

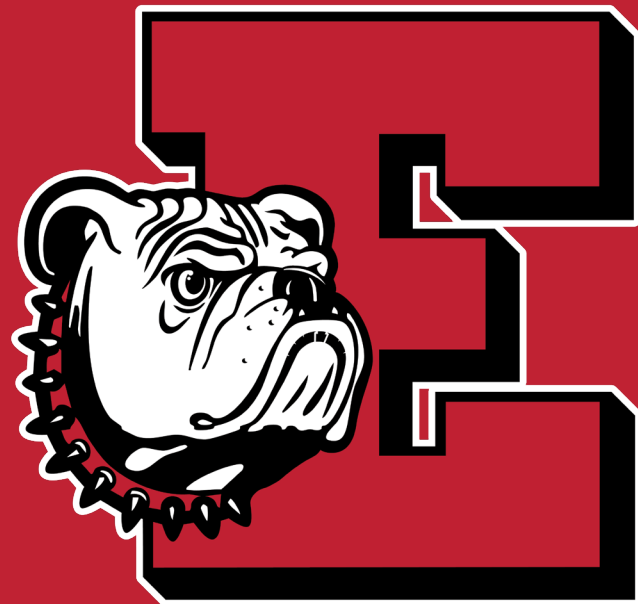


EASTON AREA SCHOOL DISTRICT  
**HIGH SCHOOL**

BOARD MEETING - SEPTEMBER 09, 2025

PLANCON A+B / SCHEMATIC DESIGN APPROVAL

**ALLOY5** **CHA**



**01**

## PLANCON A + PLANCON B APPROVALS

**Pennsylvania Department of Education provides funding to school construction projects through PlanCon.**

**The program has been and remains in moratorium.**

**This project team is following the PlanCon process in anticipation of the program's reinstatement.**

**An Act 34 meeting and approval is required for construction of a new school even though the project may no longer receive funding through PlanCon.**



## **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 guidelines.**



## 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

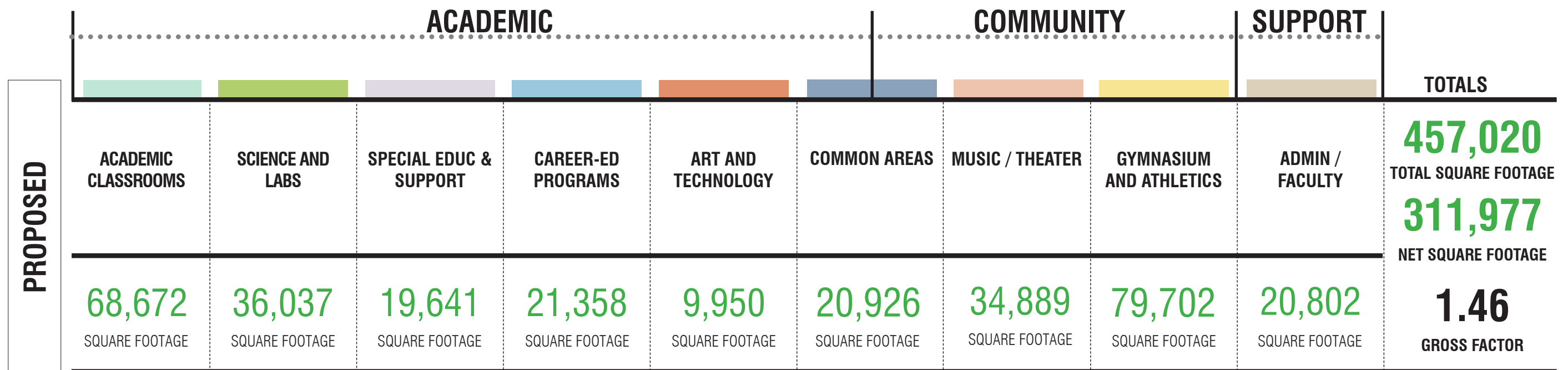
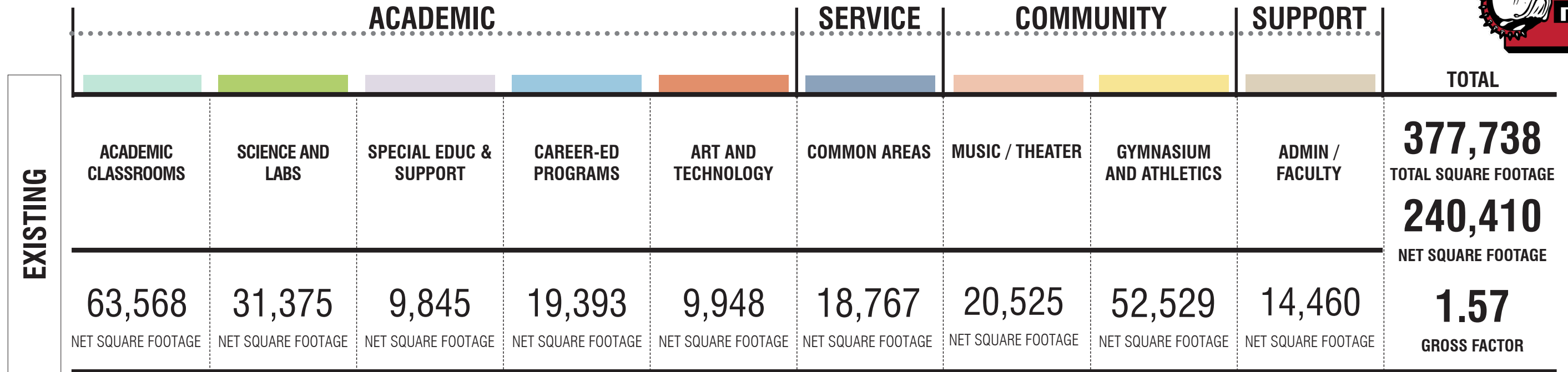


## **PlanCon B - Review + evaluate the schematic design of the project.**

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

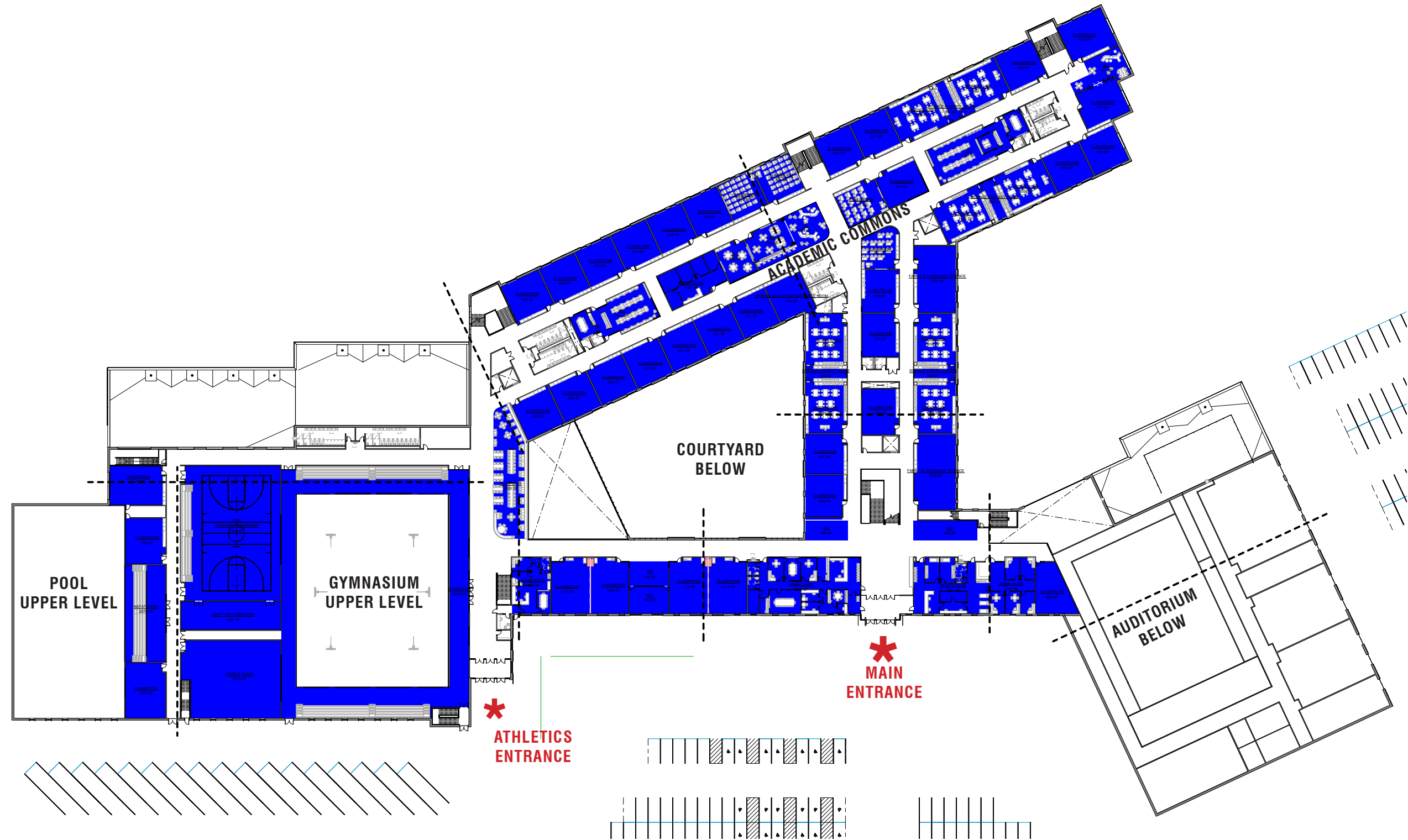
**Goal - To ensure the proposed design meets educational goals, complies with legal requirements, and is fiscally responsible.**

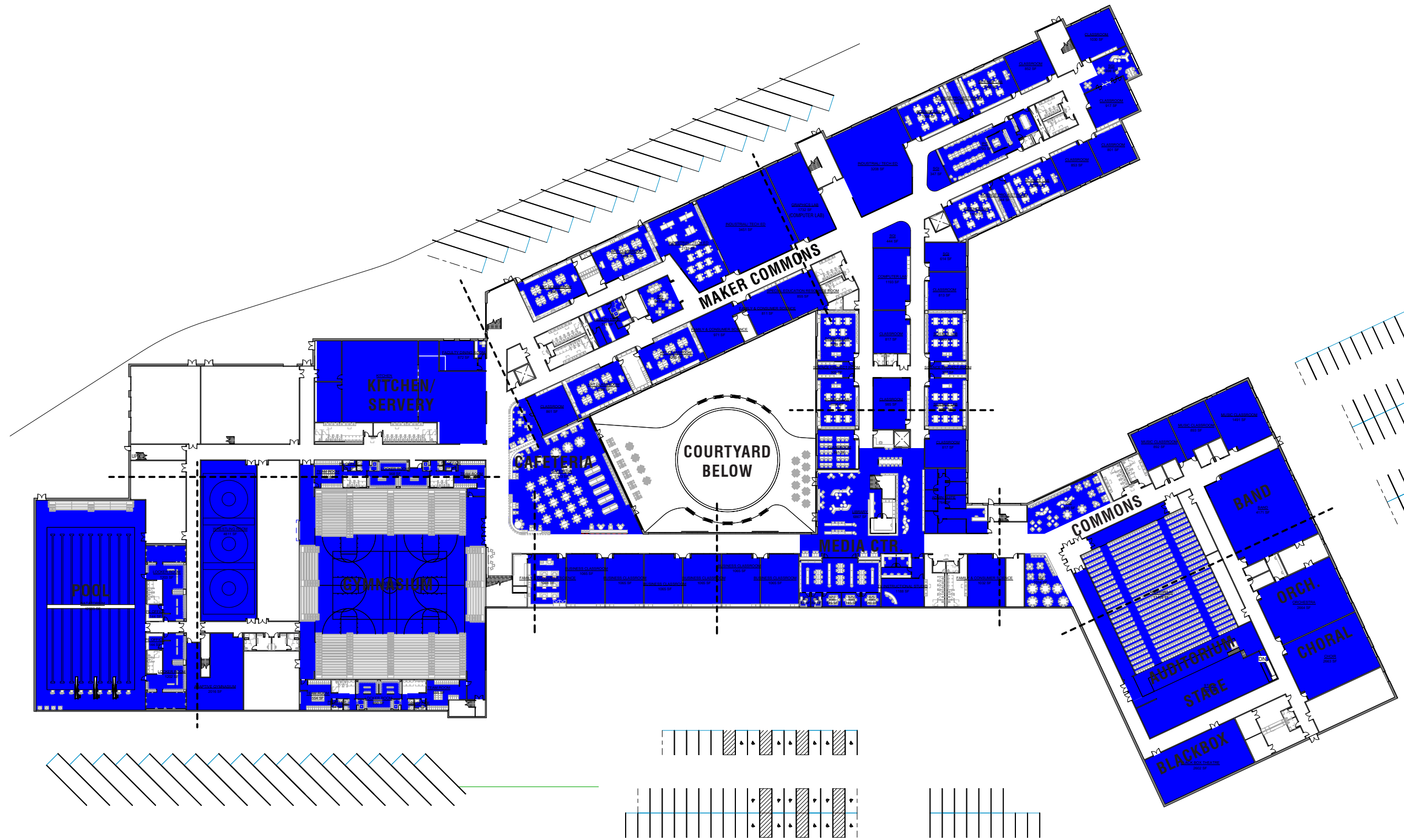
# EXISTING PROGRAM VS. NEW PROGRAM



- INCREASE LEARNING/SF BY ACTIVATING SERVICE SPACES FOR ACADEMIC + COMMUNITY USE
- TRAVEL DISTANCE BETWEEN ACADEMIC CLASSROOMS REDUCED BY OVER 300 FEET
- LARGEST AREA OF PARKING INCREASED IN SIZE AND ADJACENT / ON LEVEL WITH BUILDING ENTRANCES

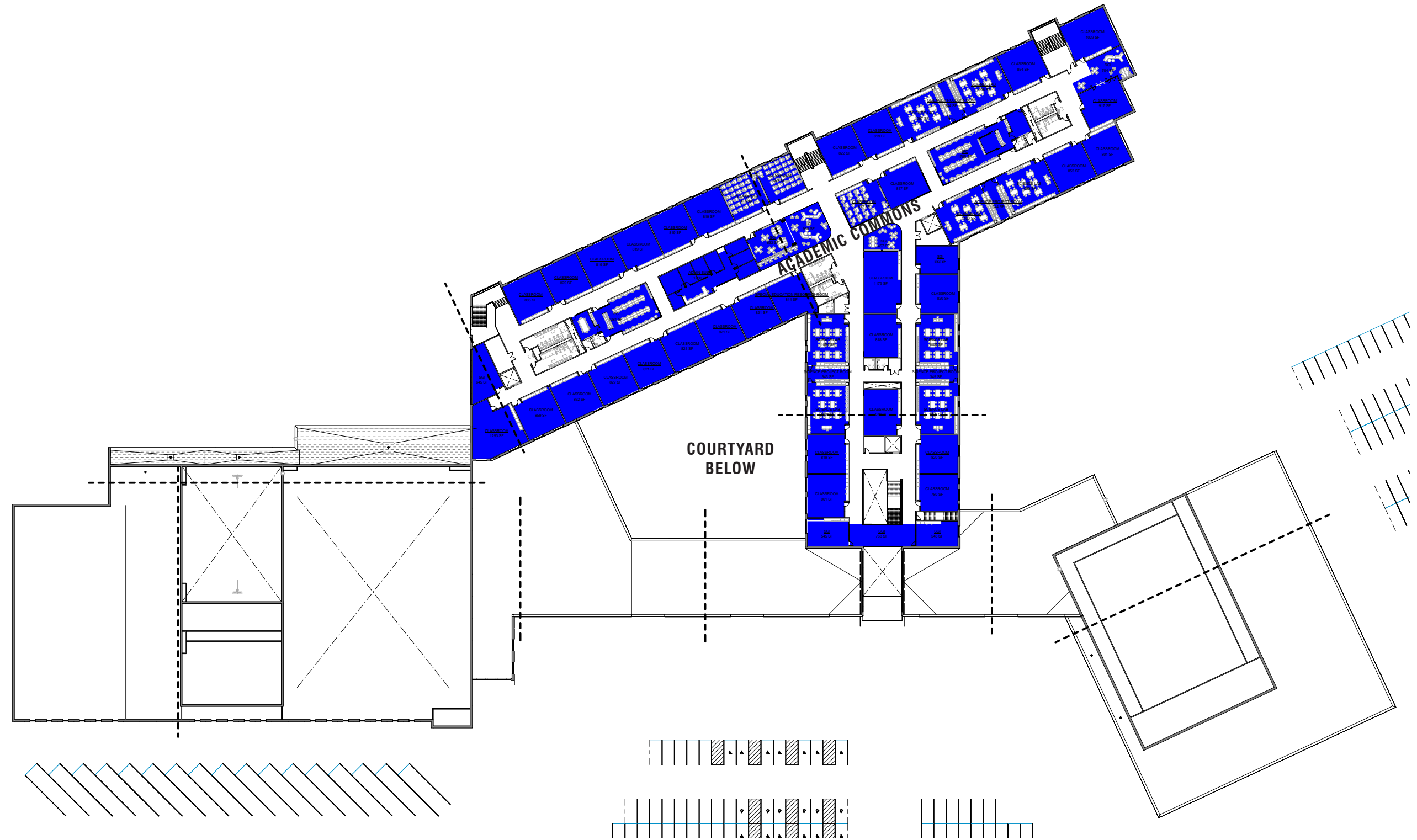
△ 71,567





**PLANCON LEGEND**

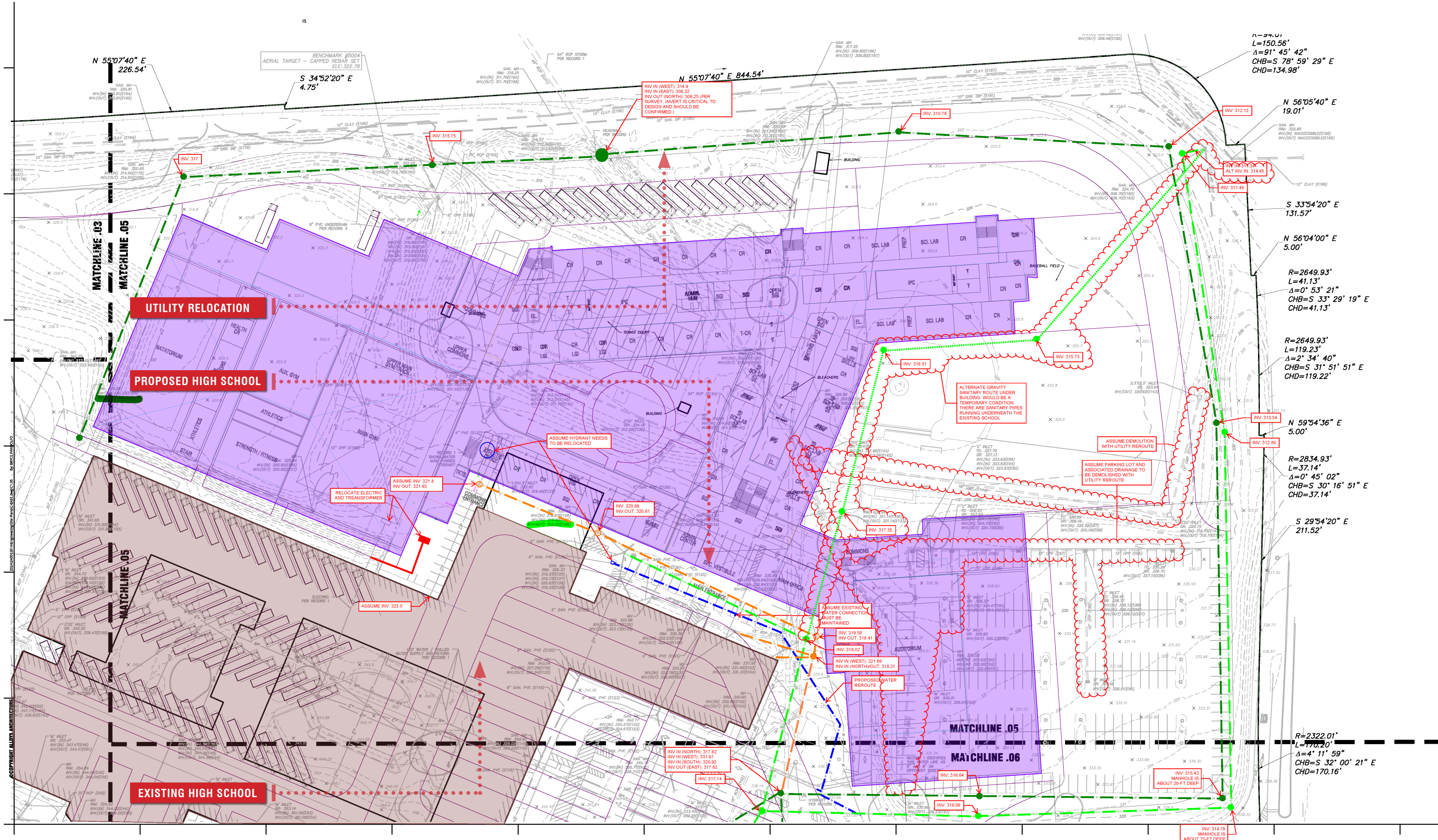
 NEW





**02** SCHEMATIC DESIGN REVIEW

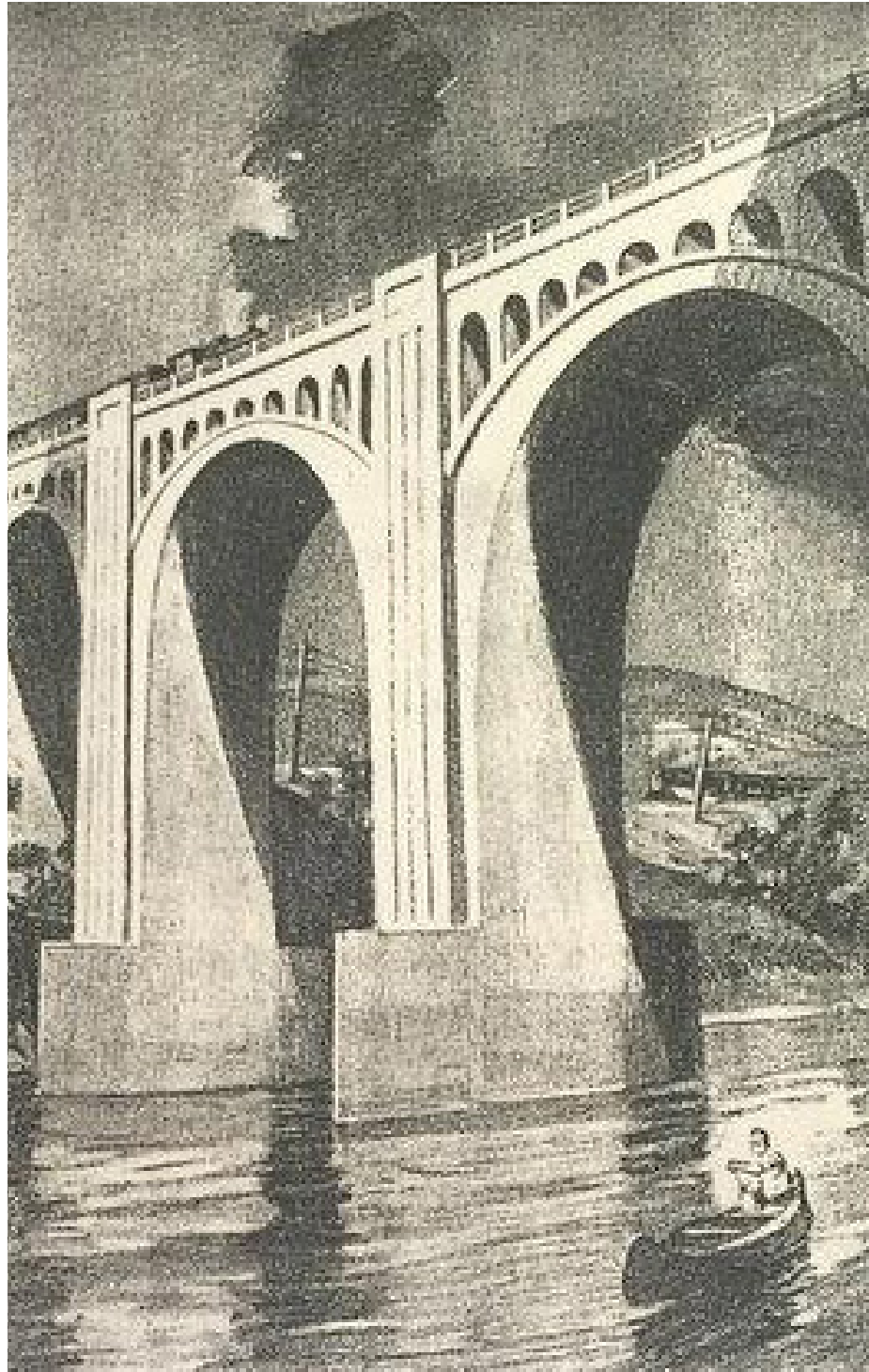




# MATERIAL CONCEPT | HISTORY

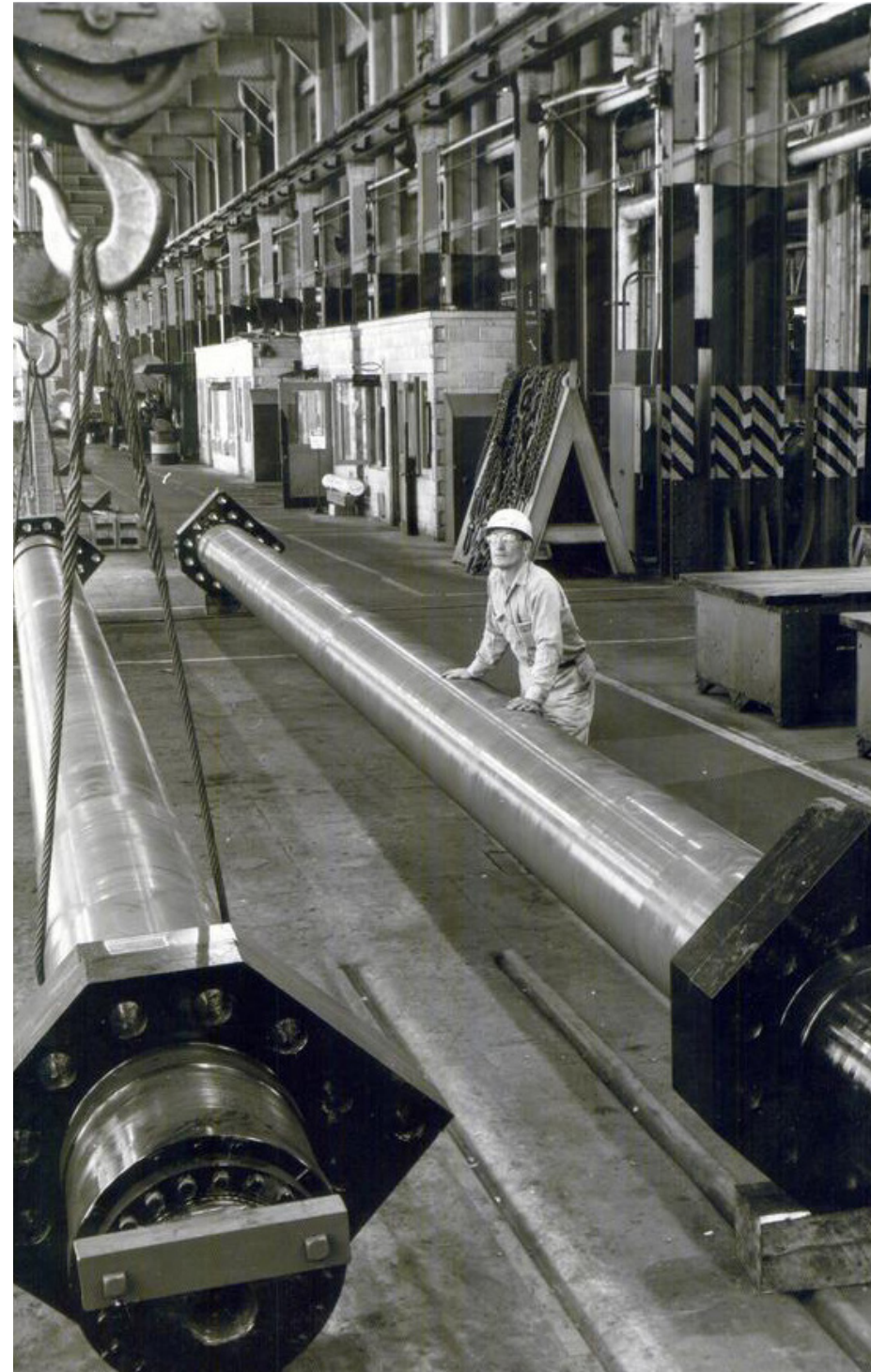
THE DESIGN OF EASTON HIGH SCHOOL IS TIED TO THE REGIONAL INDUSTRIES AND MATERIALS THAT FLOWED THROUGH EASTON AS A TRANSPORTATION HUB.

## 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

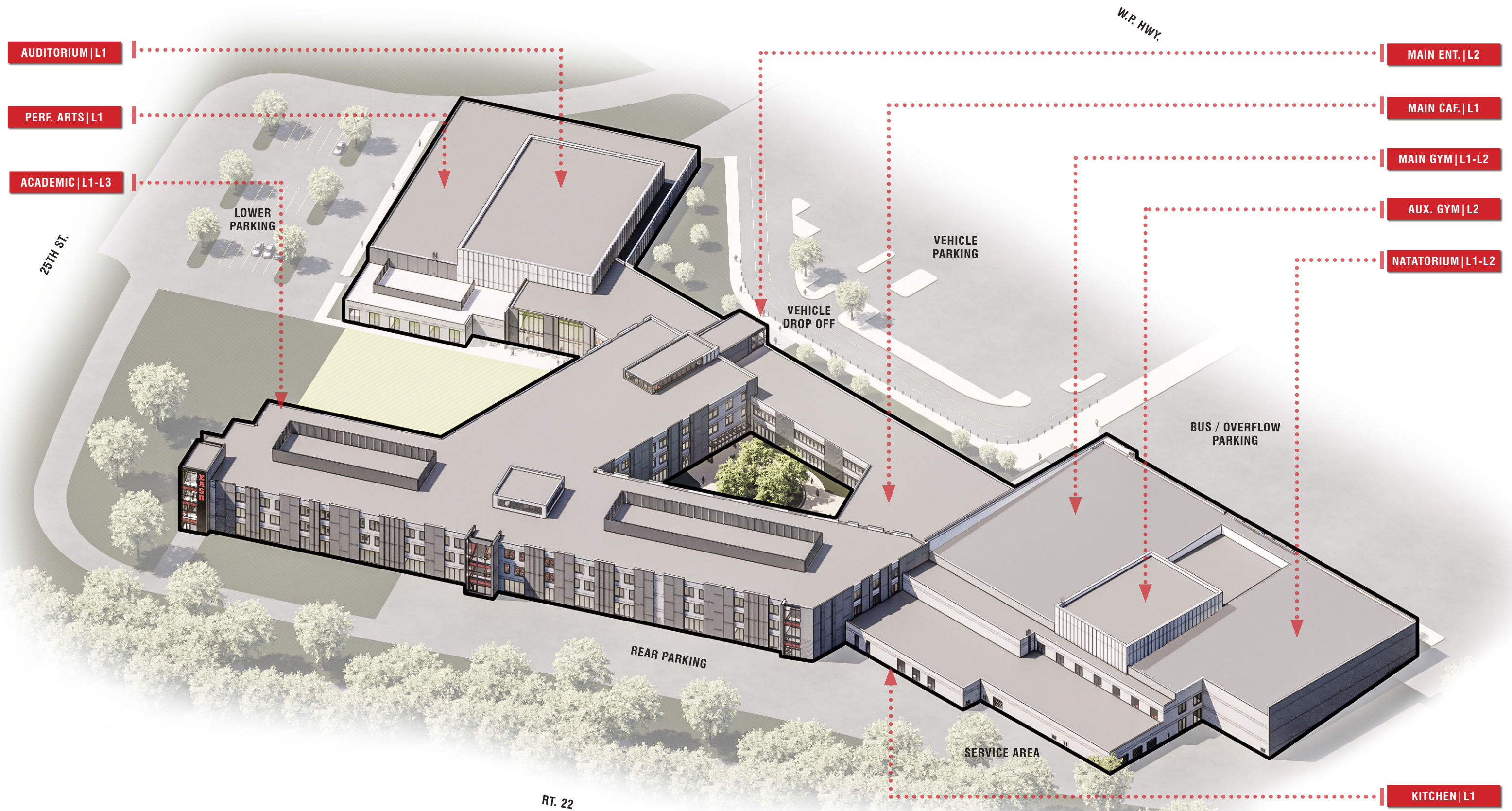


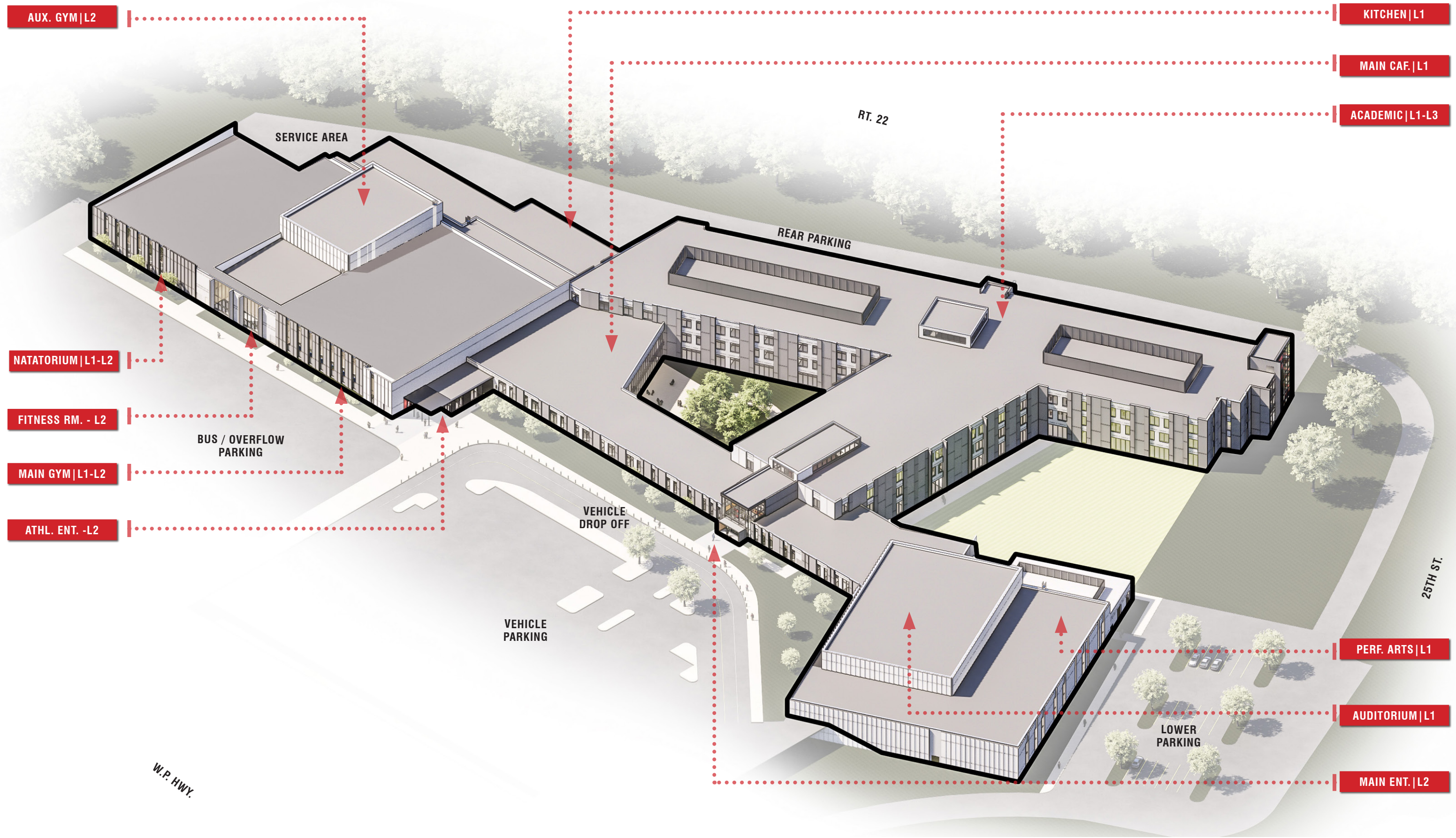
*THE LEHIGH VALLEY WAS ONCE ONE OF THE LARGEST STEEL MANUFACTURERS IN THE UNITED STATES.*

## SILK



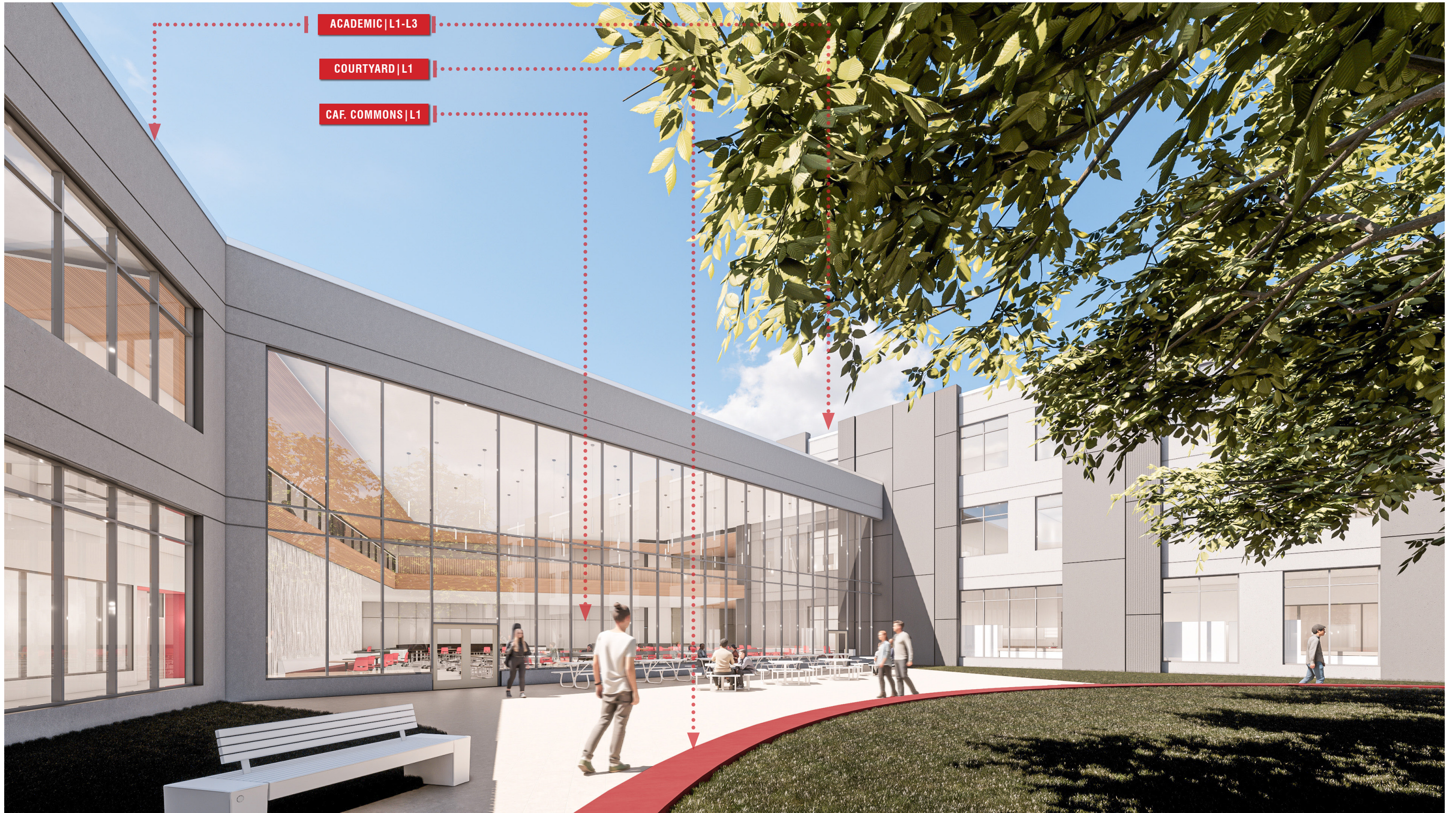
*EASTON IS HOME OF THE SIMON SILK MILL, ONCE KNOWN AS ONE OF PA'S LARGEST INDUSTRIES.*

















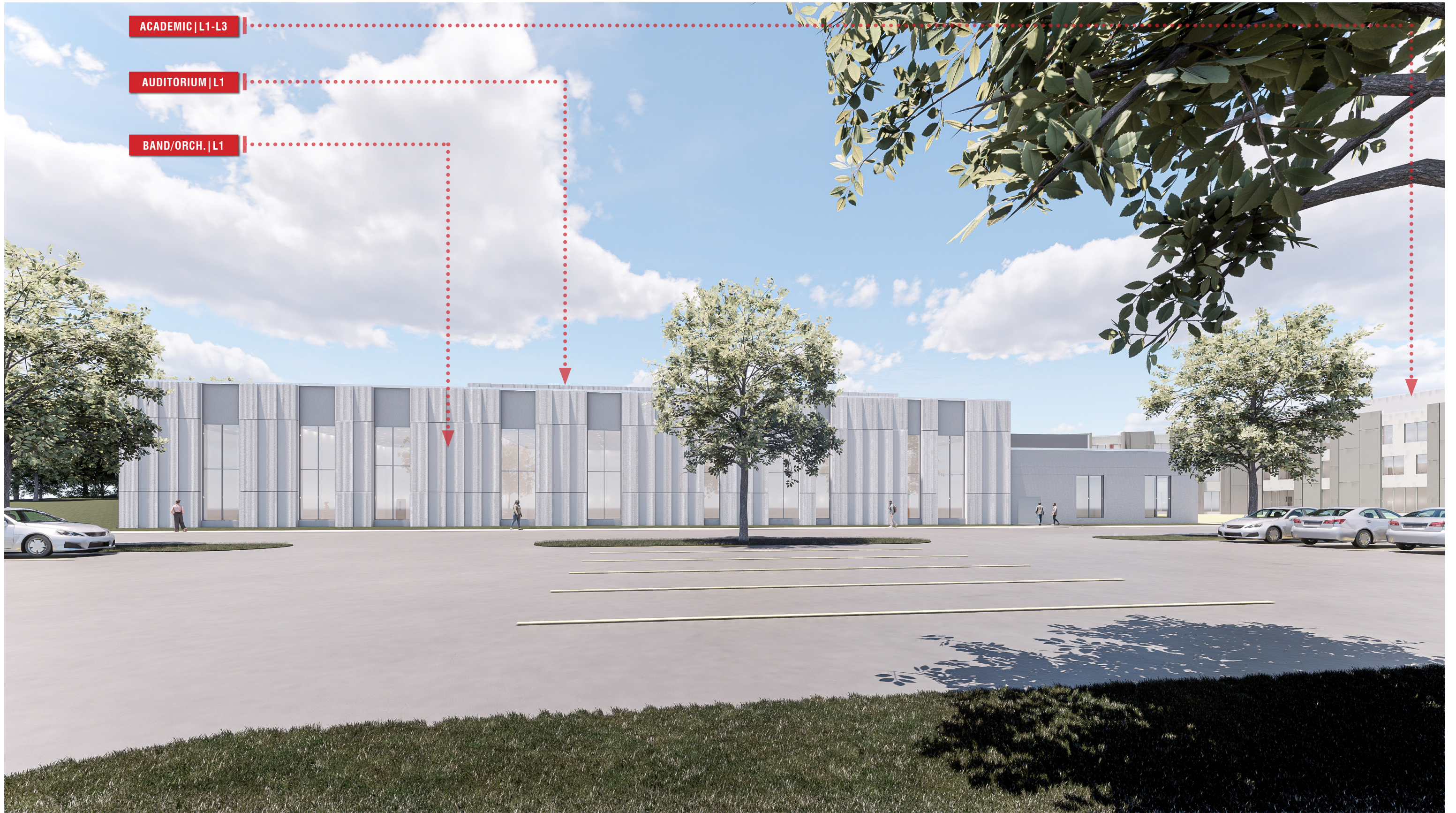
AUDITORIUM | L1

ACADEMIC | L1-L3

OPEN SGI | L1-L3

STAIR | L1-L3



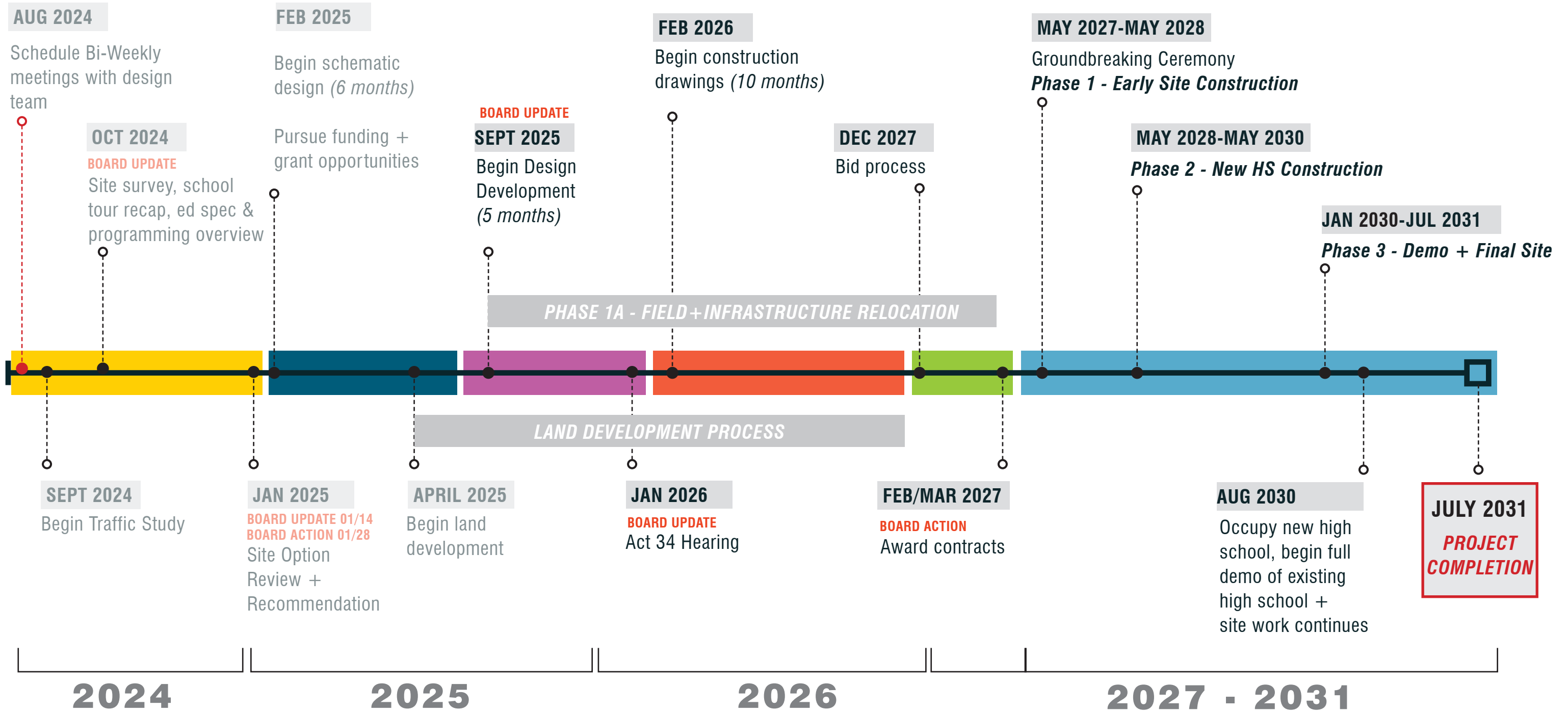






Date Generated		2025-08-25 BUDGET		
Description of Budget		Construction of New HS, Infrastructure, and Athletic Fields		
Gross Area		460,000 SF of New Construction		
Description of Scope		Quantity	Unit Cost	Total
1	<b>General Contractor</b>	<b>460,000</b>	<b>\$ 270.00</b>	<b>\$ 124,200,000</b>
2	01 - General Requirements	460,000	\$ 16.00	\$ 7,360,000
3	03 - Concrete	460,000	\$ 43.59	\$ 20,051,400
4	04 - Masonry	460,000	\$ 16.00	\$ 7,360,000
5	05 - Metals	460,000	\$ 47.13	\$ 21,679,800
6	06 - Wood, Plastics, and Composites	460,000	\$ 6.00	\$ 2,760,000
7	07 - Thermal and Moisture Protection	460,000	\$ 42.91	\$ 19,738,600
8	08 - Openings	460,000	\$ 23.85	\$ 10,971,000
9	09 - Finishes	460,000	\$ 44.90	\$ 20,654,000
10	10 - Specialties	460,000	\$ 6.41	\$ 2,948,600
11	11 - Equipment	460,000	\$ 5.96	\$ 2,741,600
12	12 - Furnishings	460,000	\$ 11.35	\$ 5,221,000
13	13 - Special Construction	460,000	\$ 4.78	\$ 2,198,800
14	14 - Conveying Equipment	460,000	\$ 1.03	\$ 473,800
15	<b>Electrical Contractor</b>	<b>460,000</b>	<b>\$ 57.00</b>	<b>\$ 26,220,000</b>
16	01 - General Requirements	460,000	\$ 4.00	\$ 1,840,000
17	26 - Electrical	460,000	\$ 38.00	\$ 17,480,000
18	27 - Communications	460,000	\$ 6.00	\$ 2,760,000
19	28 - Electronic Safety and Security	460,000	\$ 9.00	\$ 4,140,000
20	<b>Mechanical Contractor</b>	<b>460,000</b>	<b>\$ 66.00</b>	<b>\$ 30,360,000</b>
21	01 - General Requirements	460,000	\$ 4.00	\$ 1,840,000
22	23 - Heating, Ventilating, and Air-Conditioning (HVAC)	460,000	\$ 62.00	\$ 28,520,000
23	<b>Plumbing Contractor</b>	<b>460,000</b>	<b>\$ 27.00</b>	<b>\$ 12,420,000</b>
24	01 - General Requirements	460,000	\$ 2.00	\$ 920,000
25	21 - Fire Suppression	460,000	\$ 6.00	\$ 2,760,000
26	22 - Plumbing	460,000	\$ 19.00	\$ 8,740,000
27	<b>Total Estimated New Building Construction Costs</b>	<b>460,000</b>	<b>\$ 420.00</b>	<b>\$ 193,200,000</b>

Date Generated	2025-08-25 BUDGET		
Description of Budget	Construction of New HS, Infrastructure, and Athletic Fields		
Gross Area	460,000 SF of New Construction		
Description of Scope	Quantity	Unit Cost	Total
Demolition of Existing Building Structure and Foundations	377,700	\$ 10.00	\$ 3,777,000
Abatement Allowance (Scope TBD by Consultant)	1	lump sum	\$ 1,000,000
Phasing Costs (Temporary Parking Lot, Temporary Chiller, etc.)	1	lump sum	\$ 1,000,000
<b>Total Estimated Demolition, Abatement, and Phasing Costs</b>			<b>\$ 5,777,000</b>
Site Work Allowance - Earthwork, Parking Lot, Access Drives, Sidewalks, Rtn. Walls, Utilities, Etc.	1	lump sum	\$ 15,000,000
Allowance for Special Earthwork to Remediate Existing On-Site Soil Conditions	1	lump sum	\$ 3,000,000
Off-Site Construction - PennDOT Upgrades	1	lump sum	\$ 5,000,000
New Turf Varsity Baseball Field	1	lump sum	\$ 3,000,000
New Turf Softball Field	1	lump sum	\$ 2,500,000
New Sod JV Baseball Field	1	lump sum	\$ 1,200,000
New Tennis Courts	1	lump sum	\$ 1,200,000
<b>New Field House &amp; Auxilary Structures Not In Budget</b>	<b>1</b>	<b>lump sum</b>	<b>-</b>
<b>Total Estimated Hard Construction Costs</b>			<b>\$ 229,877,000</b>
Fees, Permits, Inspections, Utilities, and Misc. Soft Costs (13%)			\$ 29,884,000
FF&E			\$ 6,900,000
Scope Definition, Design, & Estimating Contingency (2%)			\$ 4,597,500
Construction Contingency (3%)			\$ 6,896,300
<b>Total Estimated Soft Costs</b>			<b>\$ 48,277,800</b>
<b>Total Project Costs without Inflation</b>			<b>\$ 278,154,800</b>
Design Phase Duration - 2 years	2.00	Years	
Construction Duration - 3 years	3.00	Years	
Years to Midpoint of Construction - ASSUMED 3.5 years	3.50	Years	
Inflation Factor - Assume 2% per Year Compounding to Midpoint of Construction	2.0%	7.2%	\$ 19,962,500
<b>Total Project Budget with 2% Inflation per Year*</b>			<b>\$ 298,117,300</b>
<b>Total Project Budget</b>			<b>\$ 298,000,000</b>



PROGRAMMING  
  SCHEMATIC DESIGN  
  DESIGN DEVELOPMENT  
  CONSTRUCTION DOCUMENTS  
  BIDDING  
  BUILDING CONSTRUCTION



**COMPACT/EFFICIENT PLAN = LESS SF**  
**INCREASED LEARNING / SF**  
**TRAVEL DISTANCES DECREASED**  
**RIGHT SIZED INTERIOR CIRCULATION**

# 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
- Meeting 05 - October 21, 2025 | 5-7pm

## Scheduled Board Meetings:

- Schematic Design + Plancon A / B
- Presentation - September 09, 2025
- Vote - September 30, 2025

## Pursue Funding + Grant Opportunities

## Continue:

1. Developing timeline/budget
2. Conducting site and traffic study
3. Design meetings
4. Ongoing community outreach