EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

BOARD UPDATE - AUGUST 12, 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 UPDATE**
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*
9/30/2025	**6:00PM**	**Board Meeting - SCHEMATIC DESIGN APPROVAL**
Oct 2025		Ad Hoc/Public Planning Meeting - Phase 1 update
Jan 2026		Act 34 Hearing

01 PROJECT UPDATE + VALUE ENGINEERING REVIEW

- Design Team conducted AdHoc Meeting 03 of 04 with public and board invited.

- CHA conducted a Value Engineering (VE) workshop at last week's ad hoc meeting. There, the project team reviewed all submitted VE ideas and let the team through the Evaluation Phase. VE ideas agreed to be viable were scored and assigned to team members for further development.

- CHA reviewed high school phasing + design development schedule.

- Design Team reviewed the site plan for "Phase 1 - Field + Infrastructure Relocation" focusing on the site plan for the field relocations.

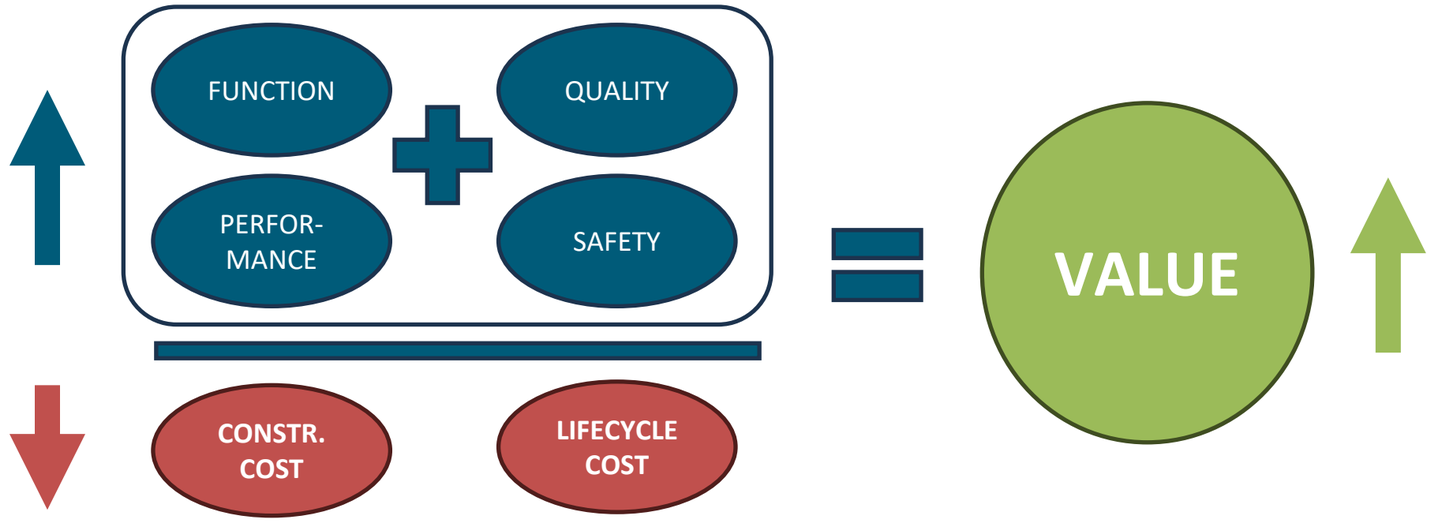
- Design Team reviewed the current schematic plans with the EASD representitives for Transportation + Security.

- Design Team reviewed updated facade images as the team coordinated the use of precast elements into the school design.

VALUE ENGINEERING REVIEW

- **CURRENT PHASE: PHASE IV – DEVELOPMENT (08/05/25 – 08/19/25)**
  VE IDEAS ARE BEING TECHNICALLY INVESTIGATED BY MEMBERS OF THE PROJECT TEAM TO DETERMINE IMPACT TO THE DESIGN, FUNCTION, USE, PERFORMANCE, BUDGET, AND SCHEDULE.

- **NEXT STEP: PHASE V – PRESENTATION AND REPORTING MEETING (08/19/25)**
  FINAL MEETING TO REVIEW THE VE SUMMARY. OWNER WILL CONFIRM THE DEVELOPED VE IDEAS TO ENSURE REJECTION OR INCLUSION IN THE PROJECT SCOPE.



- 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 & DESIGN**.

Metals & Structure

R&B	Require structural steel fabrication to meet previous experience and other performance requirements but not specifically AISC certified	1. Increased bid pool.	1. Slight risk to quality control 2. Requires more stringent QA specifications	**3**	Spec will not require certification but will require that sub complies with best practices and submits examples of work performed on similar projects.
R&B	Eliminate hanging lintels above large window opening, curtain walls and overhangs	1. Reduces the weight of steel	Aesthetics	**3**	
CED, R&B	Reduce amount of cast-in-place concrete retaining wall	Saves construction and phasing time	1. Cost to cut and export fill may be cost prohibitive. 2. Elevation changes may not work with current building layout	**3**	
SHA, R&B	Consider masonry bearing in classroom wing ILO structural framing.	1. Decreases material costs 2. Reduces potential cost increases associated with availability of steel	1. Possibly impacts timing of building enclosure 2. Shortage of skilled manpower may be a disadvantage	**2**	EASD recommended stud walls between classrooms. Preference of no wall tile over CMU wall
	Consider pitched roof with shingles on classroom wings.	1. less maintenance, longer life 2. potential asthetic improvement	1. RTU has to be in penthouses, or mech room 2. Increase fire protection requirements	**0**	
R&B	Use braced frame construction in lieu of moment frame construction	Low first cost	Must incorporate space within floor plate to accept brace frames. may prevent interior partition changes in the future	**2**	
R&B	Use composite beam floor construction with composite metal deck.	Faster erection. Less floor vibration than joist system.	More expensive metal deck	**2**	
R&B	Specify "equal to" manufacturers for composite metal deck	1. Increased bid pool.		**2**	
SHA, R&B	Select composite metal deck/concrete thickness combination to provide required fire rating without fireproofing the metal deck.	Reduced fireproofing.		**2**	
SHA, R&B	If beams will be used for structural roof framing consider slope steel roof framing to reduce tapered insulation.	Reduces the need for polyiso tapered insulation	Increases detailing complexity.	**3**	
SHA, R&B	Investigate alternative exterior steel stud wall/insulation systems. 6" batt insulation with 1 1/2" continuous insulation vs. no batt insulation with 3" continuous insulation vs. Steel Thermal Efficient Panel system.	Eliminates batt insul which is sometimes poorly installed & may contribute to mold. STPS has a consistent thickness unlike the spray-on continuous insul & maintains smaller cavity between steel studs and brick veneer allowing for use of standard brick ties. 3" spray on continuous insul increases the cavity between the steel studs & face brick and may require engineered ties. STPS install quickly.	Each of the three systems mentioned would require different detailing. Structural perimeter columns and beams would be set in from the exterior wall finish by different dimensions depending on which system is selected.	**3**	
R&B	Review steel framing options for roofs, floors, bracing, etc. to reduce steel weight.	Save costs.	None.	**3**	
SHA	Handrails to be stainless steel. Rest of stair system to be painted	Saves cost		**3**	EASD noted handrails to be stainless steel
SHA, R&B	Consider alternate structure type for canopies in lieu of architectural AESS steel	Saves cost		**3**	CHA noted steel shapes should be non-specialty units

PROJECT:	Fountain Hill Elementary School	ALTERNATIVE NO.:	26
DESCRIPTION:	Add green roof to reduce underground storm water basin.	SHEET NO.:	1 of 2
		RESP. To COST	DEI

ORIGINAL DESIGN: (Sketch attached N/A)

ALTERNATIVE: (Sketch attached N/A)

ADVANTAGES:	DISADVANTAGES:
It is a sustainable solution and reduces sinkhole risks.	0

DISCUSSION:

A green roof will be installed on the family center and gym roofs.

COST SUMMARY	INITIAL COST	RECURRING COSTS (Cost/yr - 10 year assumption)	PRESENT WORTH LIFE-CYCLE COST
ORIGINAL DESIGN	$0.00		$0.00
ALTERNATIVE	$297,500.00		$297,500.00
SAVINGS	($297,500.00)		($297,500.00)

PROJECT:	Fountain Hill Elementary School	ALTERNATIVE NO.:	26
DESCRIPTION:	Add green roof to reduce underground storm water basin.	SHEET NO.:	2 of 2

CONSTRUCTION ITEM		ORIGINAL ESTIMATE			PROPOSED ESTIMATE		
ITEM	UNIT (EA/SF/LF)	NO. UNITS	COST/ UNIT	TOTAL	NO. UNITS	COST/UNIT	TOTAL
Original Design is for typical impervious r				$ -			$ -
				$ -			$ -
				$ -			$ -
				$ -			$ -
Added cost of green roof plantings	SF			$ -	13,100	$ 25.00	$ 327,500
Reduced size of UG Stone Basin	CY			$ -	-250	$ 120.00	$ (30,000)
				$ -			$ -
				$ -			$ -
				$ -			$ -
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				$ -			$ -
				$ -			$ -
				$ -			$ -
				$ -			$ -
				$ -			$ -
Sub-Total				$ -			$ 297,500
Mark-Up at 0.00%				$ -			$ -
TOTAL				$ -			$ 297,500
					Savings:	($297,500.00)	

Task Name	Start	Finish	Duration
DESIGN DEVELOPMENT PHASE	**Tue 8/5/25**	**Fri 1/30/26**	**128 days?**
Begin Design Development Phase	Tue 8/5/25	Tue 8/5/25	0 days
Design Team Meeting 3:30 PM	Wed 8/6/25	Wed 8/6/25	1 day
District Planning Meeting Update	Wed 8/6/25	Wed 8/6/25	1 day
CM to Develop Phasing Plans	Thu 8/7/25	Tue 10/28/25	59 days
Design Team Meeting 3:30 PM	Mon 8/18/25	Mon 8/18/25	1 day
BIM Coordination and Procedure Meeting	Mon 8/18/25	Mon 8/18/25	1 day
Environmental Investigation of Existing Building	Thu 8/7/25	Wed 8/27/25	15 days
Design Team Meeting 3:30 PM	Mon 9/8/25	Mon 9/8/25	1 day
Design Team Meeting 3:30 PM	Mon 9/22/25	Mon 9/22/25	1 day?
Develop list of Alternate Bids	Tue 9/23/25	Mon 10/20/25	20 days
Design Team Meeting 3:30 PM	Mon 10/6/25	Mon 10/6/25	1 day?
Design Team Meeting 3:30 PM	Mon 10/20/25	Mon 10/20/25	1 day?
Design Team Meeting 3:30 PM	Mon 11/10/25	Mon 11/10/25	1 day?
Architect to deliver 60% design development drawings/specs in order to prepare budget & constructability review	Tue 11/18/25	Tue 11/18/25	1 day
CM to review Design Development & Begin preparation of 60% budget & Constructability Review	Wed 11/19/25	Tue 12/16/25	20 days
Design Team Meeting 3:30 PM	Wed 11/19/25	Wed 11/19/25	1 day?
CM to deliver 60% DD Budget to Architect for reconciliation	Wed 12/17/25	Tue 1/20/26	25 days
CM to deliver Constructability Review to Architect	Wed 11/19/25	Tue 12/23/25	25 days
CM & Architect Budget Reconciliation Meeting	Wed 1/21/26	Wed 1/28/26	6 days
CM to publish 60% DD Budget	Thu 1/29/26	Thu 1/29/26	1 day
Design Team Meeting 3:30 PM (Owner input & feedback on DD Documents)	Wed 12/3/25	Wed 12/3/25	1 day?
Complete design dev specs and budget estimate for Owner approval	Fri 1/30/26	Fri 1/30/26	1 day
District Planning Meeting 7:00 PM (Design Development Update)	Fri 1/30/26	Fri 1/30/26	1 day

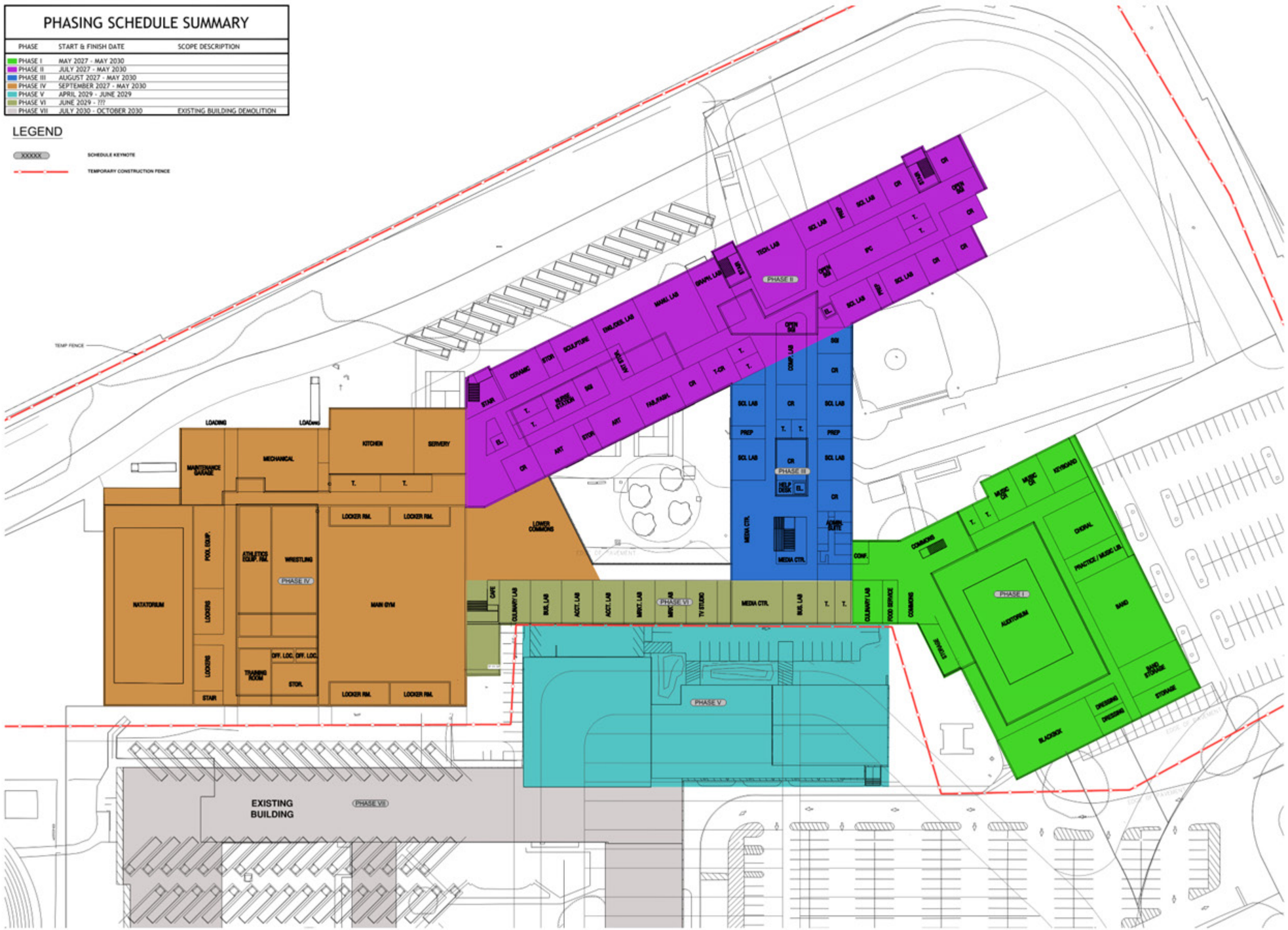
PHASING SCHEDULE SUMMARY

PHASE	START & FINISH DATE	SCOPE DESCRIPTION
PHASE I	MAY 2027 - MAY 2030	
PHASE II	JULY 2027 - MAY 2030	
PHASE III	AUGUST 2027 - MAY 2030	
PHASE IV	SEPTEMBER 2027 - MAY 2030	
PHASE V	APRIL 2029 - JUNE 2029	
PHASE VI	JUNE 2029 - ???	
PHASE VII	JULY 2030 - OCTOBER 2030	EXISTING BUILDING DEMOLITION

LEGEND

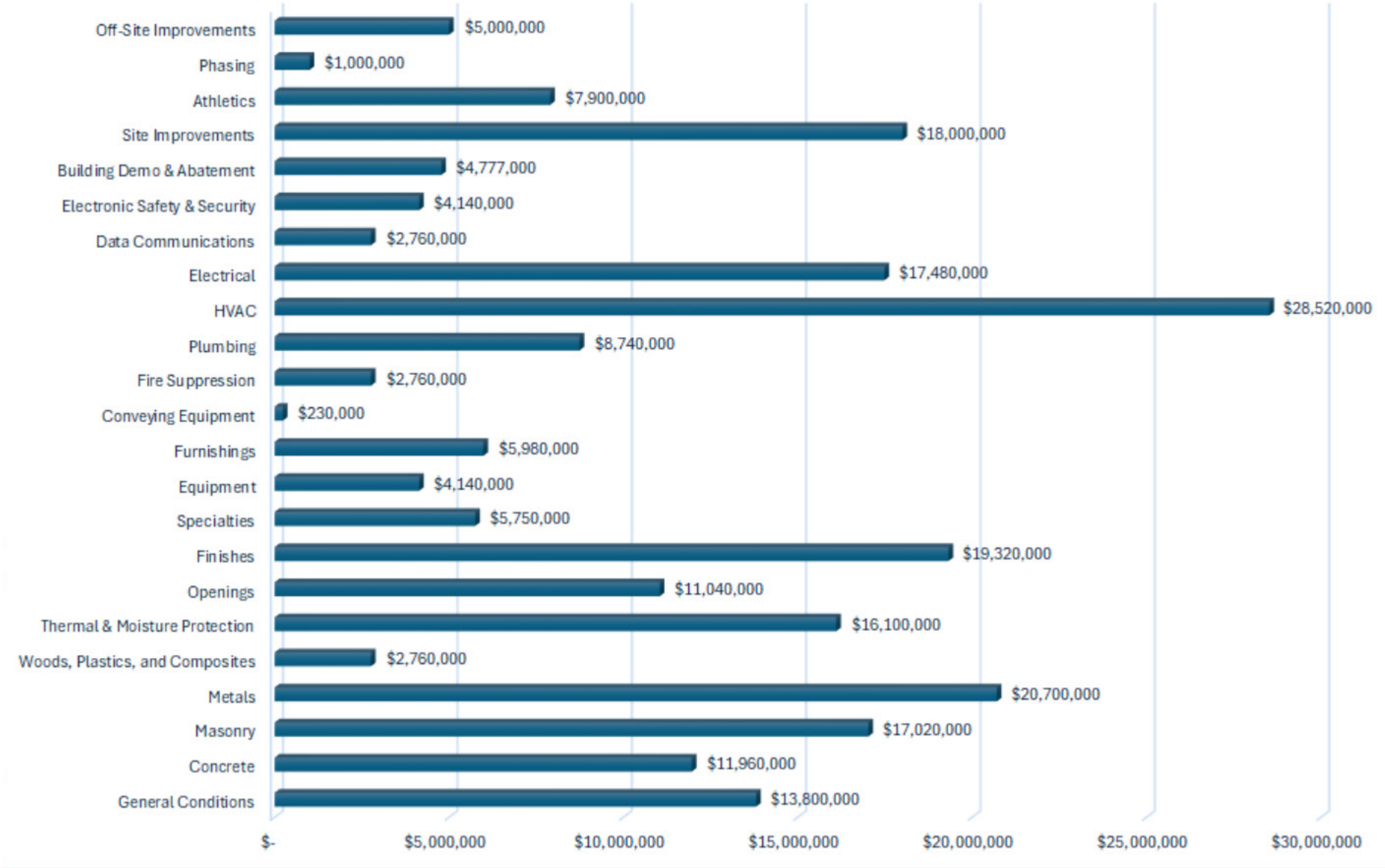
XXXXX SCHEDULE KEYNOTE

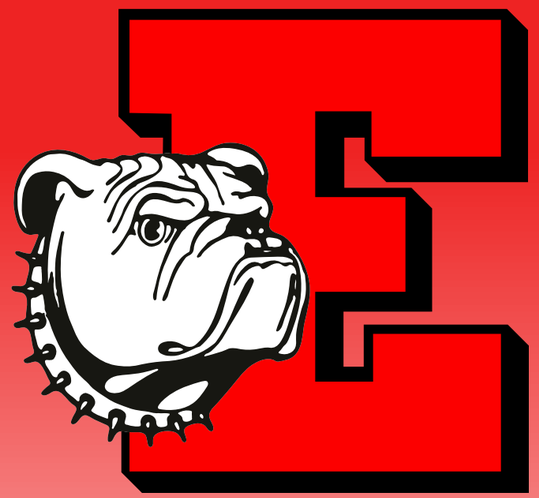
TEMPORARY CONSTRUCTION FENCE



EASTON AREA NEW HIGH SCHOOL - FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

	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



02 PLANCON A + B / SCHEMATIC UPDATES

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

PlanCon A - Justify the need for construction or renovation.

- Enrollment projections.
- Educational need for the project.
- Description of existing facilities.
- Explanation of the problems with the current facilities.
- Consideration of alternatives (e.g., renovations vs. new construction.
- Community involvement and planning.

Goal - To determine if the project is necessary + aligns with educational needs + state guidlines.

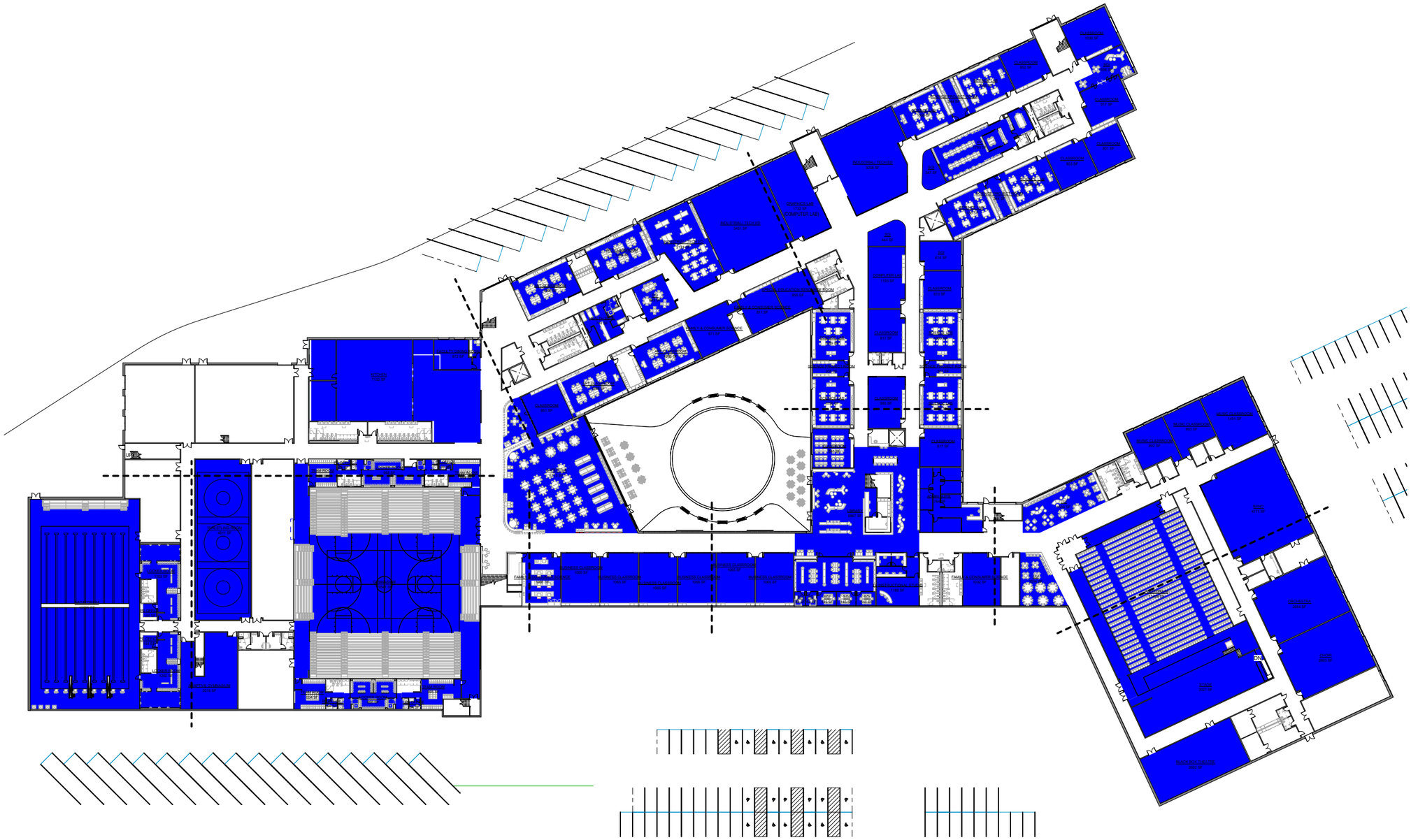
PlanCon B - Review + evaluate the schematic design of the project.

- Preliminary drawings + layouts.
- Site Plans.
- Description of the proposed educational spaces
- Estimated project costs.
- How the design supports the educational program.
- Accesibility + code compliance
- Energy efficiancy considerations.

Goal - To ensure the proposed design meets educational goals, complies with legal requirements, and is fiscally responsible.

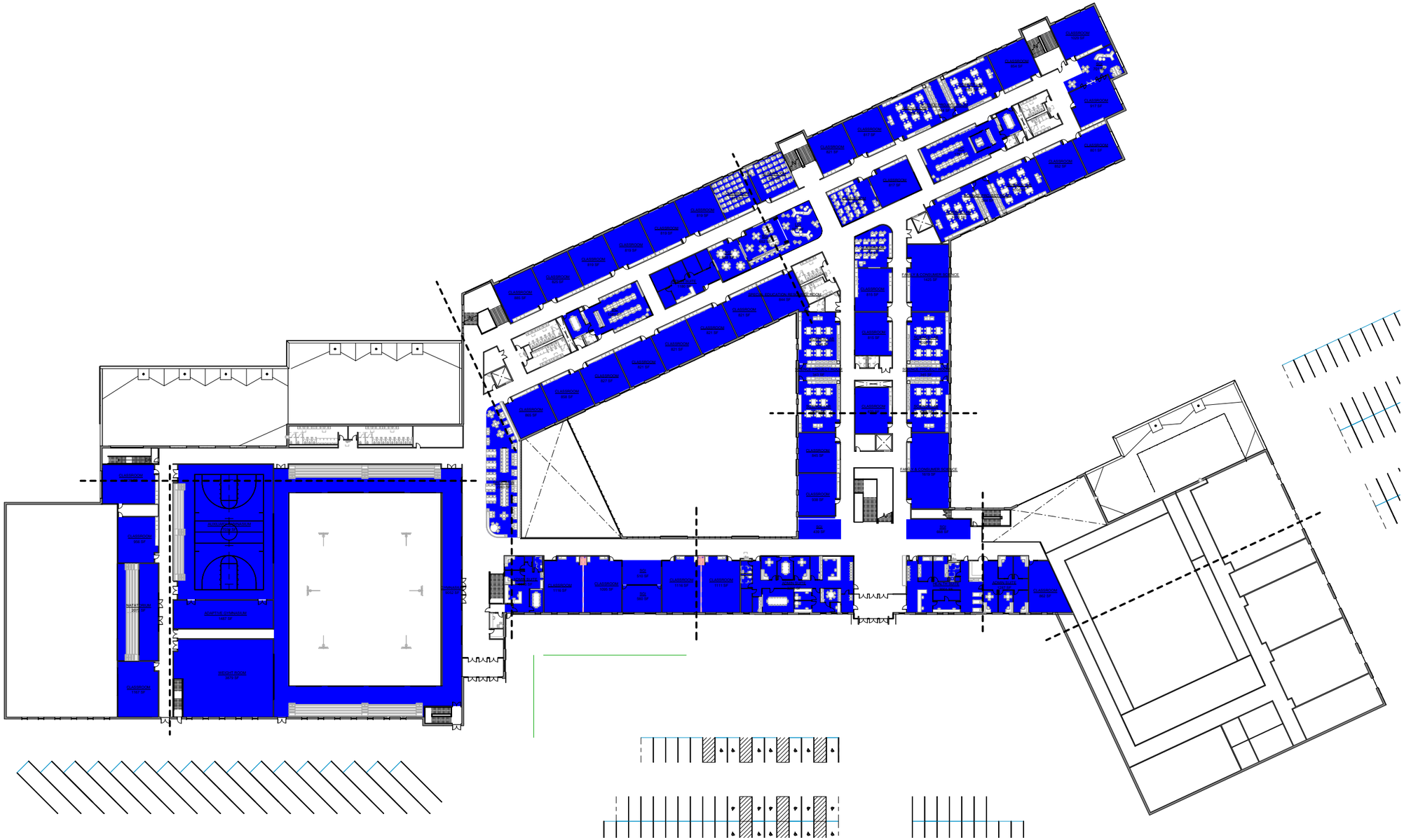
PLANCON LEGEND

NEW



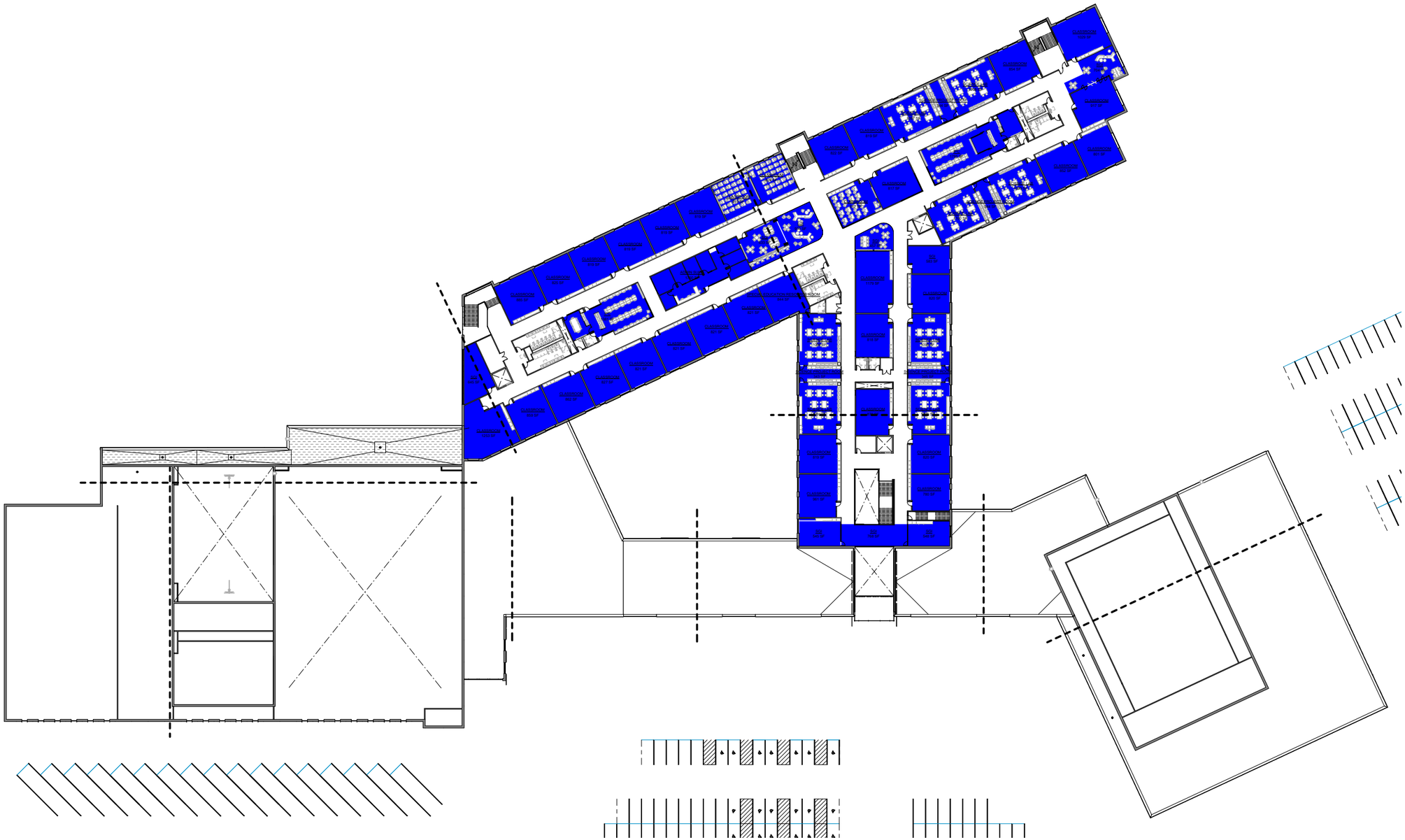
PLANCON LEGEND

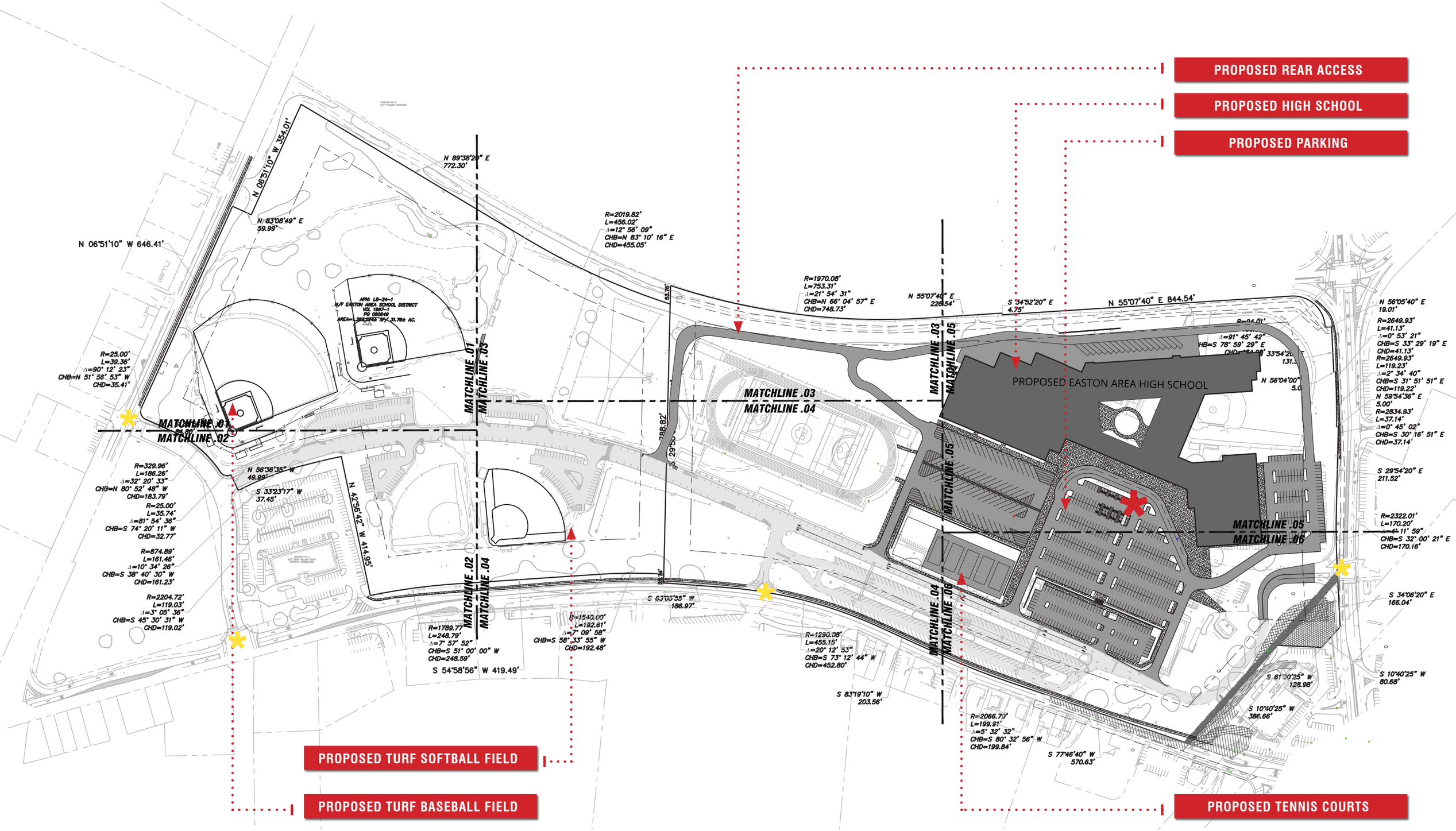
NEW



PLANCON LEGEND

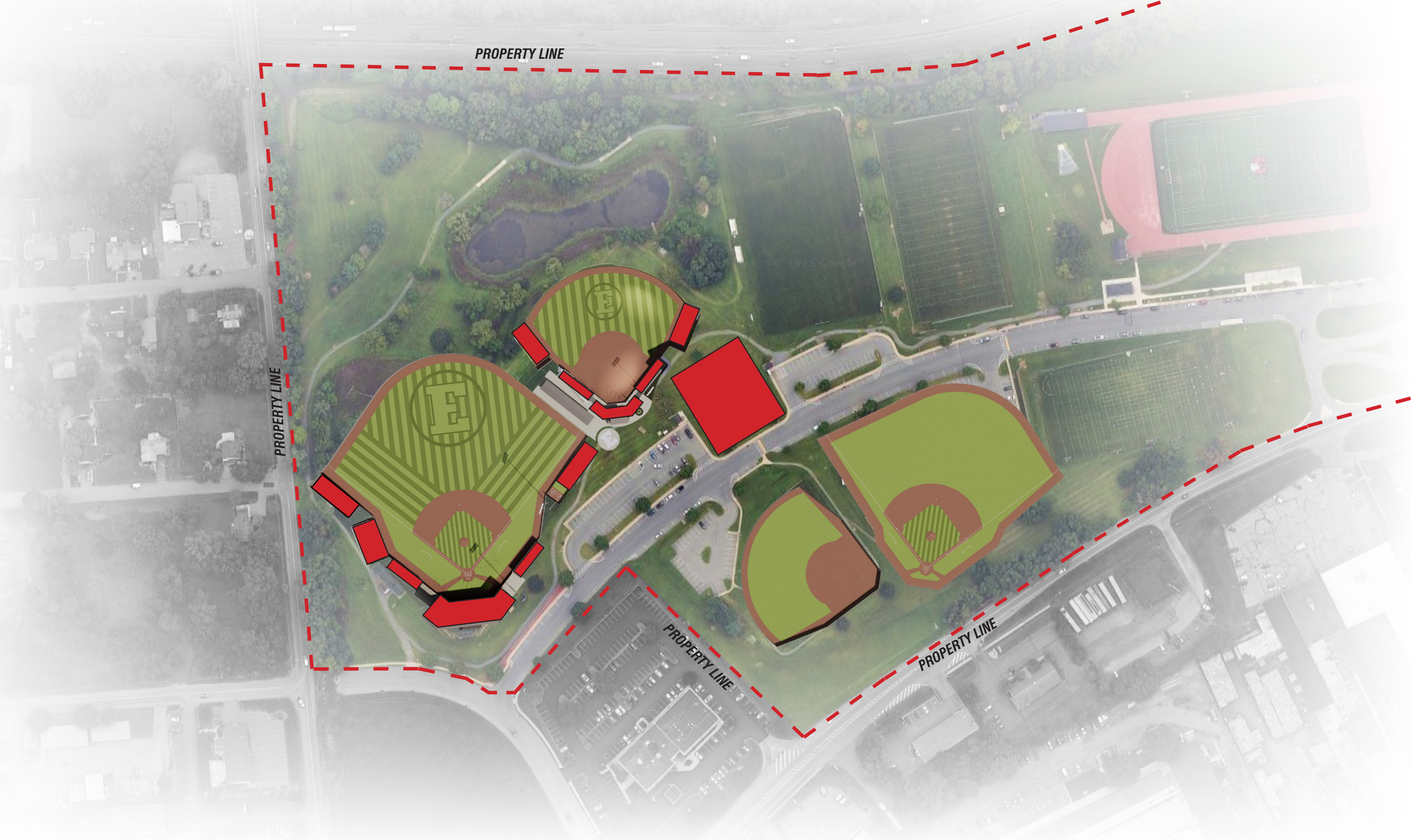
NEW

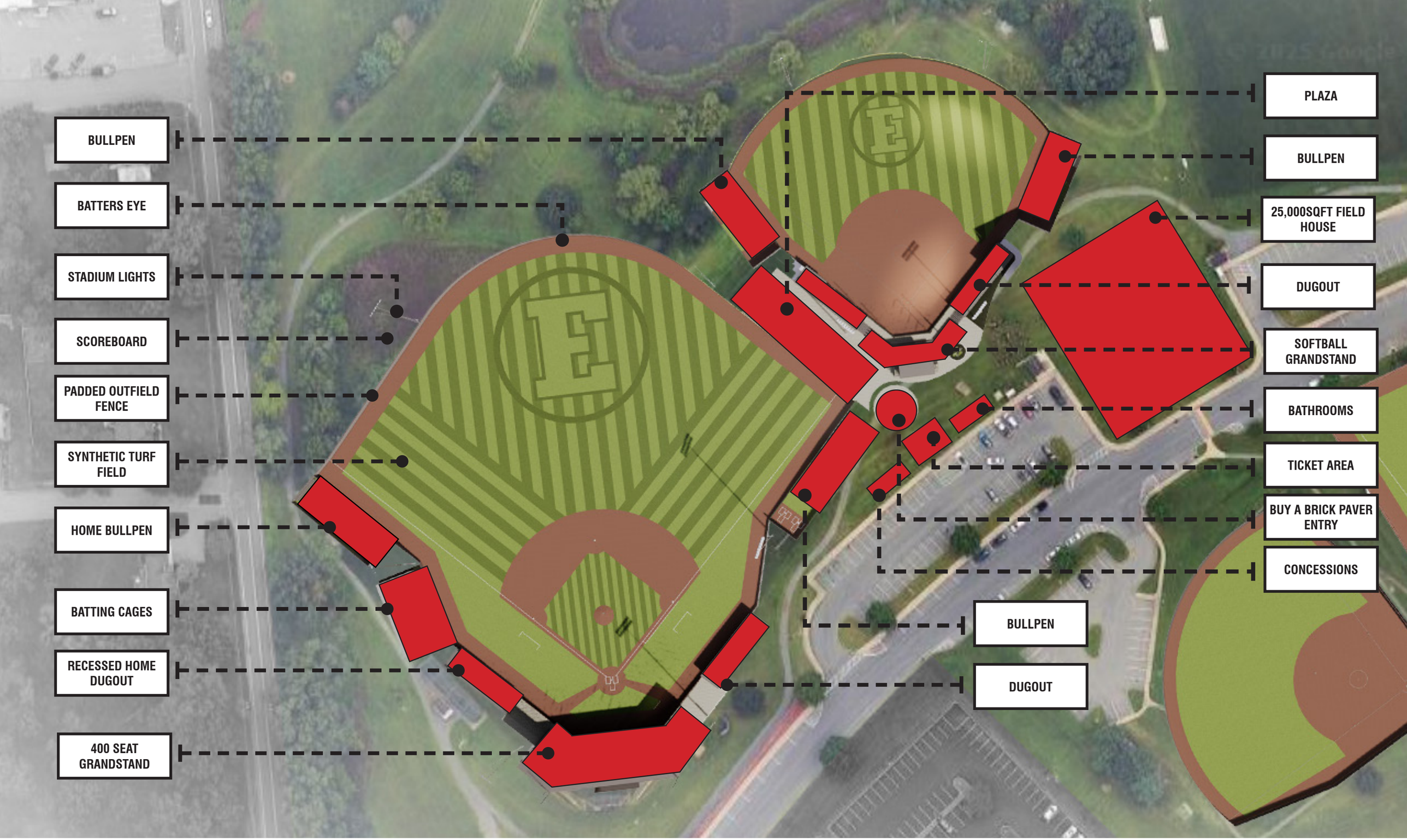


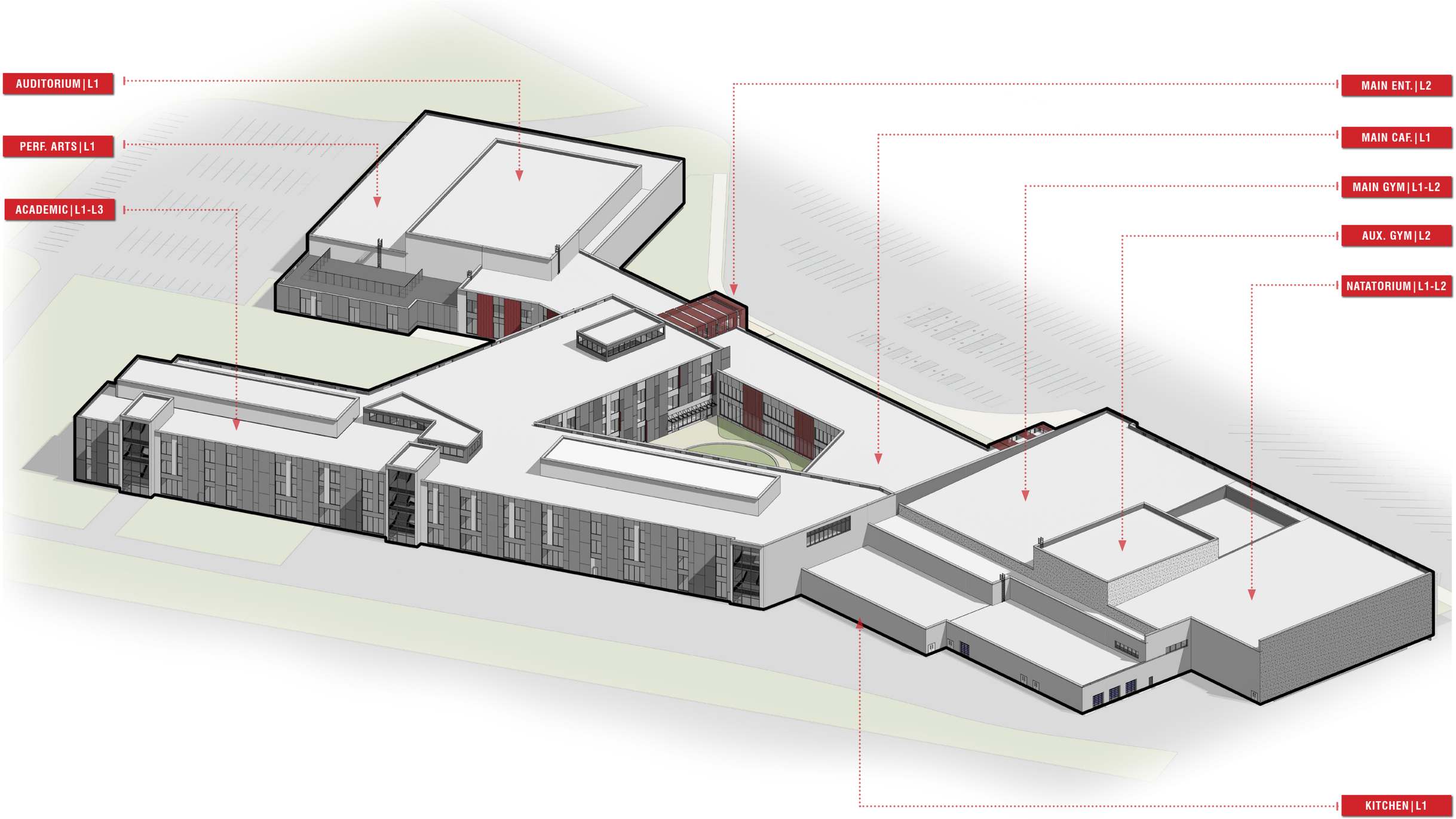

PROPOSED REAR ACCESS
PROPOSED HIGH SCHOOL
PROPOSED PARKING
PROPOSED EASTON AREA HIGH SCHOOL
PROPOSED TURF SOFTBALL FIELD
PROPOSED TURF BASEBALL FIELD
PROPOSED TENNIS COURTS
MATCHLINE .01
MATCHLINE .02
MATCHLINE .03
MATCHLINE .04
MATCHLINE .05
MATCHLINE .06
N 06°51'10" W 646.41'
N 06°51'10" W 354.01'
N 89°38'20" E 772.30'
N 83°08'49" E 59.99'
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=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=199.91'
Δ=5° 32' 32"
CHB=S 80° 32' 56" W
CHD=199.84'
S 77°46'40" W 570.63'
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 61°30'25" W 128.98'
S 10°40'25" W 386.66'
APN: LB-24-1
W/F EASTON AREA SCHOOL DISTRICT
VOL 1997-1
PG 080649
AREA=+/-382,896 SF/ 31.76± AC.

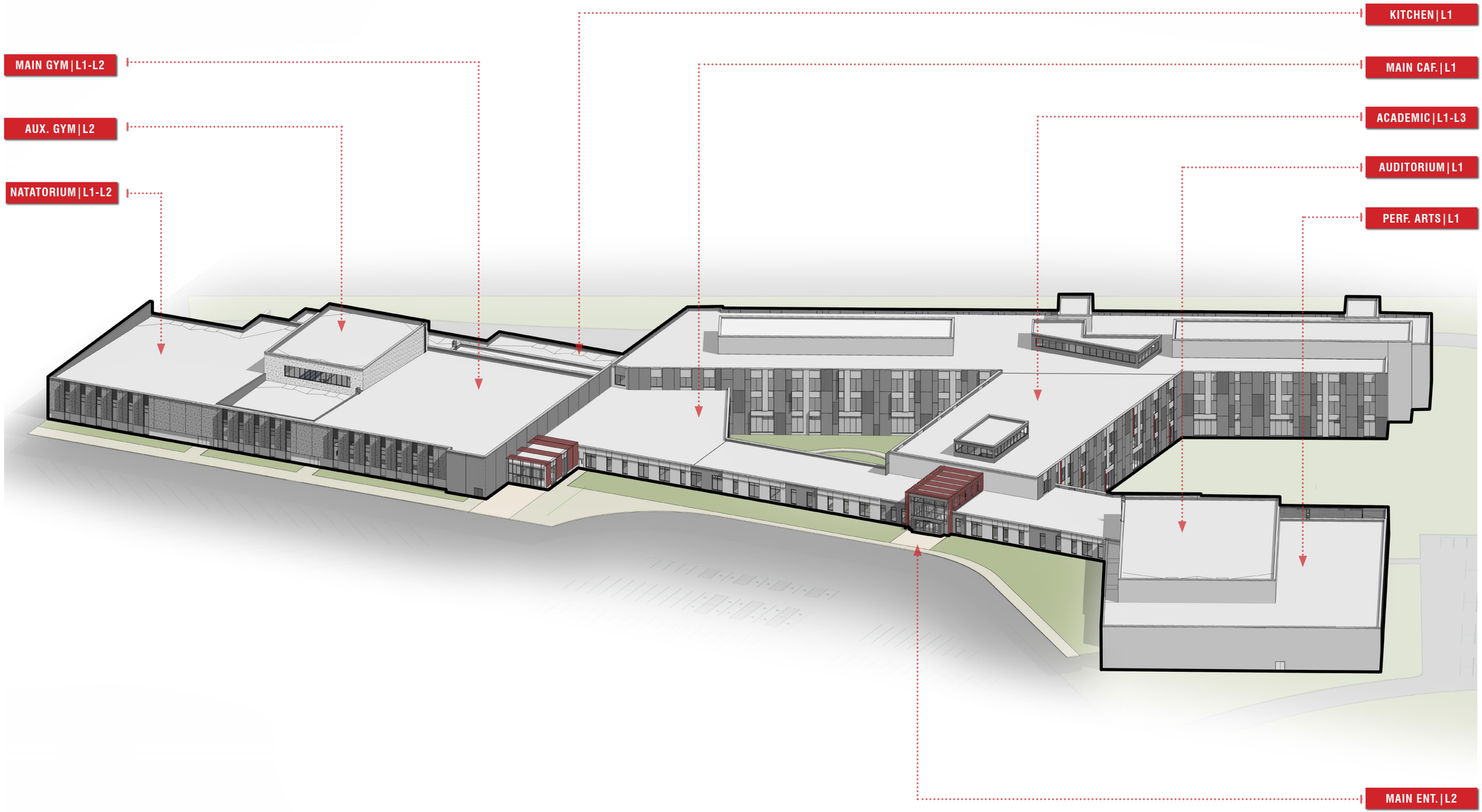

PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE


PROPERTY LINE
TURF VARSITY SOFTBALL FIELD
TURF VARSITY BASEBALL FIELD
GRASS JUNIOR HIGH BASEBALL FIELD
EXISTING SOFTBALL TO REMAIN
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE


BULLPEN
BATTERS EYE
STADIUM LIGHTS
SCOREBOARD
PADDED OUTFIELD FENCE
SYNTHETIC TURF FIELD
HOME BULLPEN
BATTING CAGES
RECESSED HOME DUGOUT
400 SEAT GRANDSTAND
PLAZA
BULLPEN
25,000SQFT FIELD HOUSE
DUGOUT
SOFTBALL GRANDSTAND
BATHROOMS
TICKET AREA
BUY A BRICK PAVER ENTRY
CONCESSIONS
BULLPEN
DUGOUT


AUDITORIUM | L1
PERF. ARTS | L1
ACADEMIC | L1-L3
MAIN ENT. | L2
MAIN CAF. | L1
MAIN GYM | L1-L2
AUX. GYM | L2
NATATORIUM | L1-L2
KITCHEN | L1


MAIN GYM | L1-L2
AUX. GYM | L2
NATATORIUM | L1-L2
KITCHEN | L1
MAIN CAF. | L1
ACADEMIC | L1-L3
AUDITORIUM | L1
PERF. ARTS | L1
MAIN ENT. | L2



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
September 30, 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