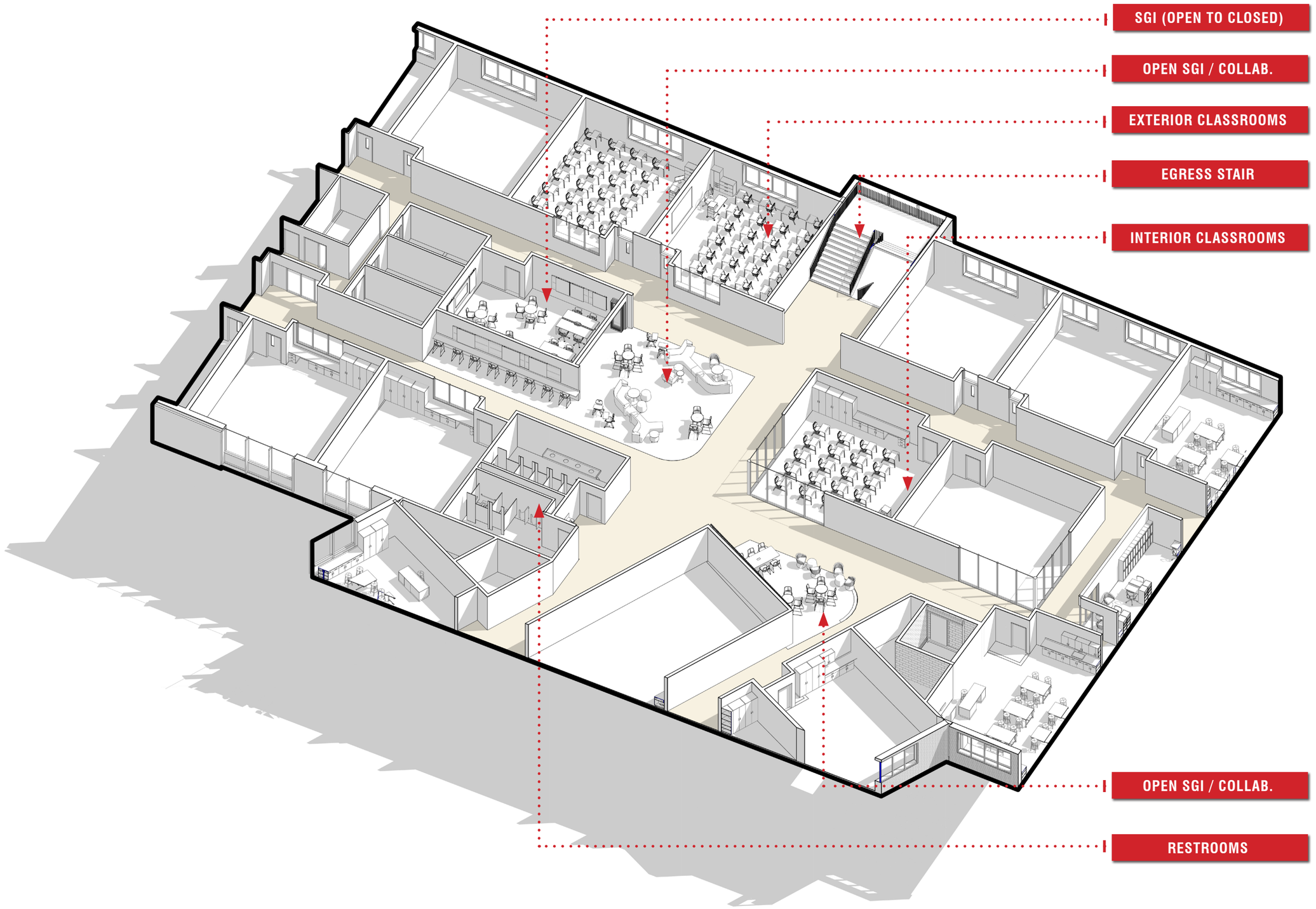
UPPER COMMONS

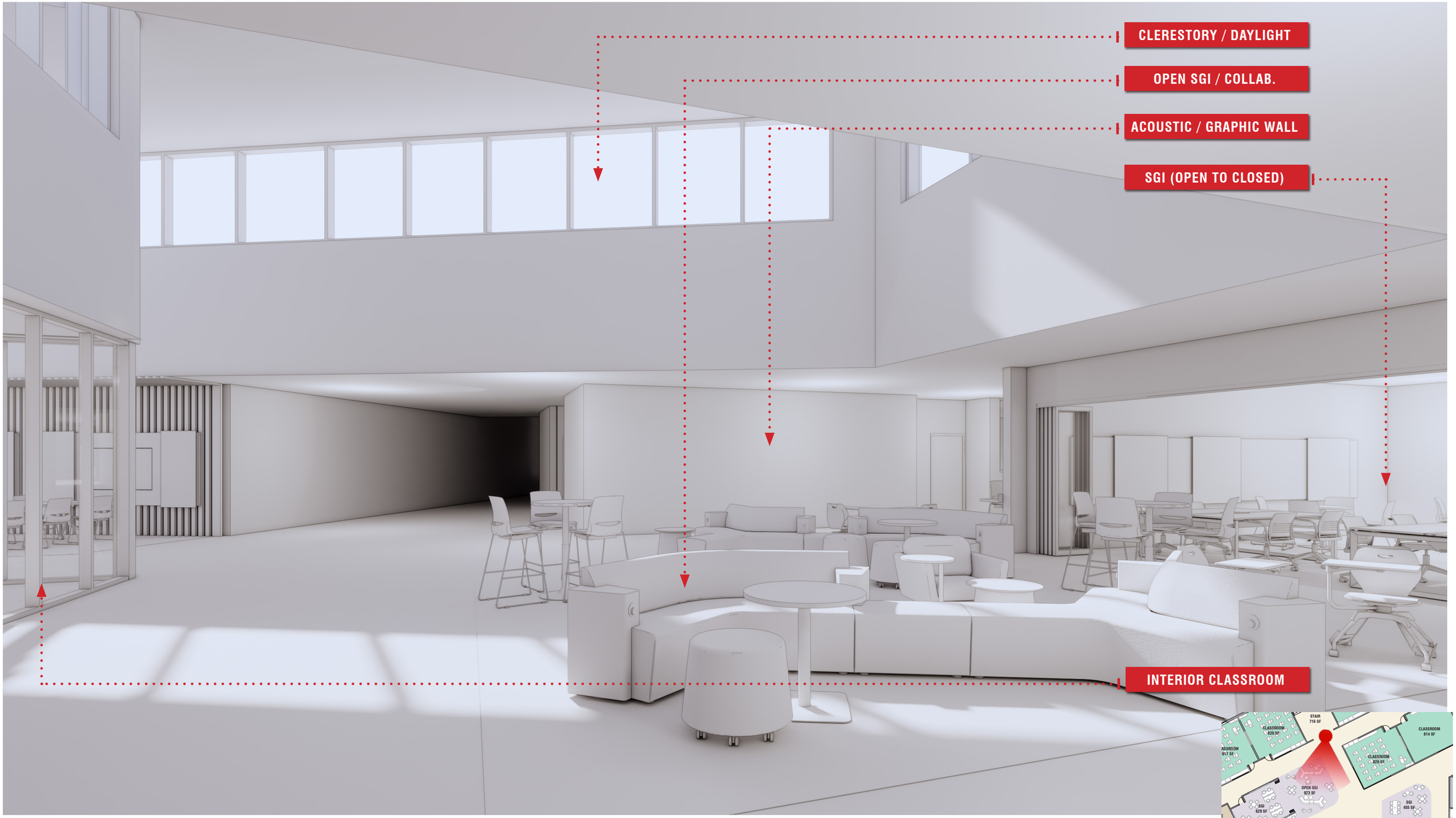

MAIN GYMNASIUM L-2
LEVEL 02 CLASSROOMS
LEVEL 01 CLASSROOMS
COURTYARD
KITCHEN / SERVERY
MAIN GYMNASIUM L-1

ART
1275 SF
CLASSROOM
904 SF
STORAGE
401 SF
LOWER COMMONS WEST - SGF
638 SF
LOWER COMMONS WEST
5076 SF

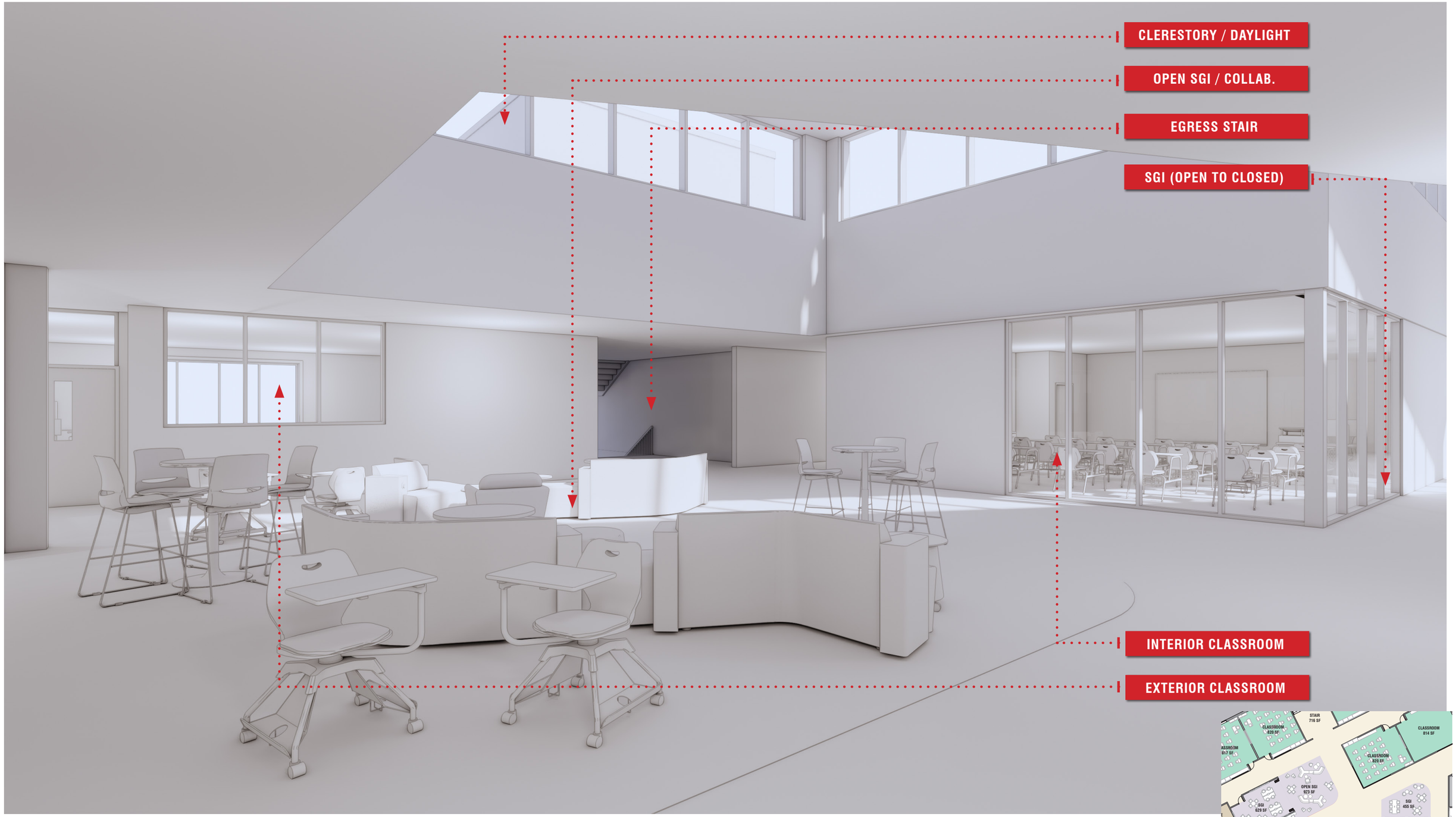

LEVEL 02 CLASROOMS
LEVEL 01 CLASSROOMS
COURTYARD
ACOUSTIC BAFFLE WALL

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

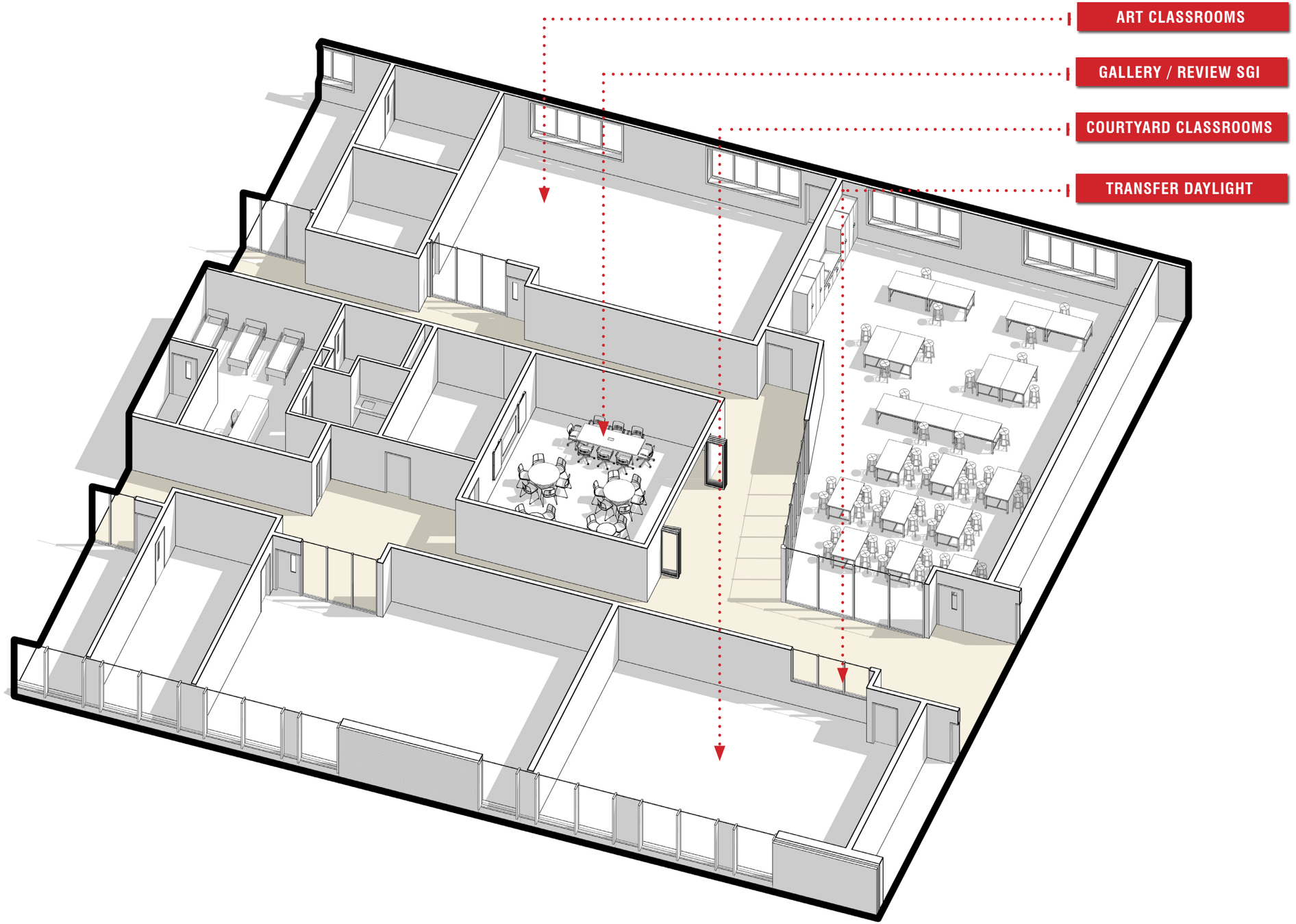

SGI (OPEN TO CLOSED)
OPEN SGI / COLLAB.
EXTERIOR CLASSROOMS
EGRESS STAIR
INTERIOR CLASSROOMS
OPEN SGI / COLLAB.
RESTROOMS


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

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.
EGRESS STAIR
SGI (OPEN TO CLOSED)
INTERIOR CLASSROOM
EXTERIOR CLASSROOM

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


ART CLASSROOMS
GALLERY / REVIEW SGI
COURTYARD CLASSROOMS
TRANSFER DAYLIGHT


INTERIOR SGI
GALLERY / REVIEW SGI
TRANSFER DAYLIGHT
EXTERIOR CLASSROOMS

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

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

FEB 2026

Begin construction drawings *(10 months)*

JAN 2026

BOARD UPDATE

Act 34 Hearing

DEC 2027

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

BOARD UPDATE

PHASE 1A - ATHLETIC FIELDS

LAND DEVELOPMENT PROCESS

2024 | **2025** | **2026** | **2027 - 2031**

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



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
Meeting 04 - August 19, 2025 | 5-7pm

Scheduled Board Meeting:

Approval Schematic Design + Plancon A / B
August 12, 2025

Value Engineering Presentation
August 26, 2025

Pursue Funding + Grant Opportunities

Continue:

1. Developing timeline
2. Developing budget
3. Conducting site and traffic study
4. Design meetings