



Elizabethtown Area School District – MS/ HS Feasibility Study

September 9, 2025

Meetings to Date:

- ✓ *Student Discussions* April 14, 2025
- ✓ *Existing Building Walk-Through* April 17, 2025
- ✓ *School Board Focus Group* April 24, 2025
- ✓ *Existing Building Tours* August 19, 2025

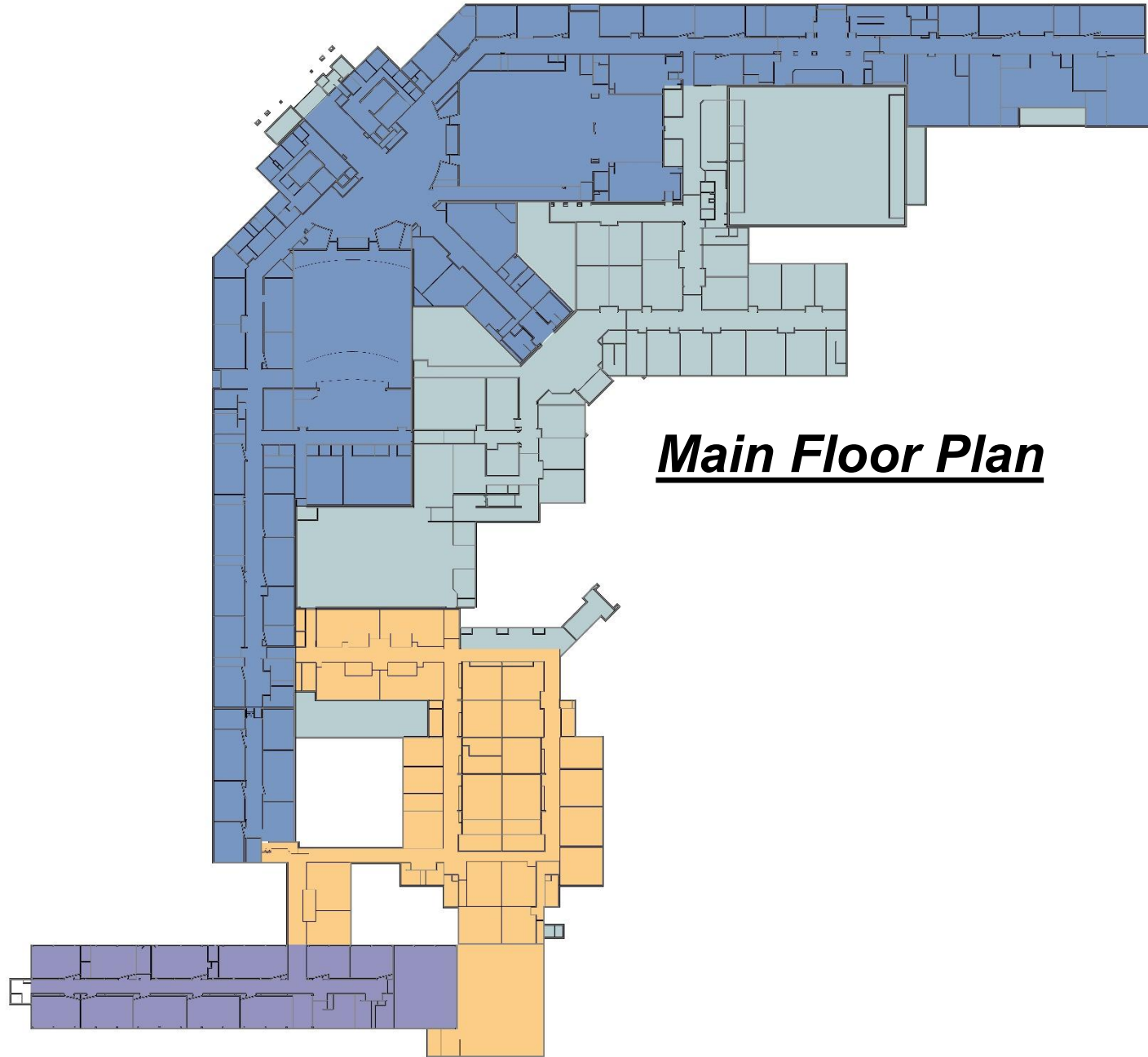
Today:

- School Board Presentation September 9, 2025

What's Next:

- ☐ Public Town Hall Meeting September 16, 2025
- ☐ Final School Board Presentation October 14, 2025

Existing Building Conditions



Main Floor Plan

Building Facts

Building Square Foot:	433,150 sf
Educational Program Square Foot:	254,075 sf
Grades:	6 th – 12 th
Stories:	4 floors

History of Construction

1955	Original Building	70 years
1962	Additions*	63 years
1973	Additions	52 years
1996	Additions**	29 years

**6th Grade wing renovations in 2020*
***Last building systems update*

Existing Building Sanitary Sewer Line



Challenges

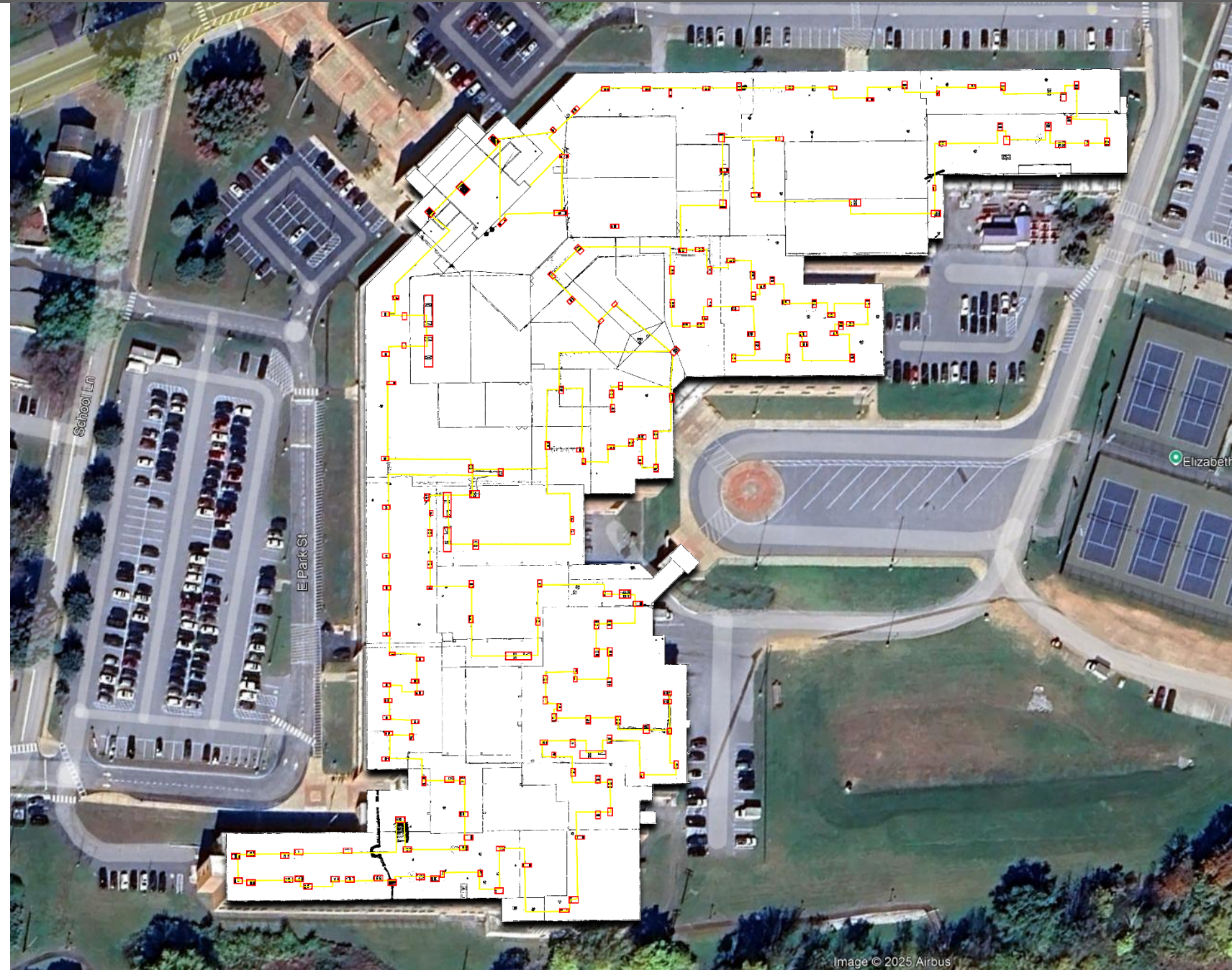
- ❑ Located in crawl space
- ❑ Located in basement ceiling
- ❑ Located below slab on lower level
- ❑ High point at High School ★
- ❑ Low point/ exit at Middle School ★
- ❑ Main line inside or under building ———
- ❑ Internal connections to all plumbing fixtures ———




Existing Building Roof Aerial

Challenges

- ❑ 200+ obsolete rooftop units 
- ❑ Exposed gas piping 
- ❑ Failing roofing system



Concepts



Required Maintenance & Repairs + Site

Strategic Additions & Renovations

Build New Middle School & High School

Required Maintenance & Repairs + Site

MAINTAIN GRADE ALIGNMENT

Middle School: 6th – 8th Grades

High School: 9th – 12th Grades

- *Maintain existing Middle School & High School*
- *Fix mechanical, electrical, plumbing & low voltage systems*
- *Fix main sanitary sewer line*
- *Replace roofing system*
- *Replace single pane windows*
- *New ceilings & paint throughout*
- *Address drop-off/ pick-up and site circulation*

OPPORTUNITIES

- Maintains grade alignment
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation

CHALLENGES

Educational Impacts:

- Does not address all classroom needs
- Does not address capacity (*no educational room for enrollment changes*)
- Does not address s.f./ student (*inefficient building layout*)

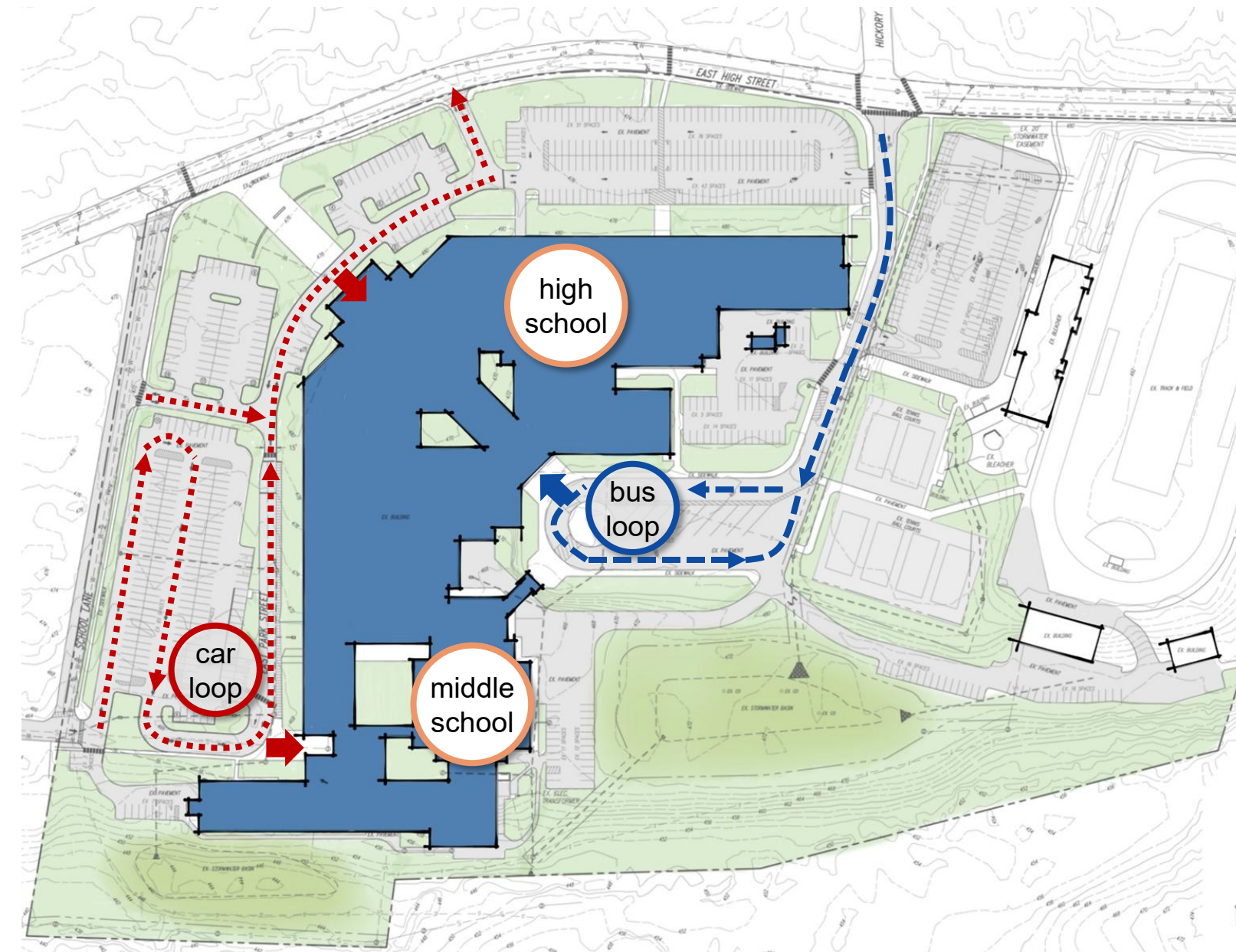
Financial Impacts:

- Does not impact building size or footprint (*inefficient layout*)
- Limited long-term savings in operating expenses
- Temporary classrooms/ bathrooms needed for phasing (*cost does not add value*)
- Temporary classroom location impact parking
- 36+ month construction duration

Required Maintenance & Repairs + Site

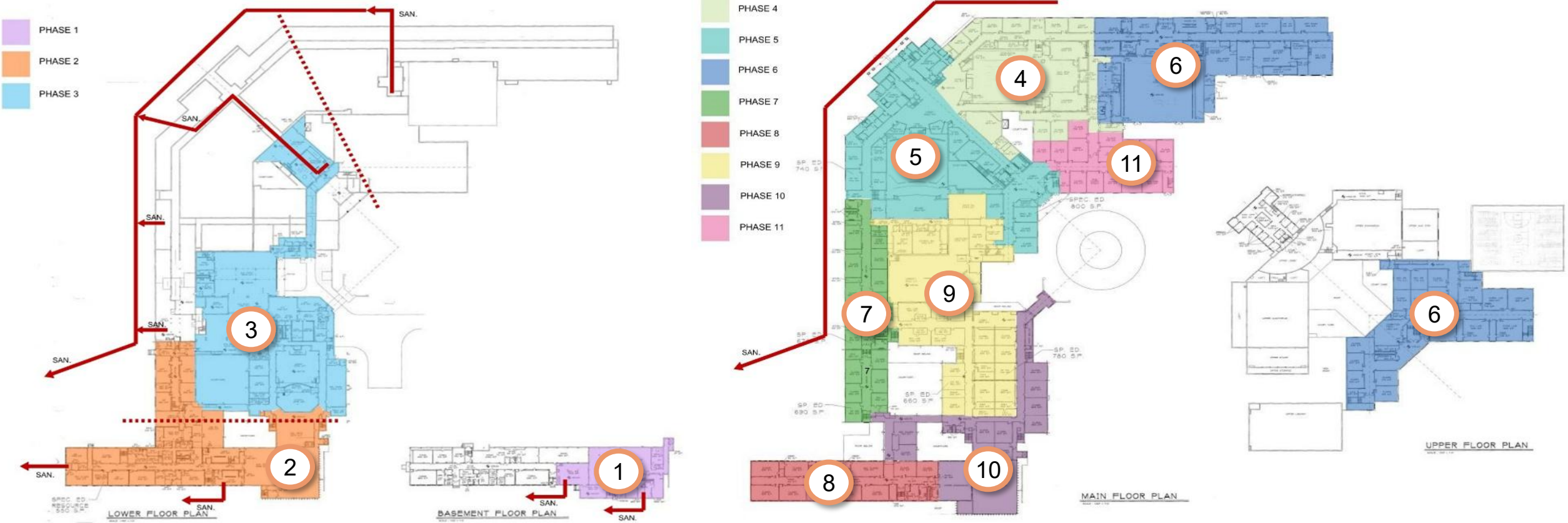


Required Maintenance & Repairs + Site



- Replace sanitary sewer main; site circulation to follow same pathway
- Realign site circulation; bus loop at new drive along front of building
- Provide parent drop-off with more queueing space internal on site

Required Maintenance & Repairs + Site



- Phase construction to align with sanitary line connections
- Multi-phase construction (36+ months duration)
- Need for temporary classroom trailers
- Major disruption for duration of project to education

Required Maintenance & Repairs + Site

Existing: 433,150 sf
New: 0 sf

Additions:

		<u>Low Range</u>	<u>High Range</u>
• None	0 sf	\$0	\$0
• Site costs	Lump sum	\$1,000,000	\$2,000,000

Renovations:

• Demolition	0 sf	\$0	\$0
• Mechanical replacement	376,750 sf	\$20,751,250	\$24,488,750
• Electrical replacement	376,750 sf	\$13,186,250	\$16,953,750
• Plumbing replacement*	376,750 sf	\$9,418,750	\$13,186,250
• *Sanitary line replacement	1,500 lf	\$165,000	\$195,000
• Ceilings & Finishes update	350,000 sf	\$3,500,000	\$7,000,000
• 2020 renovation update	56,400 sf	\$3,102,000	\$3,666,000
• Roof replacement	265,540 sf	\$7,966,200	\$9,293,900
• Window replacement	12,000 sf	\$2,880,000	\$3,300,000
• Miscellaneous updates	Lump sum	\$5,000,000	\$7,000,000
• <i>Architectural renovations</i>	150,000 sf	\$11,250,000	\$13,500,000

Construction Costs Total

• Escalation (<i>bid 2027</i>)	7%	\$5,473,262	\$7,040,856
• Construction Impacts (<i>36+ months</i>)	Lump sum	\$4,127,578	\$5,023,346
• Soft Costs	18%	\$15,802,252	\$20,276,613
• <i>Temporary trailers (10 @ 36 months)</i>	Lump sum	\$4,000,000	\$4,400,000

\$78,189,450 ↔ **\$100,583,650**

Project Costs Total Range

\$107,592,500 ↔ **\$137,324,500**

Strategic Additions & Renovations

MAINTAIN GRADE ALIGNMENT

Middle School: 6th – 8th Grades

High School: 9th – 12th Grades

- *Fix mechanical, electrical, plumbing & low voltage systems*
- *Fix main sanitary sewer line*
- *Replace roofing system & single pane windows*
- *New ceilings & paint throughout*
- *Address drop-off/ pick-up and site circulation*

Renovate High School area

Demolish part of existing Middle School

Build new Middle School (attached to High School)

Convert renovated Middle School area to District Offices

OPPORTUNITIES

- Maintains grade alignment
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation
- Provides new Middle School Building
- Provides District Office in renovated MS area.

CHALLENGES

Educational Impacts:

- Does not address all H.S. classroom needs
- Does not address H.S. capacity
- Does not address H.S. s.f./ student (*inefficient building layout for remaining building area*)

Financial Impacts:

- Minimal impact on building size or footprint (*inefficient HS layout*)
- Enhanced long-term savings in operating expenses

Strategic Additions & Renovations



middle school

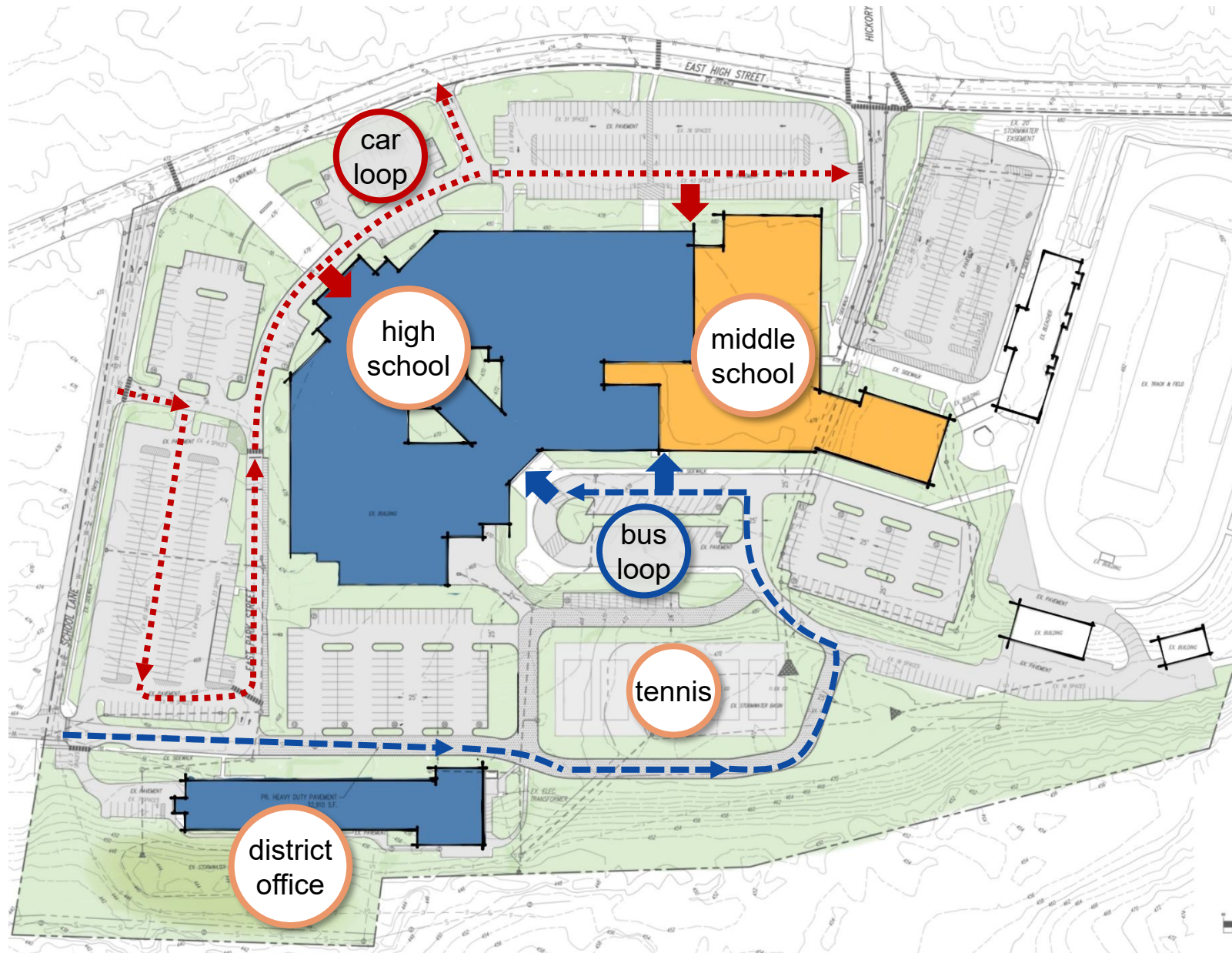
east high
K-2

bear creek
3-5

high school

district office

Strategic Additions & Renovations



- Build new middle school classroom wing prior to any demolition
- Realign site circulation; bus loop at new drive along front of building
- Parent drop-off with more queueing space internal on site
- Available space for community use on upper floors of existing 3-story MS building converted to District Offices
- Less disruption to education for the duration of construction

Strategic Additions & Renovations

Existing: 283,150 sf
New: 121,000 sf

Additions:

- **New Middle School** ★ 121,000 sf
- Site costs 10%

Low Range

\$38,115,000
\$3,811,500

High Range

\$41,350,000
\$4,235,000

Renovations:

- **Demolition** 150,000 sf
- Mechanical replacement 226,750 sf
- Electrical replacement 226,750 sf
- Plumbing replacement* 226,750 sf
- *Sanitary line replacement 800 lf
- Ceilings & Finishes update 192,000 sf
- 2020 renovation update 10,000 sf
- Roof replacement 185,500 sf
- Window replacement 8,000 sf
- Miscellaneous updates Lump sum
- Architectural renovations 100,000 sf

\$1,800,000
\$12,471,250
\$7,936,250
\$5,668,750
\$88,000
\$1,920,000
\$550,000
\$5,565,000
\$1,920,000
\$5,000,000
\$7,500,000

\$2,250,000
\$14,738,750
\$10,203,750
\$7,936,250
\$104,000
\$3,840,000
\$650,000
\$6,492,500
\$2,200,000
\$7,000,000
\$9,000,000

Construction Costs Total

- Escalation (*bid 2027*) 7%
- Construction Impacts (*30 months*) Lump sum
- Soft Costs 17%

\$90,534,250 ↔ **\$108,715,250**

\$6,337,398
\$4,121,370
\$18,178,743
\$7,610,068
\$5,348,610
\$21,901,307

Project Costs Total Range

\$119,171,800 ↔ **\$143,575,200**

Build New Middle School & High School

MAINTAIN GRADE ALIGNMENT

Middle School: 6th – 8th Grades

High School: 9th – 12th Grades

- **Build new High/ Middle School**
- **Renovate Middle School for District Office & district storage**
- **Demolish existing school**
- **Build new softball, baseball & turf fields**

OPPORTUNITIES

- Maintains grade alignment
- Provides new Middle & High School Building
- Provides energy efficient building envelope & building mechanical systems
- No educational disruption during construction
- Minimal site disruption during construction
- Efficient square footage for grades 6-12
- Provides operating efficiencies long-term
- Provides a Campus-Wide solution for long-term benefits

CHALLENGES

Educational Impacts:

- Displaces some athletics during construction

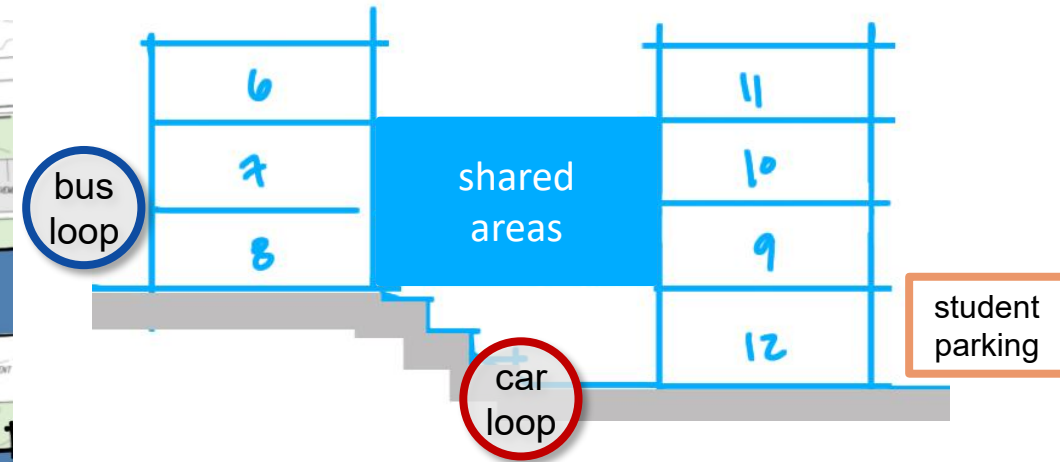
Financial Impacts:

- Overall cost of construction

Build New Middle School & High School



Build New Middle School & High School



- **Shared areas on Common Connector level**
 - *Auditorium and Performing Arts*
 - *Gymnasiums, Locker Rooms & Athletics*
 - *Ag Labs, Tech Ed, Fine Arts & FCS*
 - *Learning Commons/ Library*
 - *Cafeteria*
- **Separated Bus & Parent Loops**
- **Separated Student and Staff Parking**
- **Campus Master Plan Opportunities**

New Middle School/ High School

Existing: 56,400 sf
New: 375,000 sf

Additions:

- **New Middle/ High School** ★ **375,000 sf**
- Site costs Lump sum
- New Jane Hoover Field Lump sum
- New Athletic fields/ tennis ★ Lump sum

Low Range

High Range

\$118,125,000	\$131,250,000
\$7,250,000	\$8,250,000
\$1,750,000	\$2,250,000
\$1,000,000	\$1,500,000

Renovations:

- **Demolition** **376,750 sf**
- Mechanical replacement 0 sf
- Electrical replacement 0 sf
- Plumbing replacement* 0 sf
- *Sanitary line replacement 0 lf
- Ceilings & Finishes update 0 sf
- 2020 renovation update 10,000 sf
- Roof replacement 30,000 sf
- Window replacement 0 sf
- Miscellaneous updates 0

\$4,521,000	\$5,651,250
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$0	\$0
\$550,000	\$650,000
\$900,000	\$1,050,000
\$0	\$0
\$0	\$0

Construction Costs Total

- Escalation (bid 2027) 7%
- Construction Impacts (30 months) 0
- Soft Costs 15%

\$129,575,000 ↔ **\$144,950,000**

\$9,070,250	\$10,146,500
\$0	\$0
\$20,796,788	\$23,264,475

Project Costs Total Range

\$159,442,000 ↔ **\$178,361,000**

Comparison Matrix	Maintenance/ Repairs	Additions/ Renovations	New Building
Fix Sanitary Sewer Piping	✓	✓	✓
Fix/Simplify Mechanical System	✓	✓	✓
Replace Roofing System	✓	✓	✓
Remove Gas Piping from Roof	✓	✓	✓
Address Overall Safety & Security		✓	✓
Address New Housing (Enrollment)		✓	✓
Improve Traffic Conditions	✓	✓	✓
Appropriate Educational Spaces (MS)		✓	✓
Appropriate Educational Spaces (HS)			✓
Adaptable & Flexible Spaces			✓
Potential Overall Campus Improvements			✓
Project Total Costs – Low Project Total Costs – High	\$107,592,500 - \$137,324,500	\$119,171,800 - \$143,575,200	\$159,442,000 - \$178,361,000
MS/HS Building Overall Square Foot	433,150 sf	404,150 sf	375,000 sf
Long-Term Operating Expenses	\$\$\$	\$\$	\$
Temporary Trailer Costs	\$\$\$		



QUESTIONS?

