ELIZABETHTOWN AREA SCHOOL DISTRICT

Secondary School Feasibility Study

October 24, 2025

rlps ARCHITECTS









ACKNOWLEDGMENTS

Elizabethtown Area School District is governed by a Board of School Directors who demonstrate their dedication to and governance of the District in various ways. The following is a listing of the current 2025 Members of the Board. An (*) denotes board member participation in the Steering Committee:

Board Members

Kelly A. Carter
James C. Emery*
James R. Gilles, Jr.
Danielle D. Lindemuth
Stephen T. Lindemuth
James L. Read
Menno E. Riggleman
Lynda D. Shrum
Tina M. Wilson

Elizabethtown Area School District has an administration who is dedicated and actively engaged in educating the whole child. The following administrators were integral in the Steering Committee:

Administration

Dr. Karen Nell, *Superintendent*
Dr. Daphne Kirkpatrick, *Assistant Superintendent*
Richard Schwarzman, *Assistant to the Superintendent*
Tom Strickler, *Chief Financial Officer*
James Frantz, *Director of Buildings and Grounds*

Additional administrators provided insight and feedback throughout the process included the following:

Dr. Jason D'Amico, *HS Principal*
Dr. David Beard, *MS Principal*

The Elizabethtown Area School District would also like to thank the various educators and consultants who participated in the planning process.

rlps

our mission
listen, create, serve

our values
integrity, empathy and creativity

our promise
a passion for architecture and interior design

our goals
provide excellent service
foster a relationship culture
cultivate teamwork and personal development
have fun in all we do

Secondary School Feasibility Study

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"Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die, but long after we are gone will be a living thing, asserting itself with ever growing insistency."

Daniel Burnham
Architect and Planner
1846 - 1912

1 INTRODUCTION

Secondary School Feasibility Study



INTRODUCTION

To meet the changing needs and district dynamics, the Elizabethtown Area School District Administration and Board of Directors have initiated a Feasibility Study with RLPS Architects to focus on the Middle School / High School existing building condition, capacity, educational, curriculum and program needs to plan for a successful future for years to come.

The Feasibility Study process included meetings with the Administration team including School Board members which occurred on a regular basis to analyze and interpret information collected. Additional feedback included a public survey, students and administration meetings, public School Board meeting presentations and public town hall meetings.

The study began in January 2025, with reviews and walk-throughs of the existing facility and meetings with principals to understand the built environment with regards to non-repetitive maintenance, capacity and programs provided at each school building.

During the spring of 2025, the Steering Committee reviewed the information and began analyzing data which provided a roadmap of needs versus wants for the Middle School and High School. Further development included programs, curriculum and educational development opportunities to address building deficiencies.

Information enclosed includes facility assessment, capacity evaluation, administration discussion regarding education, community input, and comments during public presentations and Steering Committee input. Many topics, options and discussions occurred throughout the process culminating in this document which will serve as a roadmap for the Elizabethtown Area School District for future development at the Middle School and High School.

The team of authors from RLPS who worked in conjunction with the Elizabethtown Area School District Administration team are as follows:

Christopher Linkey, AIA, Partner In Charge

Craig Kimmel, AIA, Senior Partner

Erin Hoffman, ALEP, Senior Project Manager

Justin Harclerode, AIA, Senior Project Designer

This group of individuals is identified collectively throughout this study as the Feasibility Study Team. Their respective resumes and backgrounds can be found in the appendix of this study. The RLPS Team worked in conjunction with the District Administrative Team and specific School Board members through the entire study process.

2 GENERAL DISTRICT INFORMATION



IDENTITY AND OVERVIEW

The Elizabethtown Area School District is located in Lancaster County, Pennsylvania and encompasses approximately 56 square miles. The District serves the municipalities of Elizabethtown Borough, Conoy Township, West Donegal Township and parts of Mount Joy Township. The District's population according to the census bureau is approximately 32,000 people and has a wide socio-economic range resulting from adjacencies to both urban areas around Harrisburg and rural farmland. The School District is majorly comprised of residential housing with commercial farming and smaller businesses spread throughout.

Elizabethtown Area School District is part of the Lancaster-Lebanon Intermediate Unit #13. The School District currently educates over 3,470 students with approximately 450 full and part time staff. The School District is comprised of three elementary school buildings, and one combined middle school and high school building. Grade alignment currently is as follows:

GRADE ALIGNMENT	
Bainbridge Elementary School	Kindergarten – 2nd Grade
East High Street Elementary School	Kindergarten – 2nd Grade
Bear Creek School	3rd – 5th Grade
Elizabethtown Area Middle School	6th – 8th Grade
Elizabethtown Area High School	9th – 12th Grade

A typical student in Elizabethtown Area School District starts his/her educational career attending Bainbridge or East High Street Elementary School with half day kindergarten for the entire district. Some full day kindergarten classes are available for students who are identified to need additional support. After completing 2nd grade, all students come together at Bear Creek School for 3rd – 5th grades. Students then continue their educational career at the combined Middle School and High School.

The Study Team collected data from the National Center for Education Statistics including demographics, population and additional socio-economic impacts of the community.



EDUCATION DEMOGRAPHIC AND GEOGRAPHIC ESTIMATES

DEMOGRAPHIC DATA | GEOGRAPHIC DATA | ECONOMIC DATA | ABOUT

ACS-ED

District Demographic Dashboard 2018–22

Elizabethtown Area School District, Pennsylvania

Community

Total Population 32,153

Median Household Income | $79,112

Total Households 12,593

Race/Ethnicity

90%	2%	5%	1%	0%	0%	0%	2%
White	Black or African American	Hispanic or Latino	Asian	American Indian/ Alaska Native	Native Hawaiian and Other Pacific Islander	Some other race alone	Two or more races

Year Structure was Built

21.6%	42.5%	36.0%
2000 and after	1970-1999	before 1970

Households with Broadband Internet | 89.1%

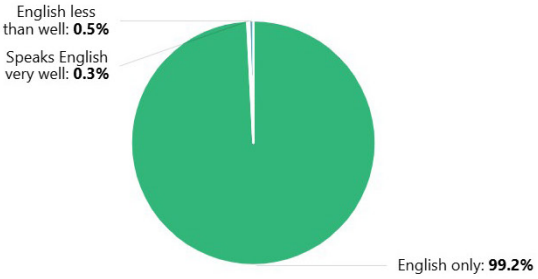
Housing Structure Type

House 70.3%

Apartments/Other 29.8%

Children in Public School

Language spoken at home (children 5 years and over)



Health

7.0% with a **Disability** |

97.1% with **Health Insurance coverage** |

Poverty and Benefits (in the past 12 months)

8.6% Families with income below the poverty level |

4.6% Families with Food Stamp/ SNAP benefits |

Families by Type

73% Married-Couple |

6% Cohabitating-Couple |

12% Female householder, no spouse/partner present |

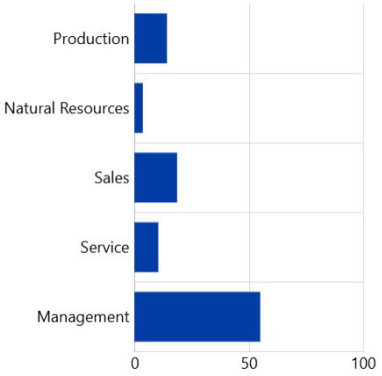
10% Male householder, no spouse/partner present |

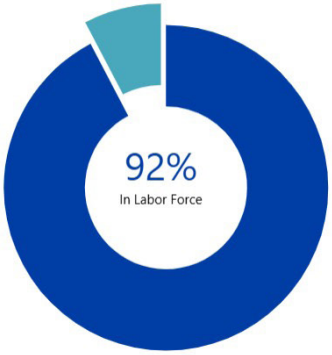
Parents (of children in public school)

Median Income of Households |
$117,831

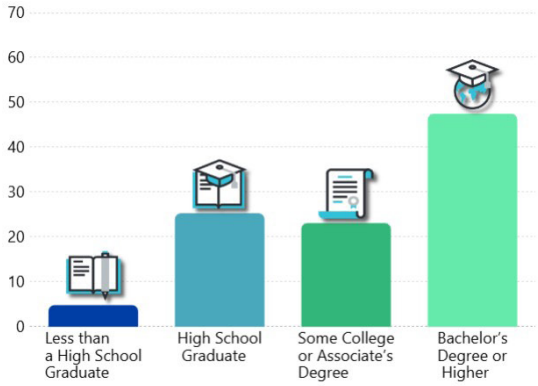
Housing Status of Families
22.4% renter-occupied | **77.7%** owner-occupied |

Labor Force Status



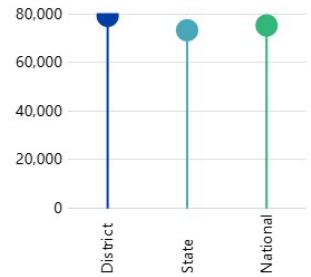


Educational Attainment

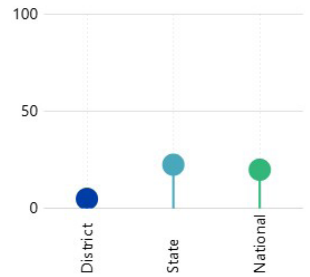


State and National

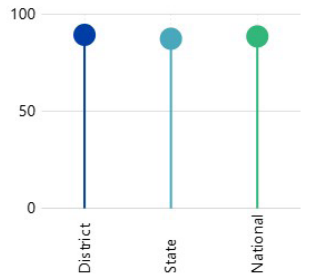
Median Household Income



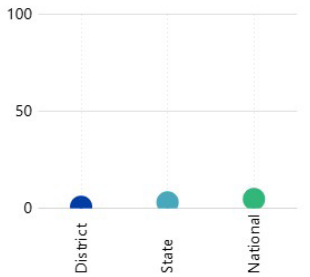
Families with Food Stamp/SNAP benefits



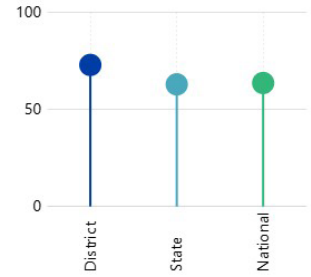
Households with Broadband Internet



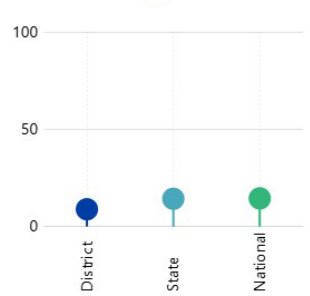
Speaks English Less Than Very Well



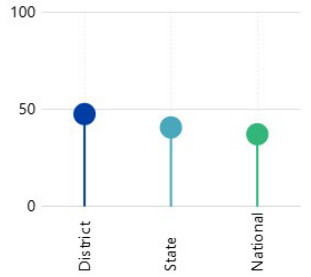
Married Couple Household



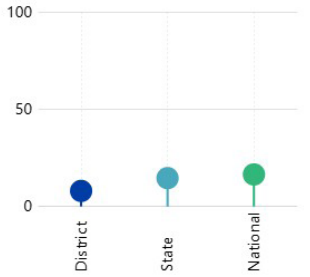
Families with Income Below the Poverty Level



Bachelor's Degree or Higher



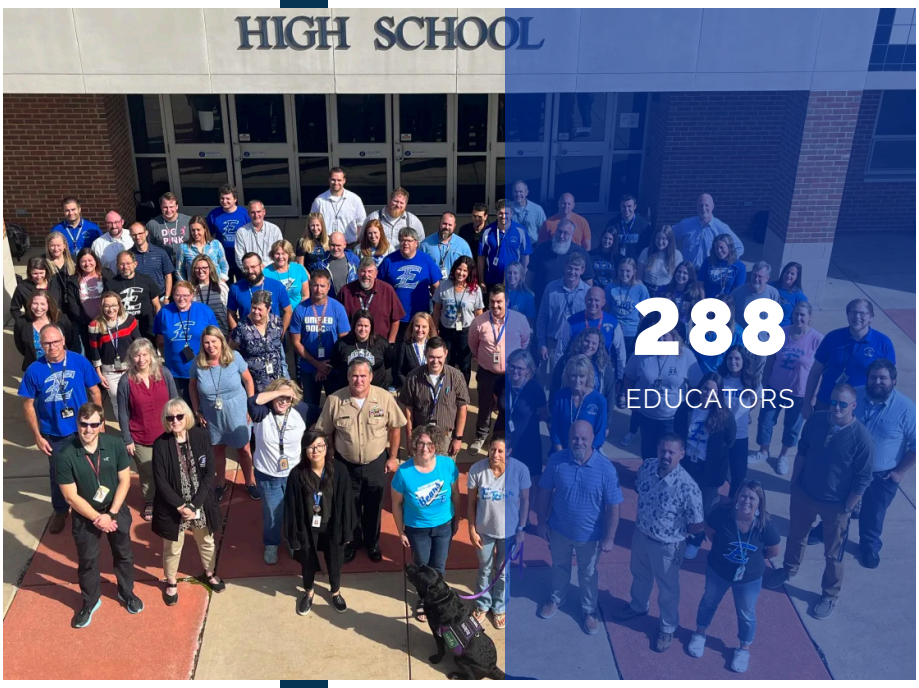
Not In Labor Force



All indicators are sourced from the ACS-ED tabulation. For additional social and economic characteristics, visit the ACS-ED table collection or explore the ACS-ED interactive map.



56
SQUARE MILE DISTRICT



288
EDUCATORS



3,456
STUDENTS



4
MUNICIPALITIES OF ELIZABETHTOWN BOROUGH, CONOY TOWNSHIP, MOUNT JOY TOWNSHIP & WEST DONEGAL TOWNSHIP



2 ELEMENTARY SCHOOLS (K-2)

1 ELEMENTARY SCHOOL (3-5)



1 MIDDLE SCHOOL (6-8)

1 HIGH SCHOOL (9-12)

DEMOGRAPHIC AND ENROLLMENT SUMMARY

The Elizabethtown Area School District engaged with DecisionInsite in 2021 to provide an enrollment and demographic study for the entire district. As part of this study, the district provided the full report to the Feasibility Study Team for data collection and review as to future impacts on the facility and properties throughout the District. The Study Team worked with Administration to generate the building capacity based on the 2025-2026 school year. Through this data collection, the Study Team developed educational programs and room lists to meet the needs of the District today and into the future for potential change or growth at the Middle School and High School.

The Feasibility Study Team and Administrative Team discussed in depth the need to plan for 10-15 years into the future to meet enrollment needs and changing educational impacts specifically around electives, technology, special education and administrative support.

The School District also provided a snapshot of enrollment, specifically for September 2026, that the Study Team was able to compare to the enrollment projections provided by DecisionInsite. The overall outcome has been a fairly flat enrollment change within the District.

Includes in person, virtual, ECI	K	1	2	3	4	5	6	7	8	9	10	11	12	GRAND TOTAL
BAINBRIDGE	67	59	72											198
EAST HIGH	154	153	168											475
BEAR CREEK				247	230	255								732
MIDDLE SCHOOL							276	265	261					802
HIGH SCHOOL										293	287	329	340	1249
GRAND TOTAL	**221**	**212**	**240**	**247**	**230**	**255**	**276**	**265**	**261**	**293**	**287**	**329**	**340**	**3456**

The following are snapshots from the DecisionInsite Report updated Fall 2022.

The information shown below analyzes the impact of proposed dwelling units within the District over the next 5-10 years.

Proposed Dwelling Units within the Elizabethtown Area School District (Conservative DU Scenario)												
Project Name	Unit Type	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Bishop Woods	SFD	6	6	6	6	6	2	0	0	0	0	32
Campus Rd	SFD	0	0	0	0	0	52	52	53	39	0	196
Campus Rd	MF	0	0	0	0	0	76	76	77	57	0	286
Conroy Crossing	SFA	16	16	8	0	0	0	0	0	0	0	40
Featherton Crossing	SFA	11	3	0	0	0	0	0	0	0	0	14
Morris Run	SFA	0	14	4	0	0	0	0	0	0	0	18
Morris Run	MF	0	14	4	0	0	0	0	0	0	0	18
Raffensperger	SFD	0	35	35	18	0	0	0	0	0	0	88
Sheaffer Rd Development	SFA	0	0	120	120	57	0	0	0	0	0	297
Sheaffer Rd Development	MF	0	0	64	16	0	0	0	0	0	0	80
Stoneybrook	SFA	12	12	12	12	12	12	12	12	12	12	120
Stoneybrook	SFD	10	10	10	10	10	10	10	10	10	5	95
Westbrook IV	SFA	0	40	40	40	8	0	0	0	0	0	128
Westbrook IV	SFD	0	40	40	13	0	0	0	0	0	0	93
	Totals:	55	190	343	235	93	152	150	152	118	17	1505

The following chart shows the potential impact of new students due to residential growth:

Projected Students from New Residential Development (Conservative DU Scenario)										
Grade	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	2	9	20	28	31	36	41	45	49	49
1	2	10	22	29	32	37	41	46	49	49
2	2	10	22	30	33	37	42	46	50	50
3	2	9	21	30	33	37	41	46	50	50
4	2	9	20	28	33	38	42	46	50	50
5	2	7	18	26	31	37	41	45	49	50
6	1	7	16	23	28	34	40	45	48	49
7	2	9	20	25	27	34	40	46	49	49
8	2	9	20	28	28	32	39	45	49	50
9	2	8	19	27	30	33	37	44	49	50
10	2	8	19	26	30	36	38	42	48	49
11	2	8	19	26	29	35	41	44	46	48
12	1	4	12	21	27	31	37	43	45	46
Elementary:	12	54	123	172	192	221	248	274	296	299
Middle:	5	24	56	76	83	100	119	135	147	147
High:	6	29	70	101	117	135	153	172	187	194
Total:	23	107	248	349	392	456	520	582	630	640

The final chart includes shows the conservative growth in the District for the next 5 years, which appears to be tracking closer to reality than the moderate growth projections from 2021.

Grade	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
K	238	237	236	220	229	232	241	249	250	250	250	249	248	247
1	250	264	257	233	251	247	255	261	266	266	265	263	262	261
2	266	253	275	251	262	258	258	263	266	270	269	268	266	265
3	295	267	256	262	264	263	263	262	264	267	270	268	267	265
4	323	312	283	251	292	274	277	274	270	271	273	276	274	272
5	319	320	316	276	268	290	275	278	273	269	270	271	274	272
6	324	335	321	293	280	269	295	280	279	275	270	270	271	274
7	316	323	328	308	312	272	265	288	272	272	266	261	262	263
8	324	305	321	327	307	310	274	265	288	271	270	265	260	261
9	320	336	314	333	336	319	323	284	273	295	278	276	270	266
10	328	317	321	288	312	319	308	308	269	260	280	265	263	259
11	284	304	314	310	279	307	318	305	303	266	256	275	260	260
12	329	280	288	298	296	269	296	306	293	291	255	247	264	251
Subtotals:	3916	3853	3830	3650	3688	3629	3648	3623	3566	3523	3472	3454	3441	3416
Pct Chg:	0%	-1.6%	-0.6%	-4.7%	1%	-1.6%	0.5%	-0.7%	-1.6%	-1.2%	-1.4%	-0.5%	-0.4%	-0.7%
SDC:	60	32	43	41	39	39	39	40	40	40	39	39	40	39
Totals:	**3976**	**3885**	**3873**	**3691**	**3727**	**3668**	**3687**	**3663**	**3606**	**3563**	**3511**	**3493**	**3481**	**3455**
Capacity:	5474	5474	5474	5474	5474	5474	5474	5474	5474	5474	5474	5474	5474	5474
Open Seats:	1498	1589	1601	1783	1747	1806	1787	1811	1868	1911	1963	1981	1993	2019

3 EDUCATIONAL DESIGN BRIEF



EDUCATIONAL DESIGN BRIEF

Educating the whole child is key to the entire education process and mission for Elizabethtown Area School District.

"The Elizabethtown Area School District embraces a holistic approach to education, recognizing that student success depends on a cohesive system centered around academics, support services, and fostering healthy learning environments."

An important focus for the District is for all students to be ready upon graduation for life; be it to further their education, enter the workforce or be a part of the armed forces.

Elizabethtown Area School District is a member of the Lancaster-Lebanon IU 13, which includes 21 other school districts in both counties. The District educates over 3500 students per year with combined efforts of over 450 District personnel.

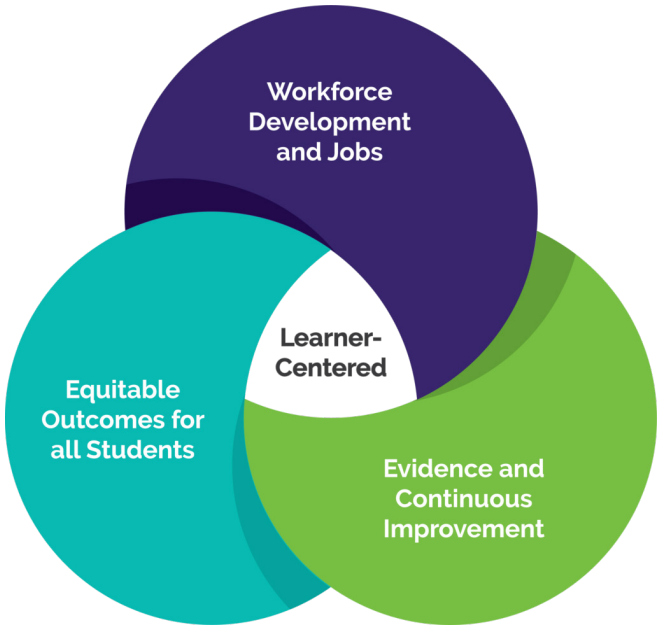


EDUCATIONAL GOAL

Elizabethtown Area School District has set a high standard of achievement for all students from Kindergarten through 12th grade. Each student is provided an opportunity to succeed in his/her educational path. Vision and goals discussed during the Feasibility Study process include a robust program for Agriculture, Technology, Sciences and Core Education at the Secondary Education levels (6th – 12th grades). The Administration also has a focus on student-led learning including online classes, dual enrollment opportunities, robust electives and Co-Op opportunities outside of the traditional educational building. The Administration Team discussed moving forward in providing additional education for special needs students within the District including programs such as autistic and emotional support and life skills classrooms.

EDUCATIONAL GOALS

- **Future Ready Education**
  - Curriculum drivers
  - Specialized programming
- **Curriculum Drivers**
  - Fundamental needs
  - Specialized programming
- **Student & Educator Interactions**
  - Learning methodology influences
  - Educator experience & resources
  - Student voice and choice
- **Leveraging Building as a Tool**
  - Space usage & flexibility
  - Right-size for the right program
- **Effective Changes**
  - Community engagement and understanding
  - Planning for the future
    - Changes in educational curriculum
    - Changes in demographics



Currently classroom sizes hover around 25-26 students but can grow to 30, which can be challenging to educate all students. Being able to provide the level of quality education Elizabethtown Area School District is known for is paramount to class sizes and offerings in programs in a robust way.

EDUCATIONAL STRUCTURE

A typical student in Elizabethtown Area School District starts their educational career attending one of the elementary schools in the District. All students are brought together in 3rd grade and remain on the same campus for the duration of their educational career, moving to the secondary building in 6th grade. Students transition in the secondary building between Middle and High School at 9th grade.

Once students move to Middle School, students are split into teams with core subject teachers, unified arts for all students and special education support and services available for all students when needed. Core classes include Math, English Language Arts, Science and Social Studies with additional Learning Support on some team structures. Unified Arts include Art, Computers, Family Consumer Science, Health & Physical Education, Music, STEM, Technology & Innovation and World Language. Special care is taken for the special needs students providing classes for Emotional Support, Life Skills Support, Autistic Support and Intensive Learning Support.

WHO WE ARE

MISSION:

Our mission is to prepare all students to be life ready. As such, the District is pivoting away from a narrow program focus of study where students take courses aligned to the possible college and careers they are interested in toward a much more impactful and broader model designed to help students become life ready. In doing so, our District's goal is to provide students with the knowledge, skills, and social and emotional wellness to be successful across a broad spectrum of opportunities that may or may not include a college degree and can fall across a broad range of platforms including skilled and high occupation labor that provide a living wage; professions in the STEM (science, technology, engineering, and mathematics) and Humanities fields; and careers in the armed forces.



VISION:

Every Student Graduates Ready to Live, Learn, and Thrive in a Global Community.

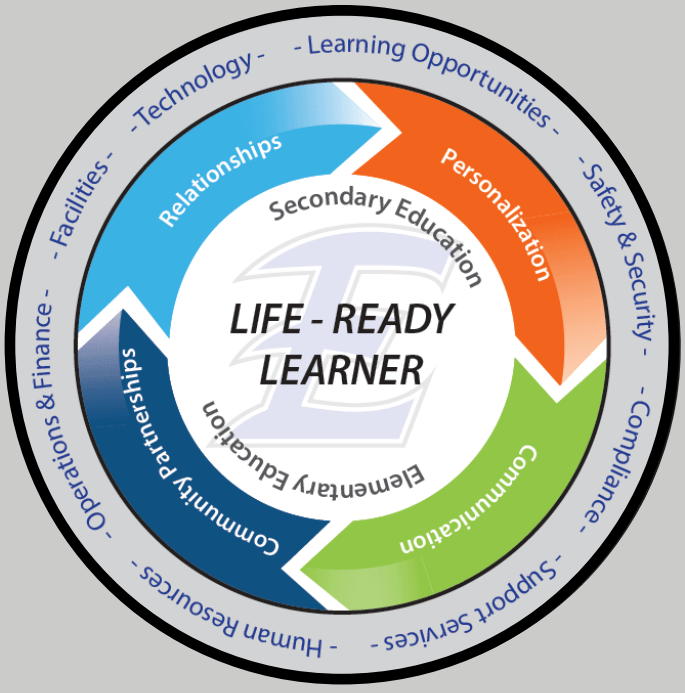




EDUCATIONAL OVERVIEW:

Elizabethtown Area School District's main focus is educating the whole student. Below is a description of the educational approach for the District as per an excerpt from the website:

The Elizabethtown Area School District embraces a holistic approach to education, recognizing that student success depends on a cohesive system centered around academics, support services, and fostering healthy learning environments. At the core of our efforts is a three-pronged approach that integrates academic excellence (Life Ready Model), robust student support services, and a strong culture of belonging. Together, these three prongs form the foundation of our educational strategy, guiding every aspect of our work to ensure that all students succeed academically and feel supported and connected throughout their school journey.





Supporting this three-pronged approach is our Benefits-Based Accountability Framework and Effective Operations. Benefits-Based Accountability is built on the following seven distinct pillars, each with its own unique success criteria:

1. Student Learning
2. Student Readiness
3. Engaged, Well-Rounded Students
4. Well-Being
5. Community Connections
6. Effective Adults
7. Effective Systems

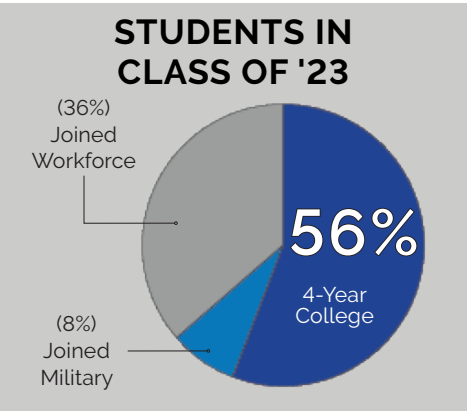
While each pillar plays a vital role in driving success, together they are the glue that unites our focus on academics, support services, and a culture of belonging. By uniting academics, student support services, and a culture of belonging, we create a comprehensive framework that supports student success and ensures the Elizabethtown Area School District remains a first-rate educational system.

The students attending High School are afforded a robust core curriculum with Math, Science, ELA, and Social Studies. Each student is given the opportunity to choose an educational path that also includes classes in four areas; Finance & Business, Arts & Communication, Health & Social Services and Engineering, Science & Technology. Each student is required to complete 24 credits in four years to meet graduation requirements in the following areas:

• English	4 credits
• Mathematics	3 credits
• Science	3 credits
• Social Studies	3 credits
• Physical Education	1 credits
• Career & Financial Literacy	.5 credits
• Health	1 credits
• Electives	8.5 credits

Students are given a roadmap starting in 9th grade to be able to complete all requirements prior to graduating.

• 9th Grade	English, Social Studies, Mathematics, General Science, Wellness, 3 electives
• 10th Grade	English, Social Studies, Mathematics, Biology, Career & Finance, 3 electives
• 11th Grade	English, Social Studies, Mathematics, Science, Health 11, 3 electives
• 12th Grade	English, 4 electives



Students' rank and GPA begins in Grade 9 with opportunities for weighted courses. With providing a robust secondary education program, students have opportunities to prepare for the work force, trade schools and traditional college career paths. In 2023, 94.6% of the senior class graduated.

Along with a strong educational program, EAHS provides club opportunities to each student along with performing arts and athletics. The School District stresses the importance of a well-rounded student ready for success into their chosen future. Future-Ready students at all levels of education is what Elizabethtown strives to provide.

ENGAGEMENT:

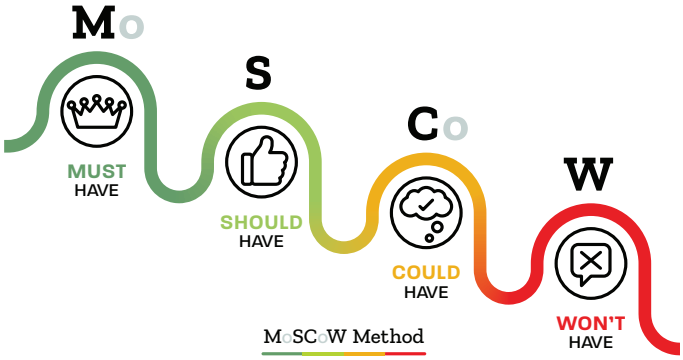
Throughout the process, the Steering Committee worked diligently on understanding the challenges of the aging facility from both the physical environment and the educational learning environment.

The Committee reviewed the existing facility assessment and analyzed space planning and building programming needs. Much of the discussion circled around the need to be thoughtful and purposeful in planning for the future for the next 20-30 years including addressing major issues with the infrastructure for the sanitary sewer system, HVAC system, roofing system and underperforming window systems.

The Administrative Team engaged the comminity through an interactive meeting to gather feedback. The Team then followed up with an online survey provided to the comminity that asked the same questions.

RLPS Architects spent time with the Facilities Department and reviewed the physical environments and systems conditions. RLPS shared the findings with the public at a School Board meeting. Along the way, monthly Feasibility Study Work Group meetings occurred to review data, provide analysis and understand impacts to future planning. The Steering Committee also hosted building tours on August 19, 2025 that allowed the community to see firsthand the challenges with the existing school.

The analysis and data collection helped to form the MoSCoW Method list as principles to effectively analyze and make decisions on options in later meetings and discussions.



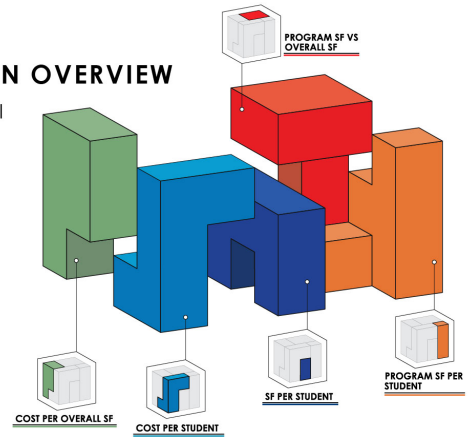
The Steering Committee met regularly to review new information, share feedback and ultimately provide direction moving forward to discuss potential options and solutions to the challenges identified during data collection. The Administrative Team worked closely with RLPS to make effective decisions for the entire School District, focusing on long-term solutions for the Middle School / High School campus. Through data collection and engagement with educators, staff, administration and community, the team realized the need to address the wants and needs of not just the systems' failures and challenges in the building but all educational areas including academics, arts and athletics.

THE METRICS

A major part of working through options and the MoSCoW method of prioritization is more than reviewing cost per square foot and overall square footage. The RLPS team spent time explaining the impacts of all metrics to make sure buildings are working and fulfilling all needs for the District with fiscal responsibility as well as providing the educational program and curriculum vision and mission already established.

BUILDING EVALUATION OVERVIEW

Elizabethtown Area High School
Elizabethtown Middle School



LEARNING ENVIRONMENT IMPACTS

GROSSING FACTOR: (Total SF / Program SF)	1.60 (Planning Metric) 1.58 (PDE) 1.45 - 1.55 (Efficient Plan) 1.45 - 1.50 (150,000+ SF)
AVERAGE TOTAL SF / STUDENT:	MS: 150 -170 SF HS: 185 - 200 SF
UTILIZATION FACTOR:	**85%** (Secondary)
PROGRAM SF / STUDENT:	(District metric based on programs offered)

Each metric, while having an individual impact on organization and costs, work together to make sure the team is making smart decisions to maximize value for the best educational delivery within each building at each grade level.

GRADE ALIGNMENT

Middle School
- 6th - 8th Grades

High School
- 9th - 12th Grades

CLASS SIZE GUIDELINES

Middle School
- 25 - 30 Students

High School
- 25 - 30 Students

EASD CLASS SIZES

Middle School
- 25 - 30 Students

High School
- 25 - 30 Students

PDE ACREAGE

Middle School
- 20 Acres + 1 Acre per 100 Students

High School
- 35 Acres + 1 Acre per 100 Students

EASD ACREAGE

Middle School	89* Acres	851 Students
High School	89* Acres	1,293 Students

**Shared with East High, Middle School, High School*

EVALUATION MATRIX:

In order to evaluate and analyze data collected from all sources, the Steering Committee implemented the MoSCoW method of prioritization. MoSCoW stands for Must Have, Should Have, Could Have, Won't Have and allows priorities to be stated, ranked and evaluated by the entire group. Both ends of the spectrum are equally important; the Must Haves and the Won't Haves must be included for consideration. Items on the list should be weighed against the Elizabethtown Area School District's mission and vision statements to assure all aspects and goals are met and defined. As a living document that changes over time, the final MoSCoW list is as follows:

MUST HAVE
NON-NEGOTIABLES

- Fix sanitary sewer piping
- Fix / simplify the mechanical system
- Roof replacement
- Remove gas piping from roof
- Address new housing (enrollment impacts)
- Improve traffic conditions around the site
- Educationally appropriate spaces
- Adaptable and flexible spaces
- Meet the budget

SHOULD HAVE
ADDED VALUE

- Combine functionality and appearance
- Environmentally friendly; sustainability and cost efficient
- Daylight, Indoor / Outdoor connections
- Strong definition / identity between MS and HS
- Improve accessibility
- Improve toilet room privacy

COULD HAVE
NICE TO HAVE; NOT NECESSARY

- Consider adjacent available land

WON'T HAVE
NON-STARTER

- Significant disruption to educational environment during construction

Educational Design Brief

HIGH SCHOOL

MIDDLE SCHOOL



ELIZABETHTOWN AREA MIDDLE SCHOOL

Built:	1955
Modifications	1963, 1973. 1997, 2021
Site Size:	89 Acres (shared with HS and East High Street)
Building Size:	433,150 SF (combined with HS)
PDE Student Capacity:	3,099 (combined with HS)
District Student Capacity:	2,634 (85% utilization)
SF / Student:	160 SF

Why

Elizabethtown Area School District provides one central secondary school for high school and middle school students. The building, while accommodating some shared facilities, is separated with areas dedicated for Middle School students in grades 6-8th. With a combined campus for secondary students, additional amenities are afforded to all students such as the stadium, the new field house, athletic areas and all theater and performing arts spaces in the building. The District completed renovations to the Middle School in 2021 with reconfiguration of classrooms and an addition of an elevator for accessibility specific to the Middle School wings. Some mechanical systems and replacement of one floor level of windows were addressed; however, the overall project, while spending dollars wisely, did not allow for additional growth or program and educational changes into the future and only met immediate needs for 6th grade students. Changes in education and flexibility have hindered growth and change at the Middle School. Additional educational spaces are needed today to meet special needs, learning support and general flexibility in grades specifically for 7th and 8th grades which were not addressed in the renovations.

How

Students at the Middle School are grouped into teams in each grade level. With a team approach, students maintain a group identity and maintain a small house feel through their middle school years. 6th grade classrooms and teams are generally grouped on the lower level of the Middle School. 7th and 8th grade classrooms are generally located in the two-story original classroom building. While some identity is given to each grade and team, the building is not set up to accommodate a teaming structure and should be addressed moving forward to meet the educational needs and organization of the educational pedagogy.

What

Generally, the Middle School supports secondary grades 6th-8th grades but does not allow for flexibility or growth today or into the future. Additional space to support special needs, individual learning styles and properly support all student needs could be accommodated in the existing facility or reimagined and reorganized in major additions or a new secondary building. With limiting factors in the existing facility, the Administration is looking for opportunities to relieve any future challenges in grade and team organizations. While the school is experiencing limiting factors in reference to the built environment, the staff and educators have succeeded in successfully educating all middle school students. With planned changes to building organization in the potential future, additional classes and electives can provide much needed growth in programs and bring some programs back to campus that have been challenged due to space constraints and needs for more robust programs. The Administration has set goals to maintain and grow programs and provide wider and varied opportunities for students.



ELIZABETHTOWN AREA HIGH SCHOOL

Built:	1955
Modifications	1963, 1973, 1997, 2021
Site Size:	89 Acres (shared with MS and East High Street)
Building Size:	433,150 SF (combined with MS)
PDE Student Capacity:	3,099 (combined with MS)
District Student Capacity:	2,634 (85% utilization)
SF / Student:	160 SF

Why

The current grade alignment of 9th through 12th allows for a strong curricular foundation for all high school students. The success of the overall secondary grades at EAHS are reflected in the academic metrics, advanced placement courses, dual enrollment options and available electives to all students. The goal is for all students to be afforded the same opportunities in their educational career to self-advancement in either the future work force, trades degrees or college placement. Students are led by strong teachers and administration to strive for the best and believe in their own abilities and learn personal growth. The foundation for high school is set in 9th grade with required core classes and potential electives to discover future pathways.

How

Enrollment changes, program opportunities and enhanced offerings have necessitated changes in the overall organization of the high school, shifting programs and departments away from each other in the building layout. Maintaining robust programs on the high school campus is important to growing and fostering a strong academic curriculum with student growth potential through electives and programs outside of the core curriculum requirements. The Administrative Team has set a goal to provide spaces for department organization and flexible, adaptable learning environments to foster student engagement, decision-making and student autonomy in their educational direction. Outside of academic pursuits, students have options for extracurricular activities for student enrichment. The goal is for students to have as much program space and materials easily available for use in exploration and pursuit of new ideas, experimentation, and personal goals. One major challenge is the need for additional agriculture and technology classrooms, labs and student support spaces in a growing, much sought after program. There is also no available flexible learning environments for students and educators to use to be able to deliver education and curriculum effectively to prepare students for the future. The administration's goal is to provide district-wide student services and extracurricular activities at the high school campus and offer options and opportunities for robust, student-led learning environments and program spaces.

What

The current high school supports secondary grades 9th-12th grades but does not allow for flexibility or growth today or into the future. Fortunately, with an option for students to leave campus for other opportunities such as CTC, dual enrollment and work opportunities, the building can accommodate most students but affords no new options or changes in programs. Additional space to support special needs, individual learning styles and properly support student needs should be accommodated in the existing facility to meet a changing population and support the students already in the district. With limiting factors of the existing facility, additions and renovations are needed to handle the changing landscape of secondary education; however, a new facility for all secondary students would afford opportunities in operating efficiencies, program adjacencies for collaboration and better utilization of educational learning environments. Staff and students currently work well with the spaces allotted for programs but are hindered in flexibility, changing programs, providing for interdisciplinary opportunities and future interactions. With planned changes to programs, core curriculum and electives in the potential future, additional space can provide much needed growth avenues.

4 PROCESS & DATA COLLECTION



PROCESS & DATA COLLECTION

Data collection is an important part of a study and informs any decisions moving forward with opportunities and needs. As an outline for process, the Steering Committee defined overall goals at the beginning of the process to find a solution that will work for all Elizabethtown Area School District 30-40 years into the future. The following served as an outline for the process through 2025.

- Existing Facility Assessment
- Survey & Group Discussions
- Facility Programming and Usage Analysis
- Analysis & Options for the Future
- School Board and Public Update Presentations
- Feedback
- Analysis & Options Refinement
- School Board Direction

The Steering Committee met regularly throughout the entire process to review new information, provide feedback where the direction and progress of the study was reviewed. One main guiding principle for the Study Group is starting and maintaining the MoSCoW list while keeping ideas and directions in line with the goals set at the beginning of the study. A main challenge to reviewing options and direction is to quantify and maintain guidance as it relates to and supports the District's priorities.

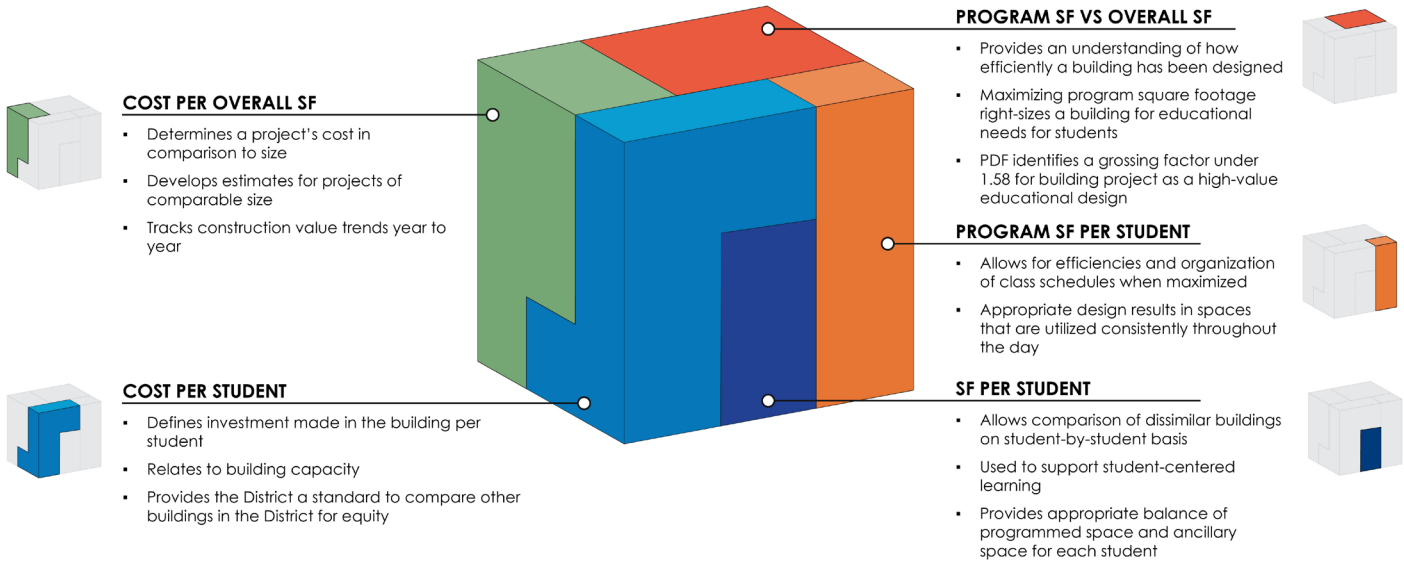
The Committee meetings included addressing the study process and timeline, reviewing data collected, reviewing, vetting and updating options and generating new information and questions based on prior meeting's review and other feedback received from public meetings, staff meetings and surveys. The current building does not have ample space or square footage to meet todays' needs of education. With changing PDE standards, flexibility and adaptability is paramount to a successful curriculum and when buildings do not provide space for required activities, education is compromised. The Committee spent time reviewing programs, curriculum and space impacts through building concepts.

EVALUATION & METRICS

A key component to data collection is the building evaluation and metrics. The Committee worked diligently to collect data to make informed decisions.

By looking at all components of a building and education, the key items included in the MoSCoW matrix work in tandem to make the best decisions on the built environment into the future. Components that affect building capacities are not solely based on enrollment needs and potential growth. The changing educational requirements and needs of each student play an important role in creating a strong program to meet building and educational / curriculum needs. Making sure buildings currently use as much space as possible for teaching impacts the size of buildings, costs of buildings and overall program availability at each level.

BUILDING AND COST EFFICIENCY METRICS
HOLISTIC EVALUATION



Previously, the Pennsylvania Department of Education (PDE) required each district to go through a Planning & Construction process in order to receive any reimbursement funds for any substantial construction project (PlanCON). In 2019, the State passed Act 70 requiring a new streamline process for PlanCON if funds are released however the moratorium of 2024 is still in effect with no additional funding available to any school construction projects. A portion of PlanCON does set standard guidelines and still references the School Code of 1949 which needs to be followed regardless of any available funds or not. PlanCON and the PDE process understood the standard life cycle clock and recommended any district look at buildings on a 20-year basis for major renovations and additions if needed. Part of this process includes analysis of space use and comparison to the overall square footage of the building that any additions and renovations require more educational value to additions than support space. This plays a key role in the matrix in evaluating the success and challenges of any district building.

ENGAGEMENT: COMMUNITY

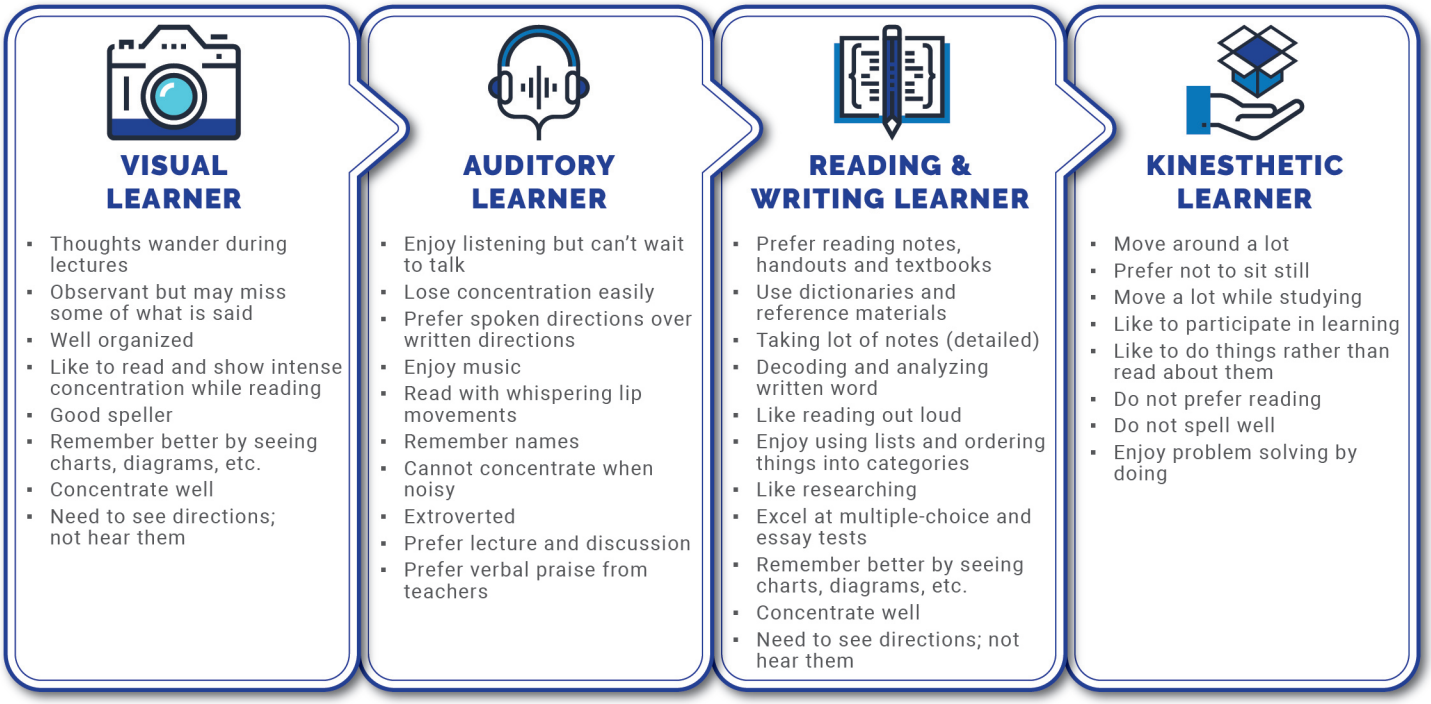
The community survey set the high-level goals and expectations of the community with a wide range of participants including parents, community members and District staff. An apparent theme throughout was to provide quality education with emphasis on retaining excellent staff, maintaining good buildings for educating and addressing the failing infrastructure: plumbing and bathrooms, and mechanical systems. In general, the community is proud of the reputation of quality education in Elizabethtown Area School District and wants to maintain the same level or higher of educational delivery.

The full survey results are included in the study in the Appendix.

ENGAGEMENT: ADMINISTRATION & SCHOOL BOARD

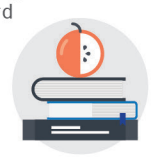
A big concern of the School Board discussed at public meetings was the impact of the failing sanitary sewer line in the building, the disrepair of the roofing system and the obsolete mechanical system that no longer has parts available or can be maintained properly. Another question that was discussed was the impact of new housing starts throughout the district. While growth is not realized in the Enrollment Projections Study, the future planning should take into consideration changes into the future and not be short sighted for the long term decisions 30-40 years out. All administrators and school board members value being fiscally responsible with District finances and want to make decisions that will not have to be rethought, renovated or changed within the next 10 years. Planning for potential growth or changes in education and curriculum was discussed to meet and exceed expectations in delivery of secondary education. Due to changes just in special education and needs for additional adaptable and flexible spaces, the administration stressed the need to plan for the future and the changes in education occurring now and 10+ years into the future.

Spaces and learning environments need to adapt and change to accommodate additional autistic support classrooms. Administrators and school board recognized the need to provide education in an environment conducive to meeting the needs of all different kinds of learners.



EDUCATIONAL GOALS
HIGH SCHOOL

- Pathways
- 9-12 to Career Goals
- 9 - 12 to Higher Ed Goals
- Dual Enrollment
  - 11/12 Grade Overlap
  - Certifications
  - Associates Degrees
  - Credits toward Gen. Ed's
- Online Learning Opportunities



LEARNING METHODS

Discovery - Analysis - Application - Results

- Project-Based
- Research



CURRICULUM SHIFTS

- New Programs
- Interdisciplinary Subjects
- Impacts to Science Requirements
  - Math / ELA Implications
- STEM / STEAM
  - Robotics
  - Entrepreneurship
  - Research and Development



ORGANIZATIONAL SHIFTS

- How is middle school different than high school
  - Team Teaching
  - Departmentalized vs. Grades Implications
- Block Scheduling
  - Advantages / Disadvantages
  - Help with Efficiencies
- Block Scheduling
  - Not always "in my classroom"
  - Shared / Common Spaces
  - Programmed not just available



EXISTING FACILITIES

Elizabethtown Area School District consists of two elementaries housing grades K-2, one elementary for grades 3-5 and one combined Middle School / High School serving grades 6-12. All buildings comprise 129 acres and over 705,800 sf. During RLPS Architects school tours, administrators were asked to provide a marked-up floor plan with existing room uses identified at the Middle School and High School. With this information, the Study Team was able to provide an academic program for the building and current utilization metrics. RLPS Architects also spent time in the building observing site operations and reviewing systems, finishes and overall existing physical conditions of the building and site. The facility assessment provides analysis of the building through a points system. The information is quantifiable and helps inform decisions for future options for the District as well as how to plan effectively on non-repetitive maintenance items that need to be addressed. All details and information can be found in Section 5 of this Study.

High level challenges and components of the building were presented at a public school board meeting. The information shared became part of the foundation for moving forward with options for the Middle School / High School and identified what must be addressed due to failing systems.

The team discussed challenges of space needs for the building. Square Footage per student in the district is low compared to industry standards for educating students in a good environment. Data shared at the board meeting includes levels of square footage at the middle / high school:

SQUARE FOOTAGE / STUDENT GUIDELINES

Middle School	High School
■ Average: 150 - 170 SF	■ Average: 185 - 200 SF
■ EASD: 160 SF	■ EASD: 160 SF

The metrics show a deficit in program square foot / student at the secondary level; however, the grossing factor tells the story there is inefficient use in the overall square footage of the building. Too much of the actual area of the building is dedicated to non-educational spaces. A standard guideline for grossing factor of overall square footage to program square footage should be a maximum of 1.58. Most buildings with appropriate future-ready learning spaces and flexibility can achieve a grossing factor of 1.54 or less. This square footage equates to inefficiencies and ineffective use of space with overall impacts on operating expenses long-term.

BUILDING SYSTEMS ANALYSIS

In review of the existing facility, the Study Team took into consideration building system types, installation dates, maintenance programs and typical life cycles of equipment and finishes throughout each building. The RLPS team toured the building multiple times along with the Maintenance Department representative to see firsthand how the building is used and maintained. The Study Team reviewed both the physical condition of the facilities as well as the educational use of each building. Data collected from these visits included general information, the property and site conditions, wayfinding and building organization, sense of safety and comfort, building conditions, use of educational spaces and systems conditions. Information shown below are high level first impressions which support some of the challenges seen through programs and building use provided by the principals.

Additional information for the facility assessment is included in Section 5 of this report.

OVERALL BUILDING RATING			
The following factors allow for an overall approach to assessing the usefulness, value and condition of a particular facility.	**Rating Scale:**		
	0.0 = Consider Demolition		
	1.0 = Weigh Heavy Renovations vs Discontinued Use or Demolition		
	2.0 = Heavy Renovations or Alterations needed		
	3.0 = Light Renovations or Capital Projects needed		
	4.0 = Brand New or Like-New Facility		
BUILDING & PROPERTY			**2.05**
1	SURROUNDING CONTEXT & SITE	2.73	
2	PHYSICAL FEATURES & APPEARANCE	2.06	
3	ORGANIZATION, WAYFINDING AND COMFORT	1.17	
4	SAFETY & SECURITY	2.23	
SITE CONDITIONS			**2.22**
1	GENERAL CONDITIONS	2.28	
2	CIRCULATION	2.25	
3	PAVEMENT (ASPHALT & CONCRETE)	2.13	
4	PLAY AREAS		
5	ATHLETIC FIELDS & AMENITIES		
GENERAL EDUCATION & BUILDING			**2.38**
1	LEARNING ENVIRONMENTS - CORE	2.20	
3	PERFORMING ARTS	2.29	
4	TECHNOLOGY/ STEM/ ART	2.53	
5	ATHLETICS	2.85	
6	COMMONS SPACES	1.92	
7	ADMINISTRATIVE	2.40	
8	SUPPORT SPACES	2.48	
BUILDING CONDITIONS			**2.05**
1	BUILDING ENVELOPE	1.91	
2	BUILDING INTERIOR	2.05	
3	INTERIOR FINISHES	2.20	
SYSTEMS CONDITIONS			**2.58**
1	MECHANICAL SYSTEMS	2.28	
2	PLUMBING SYSTEMS	2.54	
3	ELECTRICAL SYSTEMS	2.63	
4	FIRE PROTECTION SYSTEMS	3.00	
5	LOW VOLTAGE SYSTEMS	2.47	
OVERALL BUILDING RATING (Average of 5 categories)			**2.3**

EDUCATIONAL SPACE ANALYSIS

Each principal was tasked with providing a layout of the school building and how each educational space is used in each building. By providing real use data, RLPS was able to provide square footage breakdowns for actual program use space and square footage not dedicated to learning environments. The information provided also brought to light how the District is accommodating current classroom needs, capacities and which buildings included co-teaching, shared classroom space and the lack of flexible learning environments for all programs but specifically for special education and support classes.

Understanding the existing building program and use is paramount to developing options and opportunities in any long-term solution for the District's vision moving forward. In April 2025, the Team's MoSCoW matrix review clearly defined the impacts of overall comfort, systems and safety & security along with additional educational spaced needs including special education and agriculture/ technology needs in the Middle School and High School.

MUST HAVE
NON-NEGOTIABLES

- Fix sanitary sewer piping
- Fix / simplify the mechanical system
- Roof replacement
- Remove gas piping from roof
- Address new housing (enrollment impacts)
- Improve traffic conditions around the site
- Educationally appropriate spaces
- Adaptable and flexible spaces
- Meet the budget

SHOULD HAVE
ADDED VALUE

- Combine functionality and appearance
- Environmentally friendly; sustainability and cost efficient
- Daylight, Indoor / Outdoor connections
- Strong definition / identity between MS and HS
- Improve accessibility
- Improve toilet room privacy

COULD HAVE
NICE TO HAVE; NOT NECESSARY

- Consider adjacent available land

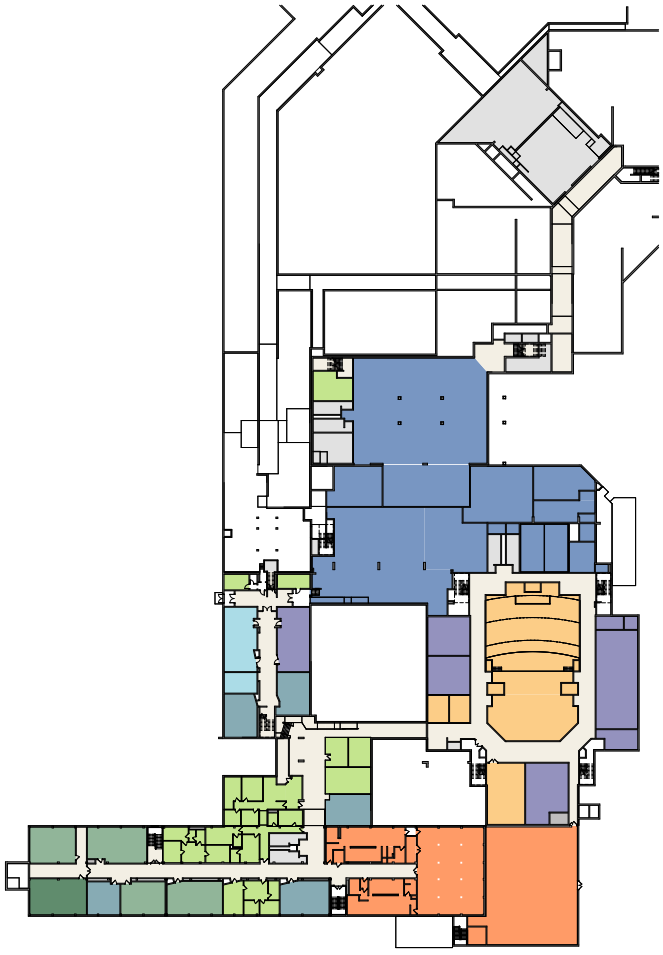
WON'T HAVE
NON-STARTER

- Significant disruption to educational environment during construction

By maintaining many of these guiding principles through the process, options started to become clear and relevant to develop to meet all needs outside of looking at budgetary constraints. During the options review, budget and borrowing capacities became an apparent driver in solutions moving forward. The Administration and Steering Committee discussed the impact of long-term operating expenses and the impacts of maintaining the existing facility as opposed to meeting efficiency needs and safety and security that could be addressed with a potential new building.

Further development of options and costs is discussed in Section 6 of this report.

Elizabethtown Area Middle and High School



Lower Floor Plan

Department Legend

- ADMIN-COUNSEL-NURSE
- ATHLETICS-PE
- CIRCULATION
- CLASSROOM
- FINE ARTS
- FLEX LEARNING-LGI
- LEARNING COMMONS
- LEARNING SUPPORT-SPECIAL ED
- PERFORMING ARTS
- SCIENCE
- STEM-TECH ED-DIGITAL TECH
- SUPPORT AREAS
- UTILITY-BUILDING SYSTEMS



Basement Floor Plan



Upper Floor Plan



Main Floor Plan

MIDDLE SCHOOL

The following information provides a detailed list of spaces and square footages alloted to each area of the existing building. Each list is broken down by middle school and high school however some shared spaces, specifically athletics, performing arts and related arts classes are listed on the high school building program sheets.

ADMINISTRATION					
BASEMENT FLOOR - MS	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Faculty Copy Room	1	350	350		6th grade wing
LOWER FLOOR - MS	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
ADMINISTRATIVE SUITE			**2820**		
Waiting	1	241	241		B134
Receptionist	1	212	212		B133
Assistant Principal	1	268	268		B133
Principal	1	237	237		B132
Assistant Principal	1	133	133		B131
Special Education Consultant	1	131	131		B130
Workroom	1	172	172		B125
Conference Room	1	276	276		B120
Communications Closet	1	58	58		B122
Office Kitchen	1	252	252		B116
Toilet	1	61	61		B129
Toilet	1	61	61		B123
Circulation	1	498	498		B121, B139, B140
NURSE SUITE			**989**		
Waiting	1	208	208		B119
Treatment Area	1	242	242		B117
Toilet room	1	85	85		B116
Shower room	1	47	47		B115
Exam room	1	170	170		B113
Cot Area	1	179	179		B114
COUNCELING SUITE			**931**		
Conference Room	1	331	331		B135
Resource Center	1	233	233		B136
Office - 1	1	101	101		B137
Office - 2	1	110	110		B108
Office - 3	1	141	141		B138
MS FACULTY DINING	1	229	**229**		D124
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Copy/ Workroom	1	350	**350**		N101
Counseling Office	1	310	**310**		N102
Social Worker	1	310	**310**		N103
Outside Services	1	800	**800**		N109
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Copy/ Workroom	1	335	**335**		L104
Outside services	1	270	**270**		L103
Scheduled Area Total			**7694**		

MIDDLE SCHOOL

CLASSROOMS						
BASEMENT FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
6TH GRADE CLASSROOMS						
Social Studies - 1	1	835	835	25		
Social Studies - 2	1	805	805	25		
ELA - 1	1	760	760	25		
ELA - 2	1	820	820	25		
Math - 1	1	820	820	25		
Math - 2	1	795	795	25		
Science - 1	1	870	870	25		
Science - 2	1	870	870	25		
LOWER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
6TH GRADE CLASSROOMS						
Social Studies - 3	1	805	805	25		B100
Office	1	135	135			B102
ELA - 3	1	1020	1020	25		B107
Closet	1	20	20			B110
Math - 3	1	740	740	25		B111
ELA - 4	1	985	985	25		B112
Science - 3	1	805	805	25		B103
Office	1	135	135			B101
Office	1	85	85			B109
ELECTIVES						
Life Ready Pathways	1	1010	1010	25		
Cyber Essentials	1	780	780	25		
Health Room	1	800	800	25		
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
7TH GRADE CLASSROOMS						
Social Studies - 1	1	645	645			M126
Math - 1	1	870	870	25		M127
ELA - 1	1	650	650			M125
Science - 1	1	1125	1125	25		P134
Prep	1	155	155			P135
8TH GRADE CLASSROOMS						
Social Studies - 1	1	885	885	25		N117
Social Studies - 2	1	965	965	25		N105
Social Studies - 3	1	800	800	25		N111
Math - 1	1	875	875	25		N115
Math - 2	1	840	840	25		N110
ELA - 1	1	875	875	25		N116
ELA - 2	1	780	780	25		N106
Science - 1	1	1070	1070	25		M117

Prep	1	205	205			M118
Science - 2	1	1070	1070	25		M119
Prep	1	220	220			M120
Science - 3	1	1125	1125	25		P132
Prep	1	155	155			P133
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
7TH GRADE CLASSROOMS						
Social Studies - 2	1	930	930	25		K101
Prep	1	85	85			K103
Social Studies - 3	1	935	935	25		K104
Math - 2	1	920	920	25		K105
Math - 3	1	785	785	25		K106
Prep	1	85	85			K102
ELA - 2	1	925	925	25		K107
ELA - 3	1	925	925	25		K111
ELA - 4	1	925	925	25		K113
Science - 2	1	985	985	25		K108
Prep	1	85	85			K109
Science - 3	1	1120	1120	25		K112
Prep	1	75	75			K110
Science - 4	1	1050	1050	25		L112
Prep	1	215	215			L111
8TH GRADE CLASSROOMS						
Math - 3	1	880	880	25		L124
ELA - 3	1	895	895	25		L117
ELA - 4	1	840	840	25		L118
Scheduled Area Total			**38210**			
Un-Scheduled Area Total			**1655**			
Classroom Capacity				**1025**		

LEARNING SUPPORT/ SPECIAL EDUCATION

BASEMENT FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
Learning Support	1	390	390			6th grade wing
LOWER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
Sensory/ Reflection Room	1	540	540			B105
Life Skills	1	815	815	10		B126
Autistic Support	1	700	700	10		
Gifted Classroom	1	700	700			D102
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**

MIDDLE SCHOOL

Resource Room	1	775	775		L110
Learning Support	1	755	755	12	L109
Learning Support	1	725	725	12	L108
Scheduled Area Total			**5400**		
Un-Scheduled Area Total			**0**		
Classroom Capacity				**44**	

FLEX LEARNING/ SGI

BASEMENT FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Collaboration LGI	1	968	968		6th grade wing
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Scheduled Area Total			**968**		

LEARNING COMMONS/ LIBRARY

MAIN FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Scheduled Area Total			**0**		

STEM/ TECH/ DIGITAL TECH

LOWER FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Computer Sciences	1	1080	1080	25	
Tech Education	1	370	370		C120
Tech Education	1	2030	2030	25	E127
Storage	1	80	80		E126
Storage	1	185	185		E125
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
STEM Lab	1	970	970	25	N104
Scheduled Area Total			**4450**		
Un-Scheduled Area Total			**265**		
Classroom Capacity				**75**	

FINE ARTS

LOWER FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Art	1	1015	1015	25	D105
Storage	1	340	340		D104
Scheduled Area Total			**1355**		
Un-Scheduled Area Total			**340**		
Classroom Capacity				**25**	

PERFORMING ARTS						
LOWER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
Music Classroom	1	1235	1235	25		
Band Lessons/ Practice rooms	2	170	340			D121, D122
Instrument Storage	1	200	200			
Band Room	1	1825	1825	25		E100
Instrument Storage	1	85	85			E103
Office	1	85	85			E102
Stage	1	797	797			E101
Auditorium	1	3665	3665			E106
Closet	2	28	56			E104, E105
Ticket Booth	1	65	65			E108
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
Scheduled Area Total			**8127**			
Un-Scheduled Area Total			**226**			
Classroom Capacity				**50**		

ATHLETICS/ PHYSICAL EDUCATION						
BASEMENT FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
Wrestling/ Special Ed Gym	1	1650	1650			
Weight Room	1	2100	2100			
Rifle Range (HS?)	1	1665	1665			
Storage	1	100	100			
Storage	1	15	15			
LOWER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
Gymnasium	1	5550	5550	33		C115
Storage	1	160	160			C116
Auxiliary Gymnasium	1	2935	2935	33		C114
Storage	1	130	130			C113
BOYS LOCKER ROOM			**1125**			
Locker area	1	640	640			C104
Toilets	1	85	85			C103
Showers	1	245	245			C127
Office	1	95	95			C105
GIRLS LOCKER ROOM			**1285**			
Locker area	1	695	695			C108
Toilets	1	90	90			C107
Showers	1	320	320			C129, C109, C110
Office	1	110	110			C112
Storage	1	65	65			

MAIN FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Scheduled Area Total			**16245**		
Un-Scheduled Area Total			**470**		
Classroom Capacity				**66**	

CAFETERIA/ DINING

LOWER FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Cafeteria	1	6000	6000		D114
Serving Area	1	1800	1800		
Scheduled Area Total			**7800**		

UTILITY/ BUILDING SYSTEMS

BASEMENT FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Storage	1	300	300		
Mechanical closet	1	50	50		Off storage room
Storage	1	200	200		
Mechanical closet	3	10	30		
Electrical closet	1	65	65		
Boys toilet room	1	210	210		
Girls toilet room	1	210	210		
Sink area	1	125	125		
Data room	1	210	210		
Custodial closet	1	50	50		
Storage	1	215	215		
District storage	1	375	375		
District storage/ mechanical	1	850	850		
Custodial closet	1	130	130		
Toilet room	2	65	130		
District storage	1	675	675		
Electrical closet	1	60	60		
LOWER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Boys toilet room	1	195	195		B128
Girls toilet room	1	200	200		B127
Communications closet	1	50	50		C134
Boys toilet room	1	210	210		E111
Girls toilet room	1	210	210		E110
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Mechanical room	1	340	340		N100
Equipment storage	1	390	390		M121

MIDDLE SCHOOL

UPPER FLOOR	QTY	AREA	TOTAL	Capacity		COMMENTS
Communications Closet	1	78	78			L126
Boys Toilet room	1	275	275			L105
Girls Toilet room	1	270	270			L106
Custodial Area	1	15	15			L107
Electrical Closet	1	40	40			L127
Boys Toilet room	1	175	175			L116
Girls Toilet room	1	195	195			L115
Un-Scheduled Area Total			**6528**			
OVERALL BUILDING PROGRAM						
TOTAL SCHEDULED AREA			**88,894**	1069		GROSS Capacity
				855		**Functional Capactiy (.80%)**
PROGRAM SF PER STUDENT				**103.95**		

ADMINISTRATION					
LOWER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Faculty Dining - HS	1	500	500		G102
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Crisis Counselor	1	345	345		M110
Faculty Room	1	435	435		M104
Conference Room	1	405	405		S102
Faculty Room	1	600	600		S158
Office	1	130	130		M101
Tranpsortation Offices	1	450	450		X108
ADMINISTRATION			**3330**		
Waiting area	1	480	480		S125
Equipment closet	1	70	70		S122
Receptionist	1	335	335		S127
Storage	1	45	45		S113
Workroom	1	220	220		S128
Conference room	1	325	325		S123
Office w/ closet	1	165	165		S119
Office w/ closet	1	170	170		S116
Waiting area	1	280	280		S112
Toilet room	1	55	55		S115
Office	1	170	170		S110
Office	1	145	145		S111
NURSE SUITE			**905**		
Waiting area	1	95	95		S103
Treatment area	1	220	220		S107
Exam room	1	185	185		S104
Cot area	1	130	130		S161
Cot area	1	120	120		S108
Toilet room	1	55	55		S106
Shower room	1	55	55		S105
Counseling Center			**2765**		
Waiting area	1	300	300		S152
Resource Center	1	335	335		S150
Office	1	95	95		S137
Office	1	120	120		S133
Office	1	130	130		S139
Conference Room	1	150	150		S140
Office	1	85	85		S141
Office	1	85	85		S142
Office	1	100	100		S143
Office	1	110	110		S144

Kitchenette	1	50	50			S145
Toilet room	1	56	56			S146
Conference room	1	345	345			S147
Vault	1	57	57			S148
Closet	1	35	35			S149
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
Faculty Room	1	335	335			AA118
Scheduled Area Total			**9865**			

CLASSROOMS

MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
SOCIAL STUDIES	**9**				
M106	1	845	845	25	
M108	1	850	850	25	
P103	1	860	860	25	
Closet P104	1	160	160		
P105	1	855	855	25	
Closet P106	1	160	160		
P107	1	855	855	25	
P125	1	735	735	25	
P126	1	825	825	25	
R107	1	745	745	25	
R111	1	775	775	25	
MATH	**3**				
X104	1	805	805	25	
Y108	1	795	795	25	
Y109	1	795	795	25	
ENGLISH	**10**				
W101	1	790	790	25	
W102	1	830	830	25	
W104	1	980	980	25	
W105	1	800	800	25	
W106	1	800	800	25	
W107	1	800	800	25	
W110	1	785	785	25	
X109	1	800	800	25	
X112	1	775	775	25	
X113	1	775	775	25	
WORLD LANGUAGES	**4**				
M103	1	685	685	25	
M105	1	675	675	25	
M108	1	690	690	25	

T107	1	900	900	25		
ELECTIVES	**6**					
Computer Sciences	1	945	945	25		Y105
Computer Sciences	1	785	785	25		W108
Business Classroom	1	980	980	25		W103
Health/ PE Classroom	1	735	735	25		T122
Health/ PE Classroom	1	775	775	25		X114
Health/ PE Classroom	1	775	775	25		X115
LGI	1	1720	1720			R120
Storage room	1	150	150			R133
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
MATH	**7**					
Z102	1	785	785	25		
Z103	1	785	785	25		
Z105	1	650	650			
Z106	1	950	950	25		
AA122	1	785	785	25		
AA125	1	760	760	25		
AA126	1	765	765	25		
Scheduled Area Total			**33170**			
Un-Scheduled Area Total			**320**			
Classroom Capacity				**950**		

SCIENCE

UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**		**COMMENTS**
SCIENCE LABS	**9**					
Biology Lab	1	1260	1260	25		AA105
Prep Room	1	305	305			AA106
Biology Lab	1	1260	1260	25		AA107
Prep Room	1	305	305			AA108
Chemistry Lab	1	1260	1260	25		AA109
Chemistry Lab	1	1230	1230	25		AA111
Chemistry Lab	1	1190	1190	25		AA113
Prep Room	1	180	180			AA114
Physics Lab	1	1220	1220	25		AA116
Prep Room	1	175	175			AA115
Science Classroom	1	765	765	25		AA121
Science Classroom	1	760	760	25		AA123
Biology Lab	1	1040	1040	25		AA124
Scheduled Area Total			**9985**			
Un-Scheduled Area Total			**965**			
Classroom Capacity				**225**		

LEARNING SUPPORT/ SPECIAL EDUCATION

MAIN FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
IU Classsroom	1	555	555		S159
Office	1	85	85		S160
Academy Classroom	1	670	670	10	P102
ELD Classroom	1	655	655		P127
Gifted Classroom	1	525	525		Y106
Learning Support	1	570	570		R109
Emotional Support	1	830	830	12	R110
Learning Support	1	865	865	12	R123
Learning Support	1	675	675	12	T106
Life Skills	1	865	865	12	T124
OT/ PT	1	290	290		T125
Toilet	1	40	40		T126
Life Skills	1	1040	1040	12	X111
Life Skills	1	790	790	12	X116
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Small Group Instruction	1	200	200		Z101
Learning Support	1	650	650		Z104
Scheduled Area Total			**9305**		
Un-Scheduled Area Total			**0**		
Classroom Capacity				**82**	

FLEX LEARNING/ SGI

MAIN FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Scheduled Area Total			**0**		

LEARNING COMMONS/ LIBRARY

FIRST FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Library	1	8520	8520		Y102
Office	1	290	290		Y113
Office	1	280	280		Y114
Workroom	1	345	345		Y115
Classroom	1	1355	1355		Y103
Scheduled Area Total			**10790**		

STEM/ TECH/ DIGITAL TECH

MAIN FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Audio/ Video Studio	1	330	330		P129
Tech Classroom	1	845	845	25	R121
Applied Engineering	1	880	880	25	R122
Closet	1	110	110		R130
Editing	1	205	205		R125
A.V. Studio	1	335	335		R127
Control Room	1	120	120		
Agriculture	1	855	855	25	T123
FCS Classroom	1	830	830	25	T127
FCS Lab	1	1050	1050	25	U102
Laundry Area	1	145	145		U103
Agriculture Lab	1	2285	2285	25	U108
Animal Lab	1	210	210		U120
Aquatics Lab	1	600	600		U121
Tech Ed - Computers	1	1260	1260	25	U109
Tech Ed - Wood Shop	1	1910	1910	25	U112
Storage	1	220	220		U100
Office	1	90	90		U113
Paint Room	1	180	180		U110
Greenhouse	1	620	620		U111
Tech Ed - Classroom	1	670	670	25	U117
Applied Engineering	1	1885	1885	25	U119
Robotics Lab	1	395	395		U118
Scheduled Area Total			**15920**		
Un-Scheduled Area Total			**110**		
Classroom Capacity				**250**	

FINE ARTS

LOWER FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Art Room	1	680	680	25	U106
Storage	1	80	80		U105
Photo Lab	1	210	210		U104
Art Room	1	1255	1255	25	U114
Art Storage & Kiln	1	445	445		U115
Art Room	1	1100	1100	25	U116
Scheduled Area Total			**3245**		
Un-Scheduled Area Total			**525**		
Classroom Capacity				**75**	

PERFORMING ARTS

MAIN FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Stage Storage	1	445	445		P124
Stage Storage	1	185	185		P123
Music Classroom	1	985	985	25	P119
Practice room	2	70	140		P117, P118
Gown Storage	1	70	70		P116
Chorus	1	1950	1950	25	P110
Uniform storage	1	135	135		P115
Office	1	80	80		P114
Practice room	1	80	80		P112
Stage/ Platform	1	2870	2870		R100
Stage storage	1	635	635		R101
Auditorium	1	8940	8940		R102
Ticket booth	1	145	145		R115
Band	1	2070	2070	25	X101
Music Classroom	1	900	900	25	X102
Scheduled Area Total			**18605**		
Un-Scheduled Area Total			**1025**		
Classroom Capacity				**100**	

ATHLETICS/ PHYSICAL EDUCATION

MAIN FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Gymnasium	1	8875	8875	66	T101
Storage	1	180	180		S154
Storage	1	140	140		S155
Storage	1	175	175		S156
Storage	1	415	415		T103
Office	1	150	150		T110
Toilet room	1	70	70		T109
Office	1	150	150		T112
Toilet room	1	70	70		T113
Weight Room	1	2720	2720		T111
Girls Locker Room	1	1720	1720		T119
Boys Locker Room	1	1710	1710		T114
Concessions/ Ticketing	1	365	365		V116, V117
Competition Gymnasium	1	11460	11460	66	V120
Laundry/ Uniforms	1	425	425		V105
Trainer's room	1	210	210		V110
Trainer's office	1	235	235		V111, V126
Team room	1	770	770		V108

Showers	1	135	135		V109
Toilets	1	145	145		V106
Officials locker room	2	75	150		V101, V103
Officials toilet room	1	100	100		V102
Scheduled Area Total			**29320**		
Un-Scheduled Area Total			**1050**		
Classroom Capacity				**132**	

CAFETERIA/ DINING

LOWER FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
HS Cafeteria	1	7005	7005		G103
Serving	1	1750	1750		F102
Kitchen			**5530**		
Kitchen - Cooking	1	1760	1760		E114
Dry Storage	1	870	870		E115
Receiving	1	720	720		E118
Office	1	85	85		E113
Storage	1	60	60		E112
Cooler	1	585	585		E122
Freezer	1	585	585		E121
Locker area	1	375	375		E123
Toilet room	1	50	50		E124
Dietary office	1	140	140		E119
Janitor's closet	1	60	60		E116
Scheduled Area Total			**14175**		
Un-Scheduled Area Total			**110**		

UTILITY/ BUILDING SYSTEMS

LOWER FLOOR	QTY	AREA	TOTAL	Capacity	COMMENTS
Loading Dock	1	520	520		
Boys toilet room	1	215	215		G113
Girls toilet room	1	210	210		G101
Custodial closet	1	68	68		G111
Machine room	1	65	65		G110
Outdoor storage	1	390	390		G106

UTILITY/ BUILDING SYSTEMS					
LOWER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Loading Dock	1	520	520		
Boys toilet room	1	215	215		G113
Girls toilet room	1	210	210		G101
Custodial closet	1	68	68		G111
Machine room	1	65	65		G110
Outdoor storage	1	390	390		G106
MAIN FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Girls toilet room	1	320	320		M114
Boys toilet room	1	315	315		M113
Storage	1	150	150		M115
Storage	1	80	80		P130
Communications closet	1	160	160		P106
Toilet room	1	85	85		P122
Toilet room	1	85	85		P121
Janitor's closet	1	90	90		Y112
Communications closet	1	160	160		R112
Roof access area	1	50	50		R113
HS Storage	1	305	305		R114
HS Storage	1	330	330		R116
HS Storage	1	110	110		R131
Closet	2	30	60		R118, R119
Boys toilet room	1	305	305		R129
Girls toilet room	1	355	355		R128
Janitor's closet	1	40	40		R132
Boys toilet room	1	300	300		R105
Girls toilet room	1	300	300		R104
Boys toilet room	1	420	420		V114
Janitor's closet	1	70	70		V125
Girls toilet room	1	515	515		V119
Janitor's closet	1	50	50		V118
UPPER FLOOR	**QTY**	**AREA**	**TOTAL**	**Capacity**	**COMMENTS**
Boys Toilet room	1	300	300		Z107
Girls Toilet room	1	300	300		Z108
Storage	1	85	85		AA127
Un-Scheduled Area Total			**6808**		

OVERALL BUILDING					
TOTAL SCHEDULED AREA			**154,380**	**1814**	GROSS Capacity
		9		**1,542**	**Functional Capactiy (.80%)**
PROGRAM SF PER STUDENT				**100.12**	

5 OPTIONS AND OPPORTUNITIES



OPTIONS AND OPPORTUNITIES

RLPS Architects generated initial options based on data collection and analysis completed in the previous phase of the Study process. These initial options served as a springboard to discuss with the Steering Committee. It was clear from data collection the greatest immediate need and impact would focus on the secondary level building systems, operational expenses and educational platform. Physical building and program challenges were already identified at the Secondary School as needs to support the educational experience for students grades 9 through 12.

The Steering Committee meetings included reviewing all options, even unpopular directions, to make sure every possible option was discussed and given a fair evaluation within the matrix system. The following information shows process and schedule that led to the presentation to the school board in September 2025.

Options and scenarios for the Secondary School were discussed monthly from June 2025 through September 2025 with the Steering Committee. The following is a snapshot of each meeting and the options discussed (further detailed information is included in the Appendix of this report).

JUNE 2025:

After data collection and review of needs, the initial concepts discussed in June 2025 included maintaining the middle school / high school to keep in operation as the minimum requirements with five options to improve or change with additions and renovations or new building to accommodate educational learning needs and required mechanical systems, roofing systems and plumbing systems replacements.

BASELINE: Maintenance & Repairs

MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- Maintain existing Middle School & High School building organization and square footage
- Fix mechanical, electrical, plumbing & low voltage systems
- Fix main sanitary sewer line
- Replace roofing system & single pane windows
- New ceilings & paint throughout

OPPORTUNITIES
- Maintains grade alignment & building organization
- Address maintenance concerns & issues
- Address roofing system

*Maintains existing fairgrounds

CHALLENGES
- Does not address educational needs
- Does not address capacity
- Does not address s.f./ student
- Does not address operating efficiencies due to size of building
- Potential temporary classrooms needed for phasing
- Longer construction duration (44 months+/-)

OPTIONS:

OPTION: Maintenance & Repairs + Site

MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- *Maintain existing Middle School & High School building organization and square footage*
- *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**

OPPORTUNITIES
- Maintains grade alignment & building organization
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation
- Address minor educational needs

*Maintains existing fairgrounds

CHALLENGES
- Does not address educational needs
- Does not address capacity
- Does not address s.f./ student
- Does not address operating efficiencies due to size of building
- Potential temporary classrooms needed for phasing
- Longer construction duration (44 months+/-)

OPTION: Strategic Additions & Renovations

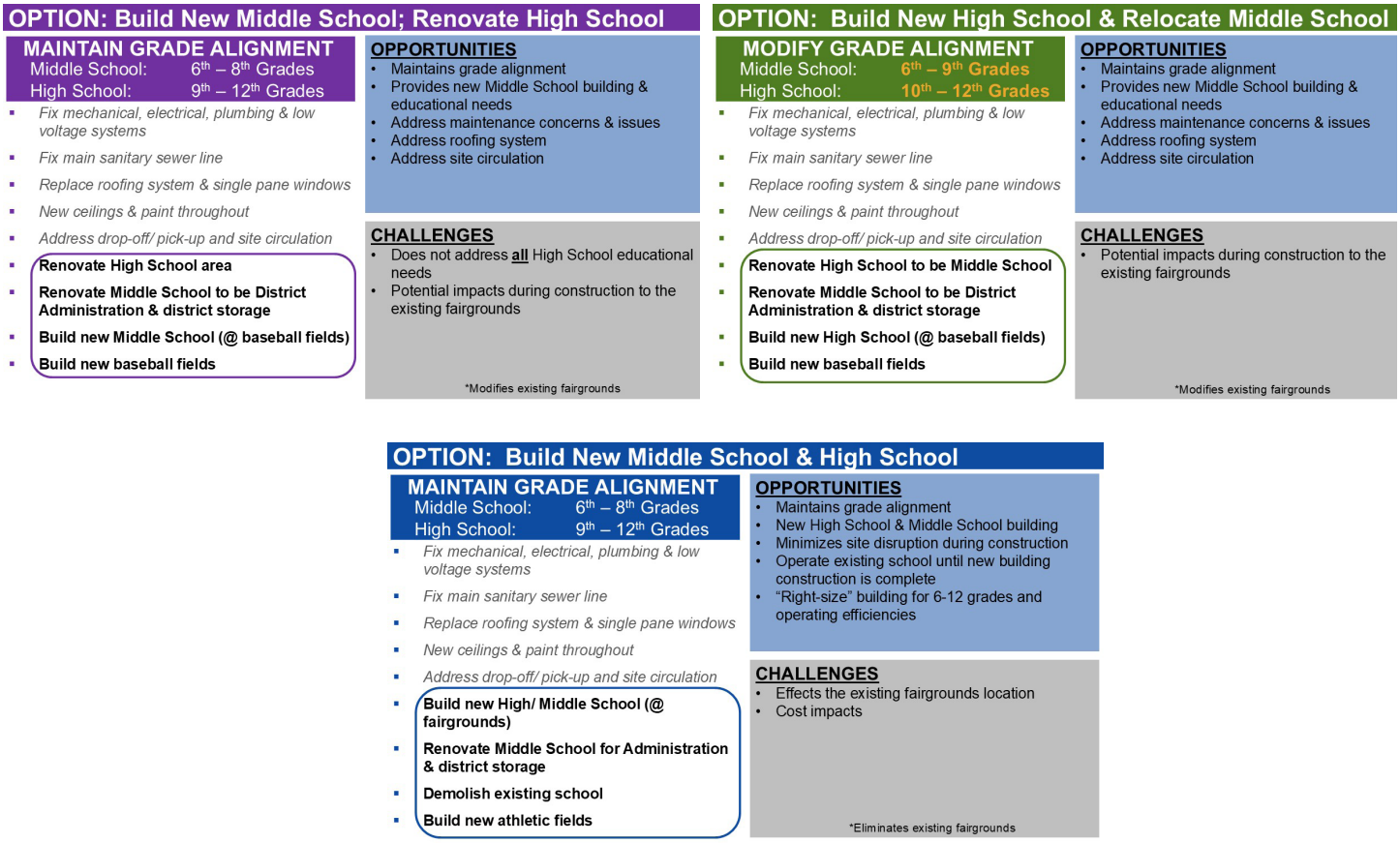
MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- *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 existing Middle School**
- **Build new Middle School (attached to High School)**

OPPORTUNITIES
- Maintains grade alignment
- Provides new Middle School building & educational needs
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation

*Maintains existing fairgrounds

CHALLENGES
- Does not address **all** High School educational needs
- Potential temporary classrooms needed for phasing



JUNE 2025 - FEEDBACK

The options regarding separate middle school and high school buildings were quickly dismissed as challenges for separating shared electives and staff between the two buildings. While the options would allow for separate identities outside of any connections, the benefits of one shared building outweighed the separation of facilities. The separation created challenges including scheduling, teacher alignments and assignments, and organization of grades and classes. Once students enter 8th grade, they may be taking higher level courses and look for alternative electives at the high school level that could become a barrier with separated buildings.

The Steering Committee discussed the Baseline solution as absolute requirements for the District however it does not address any safety and security or educational learning environments anywhere. The Baseline does not provide for any changes or space needs for special needs, electives, flexibility and future-ready programming or curriculum opportunities. The Steering Committee decided to eliminate Maintenance/ Repair and use it only as a comparison to fix what is in the District currently and not as a viable solution moving forward.

While the Committee appreciated an option showing the new MS / HS building on the fairgrounds, the group challenged RLPS to look at an alternative location on site to take advantage of the new field house and adjacencies to the athletic fields which have a big impact on the secondary level educational programs and extra-curricular activities.

JULY 2025:

In July, the Steering Committee spent a significant amount of time discussing the existing building conditions and impacts of the building program and current capacities as well as the location of a new building. The group reviewed the challenges of the existing buildings and the lack of space for special needs, large group flex space and the need for a more robust agricultural program. One component the group discussed that needed to be shared with the community was comparison of square footage per student compared to average guidelines throughout the country. The New Construction Option changed in a completely different location to preserve the Elizabethtown Fairgrounds and introduced opportunities to look at the entire area as a campus wide improvement from site circulation, efficiencies in systems with the adjacent elementary school and shared opportunities to provide new fields for athletics.

The Study Group reviewed initial cost impacts to the options discussed as a next level of option development. With bringing in costs for each, the group was able to have focused discussion on financing and what next steps would be in borrowing. EASD began conversations with PFM to understand impacts to borrowing capacities and potential implications.

BASELINE: Maintenance & Repairs

MAINTAIN GRADE ALIGNMENT

Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- Maintain existing Middle School & High School building organization and square footage
- Fix mechanical, electrical, plumbing & low voltage systems
- Fix main sanitary sewer line
- Replace roofing system & single pane windows
- New ceilings & paint throughout



OPPORTUNITIES

- Maintains grade alignment & building organization
- Address maintenance concerns & issues
- Address roofing system

*Maintains existing fairgrounds

CHALLENGES

- Does not address educational needs
- Does not address capacity
- Does not address s.f./ student
- Does not address operating efficiencies due to size of building
- Potential temporary classrooms needed for phasing
- Longer construction duration (44 months+/-)

BASELINE: Maintenance & Repairs

Existing: 420,000 sf
New: 0 sf

		Low Range	High Range
Additions:			
• None	0 sf	$0	$0
• Site costs	Lump sum	$0	$0
Renovations:			
• Demolition	0 sf	$0	$0
• Mechanical replacement	363,600 sf	$19,998,000	$23,634,000
• Electrical replacement	363,600 sf	$12,726,000	$16,362,000
• Plumbing replacement*	363,600 sf	$9,090,000	$12,726,000
• *Sanitary line replacement	1,500 lf	$165,000	$195,000
• Ceilings & Finishes update	354,100 sf	$3,541,000	$7,082,000
• 2020 renovation update	56,400 sf	$3,102,000	$3,666,666
• Roof replacement	265,540 sf	$7,169,580	$7,966,200
• Window replacement	12,000 sf	$2,820,000	$3,120,000
• Miscellaneous updates	Lump sum	$5,000,000	$7,000,000
• Architectural renovations	0 sf	$0	$0
Construction Costs Total		***$63,611,580*** ⟷	***$81,751,200***
• Escalation *(bid 2027)*	7%	$4,452,811	$5,722,584
• Construction Impacts *(44+ months)*	Lump sum	$3,544,463	$4,270,048
• Soft Costs	17%	$12,173,505	$15,596,451
Project Costs Total Range		***$83,782,400*** ⟷	***$107,340,300***

OPTIONS AND COST ESTIMATES:

OPTION: Maintenance & Repairs + Site

MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

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



OPPORTUNITIES
- Maintains grade alignment & building organization
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation
- Address minor educational needs

*Maintains existing fairgrounds

CHALLENGES
- Does not address educational needs
- Does not address capacity
- Does not address s.f./ student
- Does not address operating efficiencies due to size of building
- Potential temporary classrooms needed for phasing
- Longer construction duration (44 months+/-)

OPTION A: Maintenance & Repairs + Site

Existing: 420,000 sf
New: 0 sf

		Low Range	High Range
Additions:			
• None	0 sf	$0	$0
• Site costs ★	Lump sum	$1,500,000	$2,500,000
Renovations:			
• Demolition	0 sf	$0	$0
• Mechanical replacement	363,600 sf	$19,998,000	$23,634,000
• Electrical replacement	363,600 sf	$12,726,000	$16,362,000
• Plumbing replacement*	363,600 sf	$9,090,000	$12,726,000
• *Sanitary line replacement	1,500 lf	$165,000	$195,000
• Ceilings & Finishes update	354,100 sf	$3,541,000	$7,082,000
• 2020 renovation update	56,400 sf	$3,102,000	$3,666,666
• Roof replacement	265,540 sf	$7,169,580	$7,966,200
• Window replacement	12,000 sf	$2,820,000	$3,120,000
• Miscellaneous updates	Lump sum	$5,000,000	$7,000,000
• *Architectural renovations* ★	*150,000 sf*	$11,250,000	$13,500,000
Construction Costs Total		***$76,361,580***	***$97,751,200***
• Escalation *(bid 2027)*	7%	$5,345,311	$6,842,584
• Construction Impacts *(44+ months)*	Lump sum	$4,054,463	$4,910,048
• Soft Costs	17%	$14,579,430	$18,615,651
Project Costs Total Range		***$100,340,800***	***$128,119,500***

OPTION: Strategic Additions & Renovations

MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- *Fix mechanical, electrical, plumbing & low voltage*
- *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 existing Middle School**
- **Build new Middle School**



OPPORTUNITIES
- Maintains grade alignment
- Provides new Middle School building & educational needs
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation

*Maintains existing fairgrounds

CHALLENGES
- Does not address **all** High School educational needs
- Potential temporary classrooms needed for phasing

OPTION B: Strategic Additions & Renovations

Existing: 270,000 sf
New: 121,000 sf

		Low Range	High Range
Additions:			
• *New Middle School* ★	*121,000 sf*	$38,115,000	$41,350,000
• Site costs	10%	$3,811,500	$4,235,000
Renovations:			
• *Demolition* ★	*150,000 sf*	$1,800,000	$2,250,000
• Mechanical replacement	363,600 sf	$11,082,500	$13,097,500
• Electrical replacement	363,600 sf	$7,052,500	$9,067,500
• Plumbing replacement*	363,600 sf	$5,037,500	$7,052,500
• *Sanitary line replacement	800 lf	$88,000	$104,000
• Ceilings & Finishes update	354,100 sf	$1,920,000	$3,840,000
• 2020 renovation update	56,400 sf	$3,102,000	$3,666,000
• Roof replacement	185,500 sf	$5,008,500	$5,565,000
• Window replacement	8,000 sf	$1,880,000	$2,080,000
• Miscellaneous updates	Lump sum	$5,000,000	$7,000,000
• *Architectural renovations* ★	*100,000 sf*	$7,500,000	$9,000,000
Construction Costs Total		***$89,597,500***	***$107,057,500***
• Escalation *(bid 2027)*	7%	$6,271,825	$7,494,025
• Construction Impacts *(39 months)*	Lump sum	$4,083,900	$5,282,300
• Soft Costs	16%	$15,992,516	$19,173,412
Project Costs Total Range		***$115,945,700***	***$139,007,200***

OPTION: Build New Middle School & High School

MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- *Fix mechanical, electrical, plumbing & low voltage*
- *Fix main sanitary sewer line*
- *Replace roofing system & single pane windows*
- *New ceilings & paint throughout*
- *Address drop-off/ pick-up and site circulation*
- **Build new High/ Middle School**
- **Renovate Middle School for Administration & district storage**
- **Demolish existing school**
- **Build new softball, baseball & turf fields**

OPPORTUNITIES
- Maintains grade alignment
- New High School & Middle School building
- Minimizes site disruption during construction
- Operate existing school until new building construction is complete
- "Right-size" building for 6-12 grades and operating efficiencies
- Provide Campus-wide site solutions

CHALLENGES
- Cost impacts

OPTION C: New Middle School/ High School

Existing: 00 sf
New: 375,000 sf

		Low Range	High Range
Additions:			
• *New Middle/ High School* ★	*375,000 sf*	$118,125,000	$131,250,000
• Site costs	10%	$11,812,500	$13,125,000
Renovations:			
• *Demolition* ★	*351,500 sf*	$4,218,000	$5,272,500
• Mechanical replacement	0 sf	$0	$0
• Electrical replacement	0 sf	$0	$0
• Plumbing replacement*	0 sf	$0	$0
• *Sanitary line replacement	0 lf	$0	$0
• Ceilings & Finishes update	0 sf	$0	$0
• 2020 renovation update	56,400 sf	$3,102,000	$3,666,000
• Roof replacement	30,000 sf	$810,000	$900,000
• Window replacement	0 sf	$0	$0
• Miscellaneous updates	0	$0	$0
• *Jane Hoover Field/ Ball Fields* ★	*Lump sum*	$2,500,000	$4,000,000
Construction Costs Total		***$136,349,500***	***$152,941,000***
• Escalation *(bid 2027)*	7%	$9,544,465	$10,705,870
• Construction Impacts *(30 months)*	0	$0	$0
• Soft Costs	15%	$21,884,095	$24,547,031
Project Costs Total Range		***$167,778,000***	***$188,193,900***

JULY 2025 - FEEDBACK

The Committee spent time weighing the advantages and disadvantages for each option. While the Committee was sensitive to financial impacts, the safety and security challenges on the site outweighed the need for an option just focused on the building. The Committee felt the need to include site improvements in the Baseline option so that circulation issues were addressed on the site.

The Committee also reviewed overall initial costs. As discussed, the options moving forward should take into consideration all needs, including temporary measures and escalation for construction and longer durations for renovations due to impact of students occupying the building while under construction.

AUGUST 2025:

In August, the Steering Committee spent time reviewing the previous options, what cost impacts would be and how to best move forward with refined options.

BASELINE: Maintenance & Repairs

MAINTAIN GRADE ALIGNMENT

Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- Maintain existing Middle School & High School building organization and square footage
- Fix mechanical, electrical, plumbing & low voltage systems
- Fix main sanitary sewer line
- Replace roofing system & single pane windows
- New ceilings & paint throughout

OPPORTUNITIES

- Maintains grade alignment & building organization
- Address maintenance concerns & issues
- Address roofing system

*Maintains existing fairgrounds

CHALLENGES

- Does not address educational needs
- Does not address capacity
- Does not address s.f./ student
- Does not address operating efficiencies due to size of building
- Potential temporary classrooms needed for phasing
- Longer construction duration (44 months+/-)

BASELINE: Maintenance & Repairs



OPTIONS:

OPTION A: Maintenance & Repairs + Site

MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- *Maintain existing Middle School & High School building organization and square footage*
- *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**

OPPORTUNITIES
- Maintains grade alignment & building organization
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation
- Address minor educational needs

*Maintains existing fairgrounds

CHALLENGES
- Does not address all educational needs
- Does not address capacity
- Does not address s.f./ student
- Does not address operating efficiencies due to size of building
- Potential temporary classrooms needed for phasing
- Longer construction duration (44 months+/-)



OPTION B: 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 existing Middle School**
- **Build new Middle School (attached to High School)**

OPPORTUNITIES
- Maintains grade alignment
- Provides new Middle School building & educational needs
- Address maintenance concerns & issues
- Address roofing system
- Address site circulation

*Maintains existing fairgrounds

CHALLENGES
- Does not address **all** High School educational needs
- Potential temporary classrooms needed for phasing



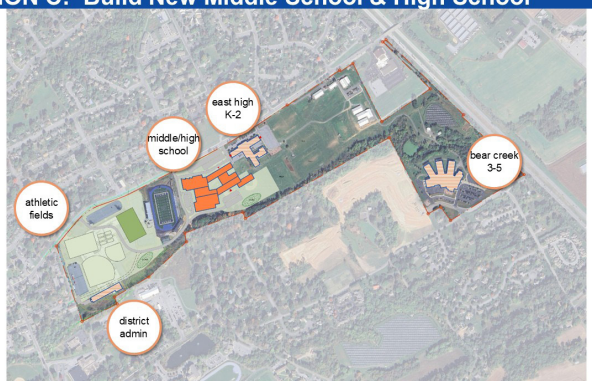
OPTION C: Build New Middle School & High School

MAINTAIN GRADE ALIGNMENT
Middle School: 6th – 8th Grades
High School: 9th – 12th Grades

- *Fix mechanical, electrical, plumbing & low voltage*
- *Fix main sanitary sewer line*
- *Replace roofing system & single pane windows*
- *New ceilings & paint throughout*
- *Address drop-off/ pick-up and site circulation*
- **Build new High/ Middle School**
- **Renovate Middle School for Administration & district storage**
- **Demolish existing school**
- **Build new softball, baseball & turf fields**

OPPORTUNITIES
- Maintains grade alignment
- New High School & Middle School building
- Minimizes site disruption during construction
- Operate existing school until new building construction is complete
- "Right-size" building for 6-12 grades and operating efficiencies
- Provide Campus-wide site solutions

CHALLENGES
- Cost impacts



AUGUST 2025 - FEEDBACK

The Steering Committee discussed taking the options reviewed to date to the public School Board meeting in September. Each option would include cost estimates including all potential impacts from site to building to improvements to athletic fields in order to make each option a viable stand-alone project moving forward. Costs for each option were kept as ranges due to the changes and evolution of each option moving forward with future design input from all stakeholders.

The Committee also discussed the need for community engagement at the building tours, scheduled for the week of the Elizabethtown Fair. The community was invited to tour the building and meet with representatives from RLPS and the District after tours to answer any questions regarding the existing facility.

SEPTEMBER 2025:

In September, the Committee prepared for the Board update on September 9, discussing the need to share information on the existing facility and feedback from the community tours as well as show development and direction for the three options discussed to date.

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

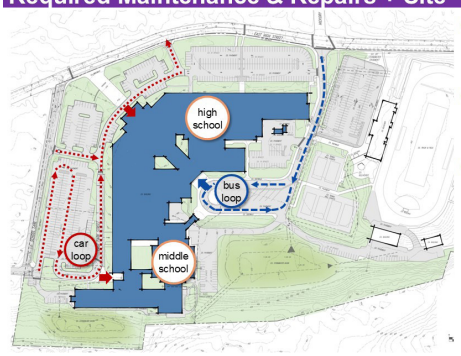
Educational Impacts:
- Does not address all classroom needs
- Does not address capacity *(no educational room for enrollment changes)*
- Does not address s.f./ student *(inefficient building layout)*

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

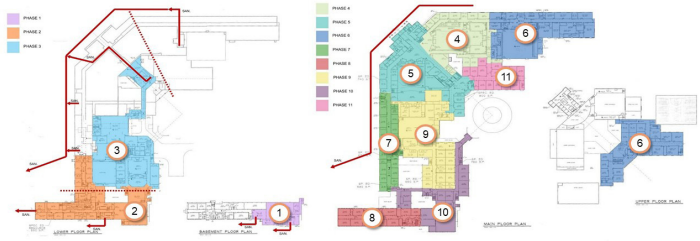


Required Maintenance & Repairs + Site



- 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

		Low Range	High Range
Additions:			
• 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*	376,7500 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
• *Architectural renovations*	150,000 sf	$11,250,000	$13,500,000
Construction Costs Total		***$78,189,450***	***$100,583,650***
• Escalation *(bid 2027)*	7%	$5,473,262	$7,040,856
• Construction Impacts *(36+ months)*	Lump sum	$4,127,578	$5,023,346
• Soft Costs	18%	$15,802,252	$20,276,613
• *Temporary trailers (10 @ 36 months)*	Lump sum	$4,000,000	$4,400,000
Project Costs Total Range		***$107,592,500***	***$137,324,500***

OPTIONS:

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

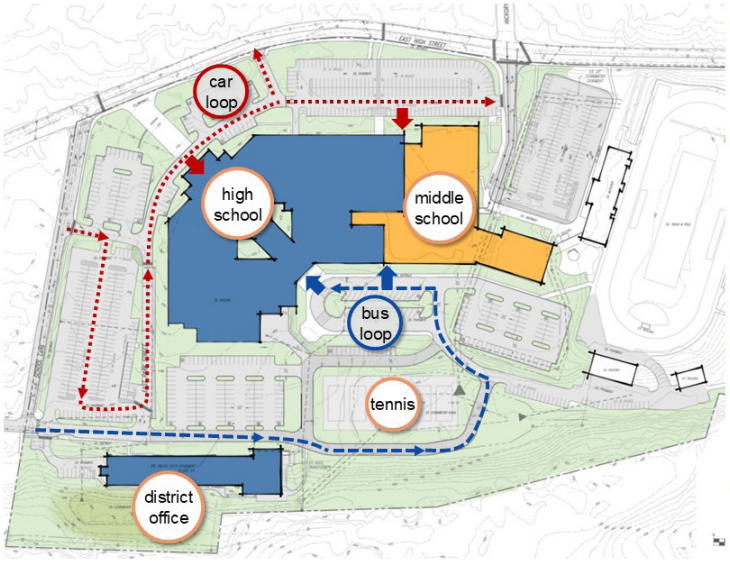
Educational Impacts:

- 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



- 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



Strategic Additions & Renovations

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

		Low Range	High Range
Additions:			
• ***New Middle School*** ★	***121,000 sf***	$38,115,000	$41,350,000
• Site costs	10%	$3,811,500	$4,235,000
Renovations:			
• ***Demolition***	***150,000 sf***	$1,800,000	$2,250,000
• Mechanical replacement ★	226,750 sf	$12,471,250	$14,738,750
• Electrical replacement	226,750 sf	$7,936,250	$10,203,750
• Plumbing replacement*	226,750 sf	$5,668,750	$7,936,250
• *Sanitary line replacement	800 lf	$88,000	$104,000
• Ceilings & Finishes update	192,000 sf	$1,920,000	$3,840,000
• 2020 renovation update	10,000 sf	$550,000	$650,000
• Roof replacement	185,500 sf	$5,565,000	$6,492,500
• Window replacement	8,000 sf	$1,920,000	$2,200,000
• Miscellaneous updates	Lump sum	$5,000,000	$7,000,000
• Architectural renovations	100,000 sf	$7,500,000	$9,000,000
Construction Costs Total		***$90,534,250*** ⟷	***$108,715,250***
• Escalation *(bid 2027)*	7%	$6,337,398	$7,610,068
• Construction Impacts *(30 months)*	Lump sum	$4,121,370	$5,348,610
• Soft Costs	17%	$18,178,743	$21,901,307
Project Costs Total Range		***$119,171,800*** ⟷	***$143,575,200***

OPTIONS:

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

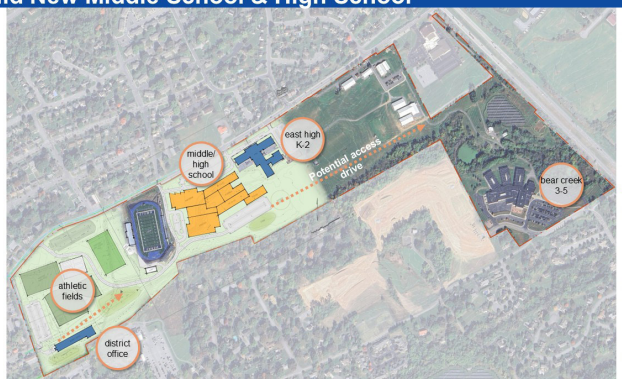
Educational Impacts:

- Displaces some athletics during construction

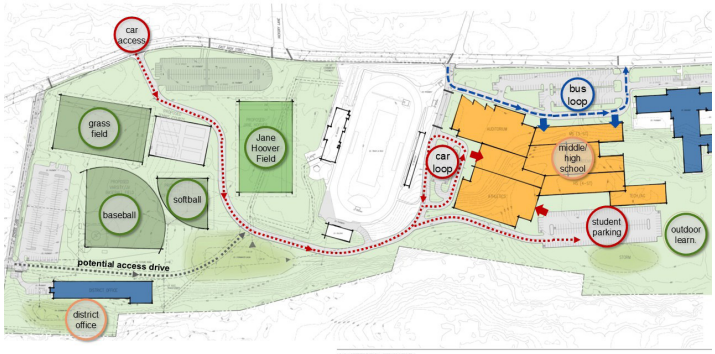
Financial Impacts:

- Overall cost of construction

Build New Middle School & High School

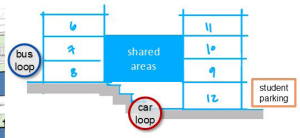


Build New Middle School & High School



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

		Low Range	High Range
Additions:			
• ***New Middle/ High School*** ★	***375,000 sf***	$118,125,000	$131,250,000
• Site costs	Lump sum	$7,250,000	$8,250,000
• New Jane Hoover Field	Lump sum	$1,750,000	$2,250,000
• New Athletic fields/ tennis ★	Lump sum	$1,000,000	$1,500,000
Renovations:			
• ***Demolition***	***376,750 sf***	$4,521,000	$5,651,250
• Mechanical replacement	0 sf	$0	$0
• Electrical replacement	0 sf	$0	$0
• Plumbing replacement*	0 sf	$0	$0
• *Sanitary line replacement	0 lf	$0	$0
• Ceilings & Finishes update	0 sf	$0	$0
• 2020 renovation update	10,000 sf	$550,000	$650,000
• Roof replacement	30,000 sf	$900,000	$1,050,000
• Window replacement	0 sf	$0	$0
• Miscellaneous updates	0	$0	$0
Construction Costs Total		***$129,575,000*** ⟷	***$144,950,000***
• Escalation *(bid 2027)*	7%	$9,070,250	$10,146,500
• Construction Impacts *(30 months)*	0	$0	$0
• Soft Costs	15%	$20,796,788	$23,264,475
Project Costs Total Range		***$159,442,000*** ⟷	***$178,361,000***

OPTIONS:

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	$$$		

SEPTEMBER 2025 - FEEDBACK

On September 9, RLPS presented the final three options to the School Board. Each option reviewed included cost estimates, potential impacts regarding the site, building and construction durations, improvements to athletic fields and campus-wide possibilities. The options included viable stand-alone opportunities for each option moving forward for the District. The Board asked high level questions including impacts to students during construction, duration of the construction schedules and overall cost impacts and comparisons with each of the four options.

On September 16, RLPS and the District held an Information Session with Q&A for community involvement and input. The event was well attended with a variety of community members and input engaged in the process. Members were given a chance to ask questions in an allotted timeframe and engage directly with the design team. Community provided thoughtful, engaging questions with RLPS and Barton Associates responding. Questions ranged from cost impacts to educational impacts and also included conversations regarding construction logistics and impacts. Questions and comments are included in the Appendix.

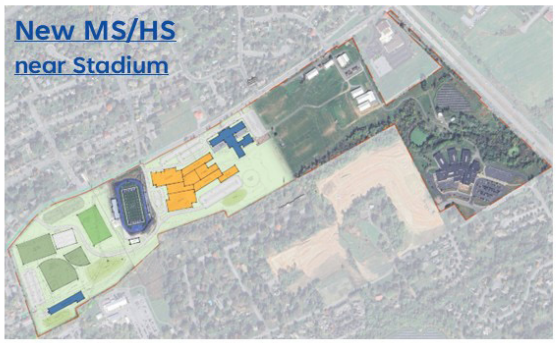
OCTOBER 2025:

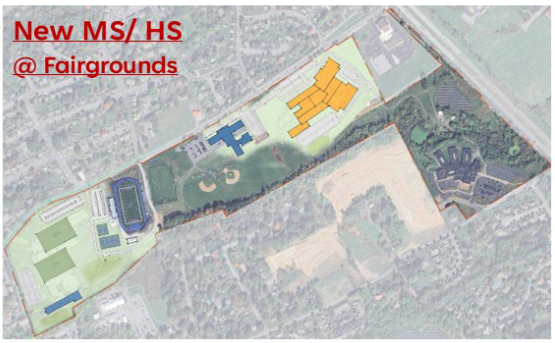
In October, the committee met to finalize the presentation to the School Board and review community input and direction moving forward. The presentation to the School Board included a review of options as well as clarifications requested from the Board, community and the Steering Committee.

Options









Community

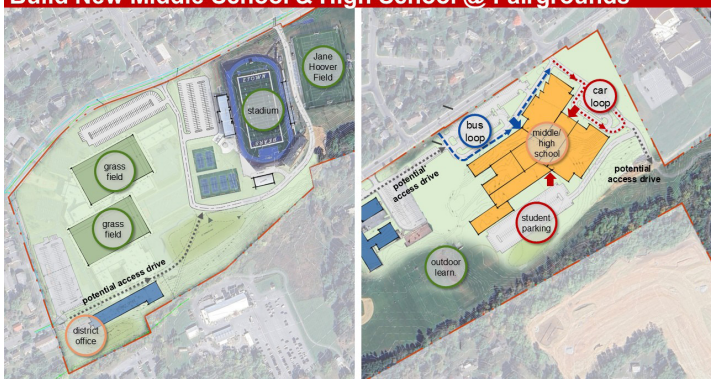
- What is construction cost increases beyond 2027?
  - *Inflation is projected as 3.5% per year after 2027.*
- Was there any consideration to use the fairground site?
  - *Yes, the committee requested to look at other opportunities on the campus*
- Would there be a cost savings with building at the fairgrounds?
  - *No; costs are offset parking & site circulation*
- Have students provided any input?
  - *Yes, students had input on the existing facility and possible options*
- The building has "good bones", what does that mean?
  - *The building structure is good but educational spaces & learning environments do not meet needs. Systems are in poor condition and need addressed immediately.*
- How is the community updated on a project?
  - *There is an update page on the District's website dedicated to construction*
- In option 1, can you not get work done sooner and do it in pieces?
  - *No, due to integration of systems and impact to the overall building, it is not feasible to do one thing at a time and cost prohibitive.*
- Who makes the decisions on what gets renovated and how?
  - *A prioritization list is created with administration, teachers, and students*
  - *The School Board deliberates & decides on the final prioritization list and how to proceed.*
- Can you talk about safety with temporary trailers (concerns with students outside building)?
  - *Sending students back and forth is a challenge*
  - *Accessible routes need to be addressed*
  - *Additional bathrooms & walkways may be needed*
- How is the smaller building better than the larger building we have now?
  - *New building layouts are more efficient with better use of square footage for educational spaces*
  - *Utility operating expenses lower with less sq. ft. to maintain*

OPTIONS:

Build New Middle School & High School @ Fairgrounds



Build New Middle School & High School @ Fairgrounds



Build New MS/ HS @ Fairgrounds

Existing: 10,000 sf*
New: 375,000 sf

CONSTRUCTION: 30-33 months, Bid 2027

- **Build new High/ Middle School at the fairgrounds**
- **Build new Jane Hoover Field, multi-purpose grass field, softball and baseball fields**
- **Demolish existing school (maintain 3-story MS wing)**
- **Renovate 6th Grade wing for District Office**
  - Replace remaining sanitary line
  - Replace remaining roofing system

Project Costs Total Range

$159,442,000 ⟷ $178,361,000

OPERATING EXPENSES - UTILITIES	
New Building:	$.40 - $.60/sf
375,000sf	$150,000 – $225,000
District Office Repurpose:	70 - $.90/sf
10,000sf	$7,000 – $9,000

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:

- Farther away from new field house, stadium and athletic fields

Financial Impacts:

- Overall cost of construction
- *Eliminates the fairgrounds*

Required Maintenance & Repairs + Site

Existing: 433,150 sf
New: 0 sf

CONSTRUCTION: 36-39 months, Bid 2027

- **Renovate High School & Middle School area**
  - Replace sanitary line
  - Replace roofing system
  - Replace single pane windows
  - Replace mechanical, electrical, plumbing & low voltage systems
  - New ceilings and paint throughout
  - Address drop-off/ pick-up & site circulation
  - Strategic renovations to educational spaces

Project Costs Total Range

$107,592,500 ⟷ $137,324,500

OPERATING EXPENSES - UTILITIES	
New Building:	$.40 - $.60/sf
0sf	$0
Renovated Building:	70 - $.90/sf
433,150sf	$305,000– $392,000

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 needs
- Does not address sf/student *(inefficient bldg.layout)*

Financial Impacts:

- Does not impact building size or footprint *(inefficient layout)*
- Limited long-term savings in operating expenses
- Temporary classrooms needed for phasing *(cost does not add value; $12,000/ classroom per month minimum)*
- Temporary classroom location impact parking
- 36+ month construction duration

Strategic Additions & Renovations

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

CONSTRUCTION: 30-33 months, Bid 2027

- **Build new Middle School addition**
- **Renovate High School area**
- **Demolish part of existing Middle School (maintain 3-story MS wing)**
- **Renovate 6th Grade wing for District Office**
  - Replace remaining sanitary line
  - Replace remaining roofing system
  - Replace remaining windows
  - Replace mechanical, electrical, plumbing & low voltage systems

Project Costs Total Range

$119,171,800 ⟷ $143,575,200

OPERATING EXPENSES - UTILITIES	
New Building:	$.40 - $.60/sf
121,000sf	$48,000 – $73,000
Renovated Building:	70 - $.90/sf
283,150sf	$198,000 – $255,000

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

Build New Middle School & High School

Existing: 10,000 sf*
New: 375,000 sf

CONSTRUCTION: 30-33 months, Bid 2027

- **Build new High/ Middle School**
- **Build new Jane Hoover Field, multi-purpose grass field, softball and baseball fields**
- **Demolish existing school (maintain 3-story MS wing)**
- **Renovate 6th Grade wing for District Office**
  - Replace remaining sanitary line
  - Replace remaining roofing system

Project Costs Total Range

$159,442,000 ⟷ $178,361,000

OPERATING EXPENSES - UTILITIES	
New Building:	$.40 - $.60/sf
375,000sf	$150,000 – $225,000
District Office Repurpose:	70 - $.90/sf
10,000sf	$7,000 – $9,000

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

Comparison Matrix	Maintenance/ Repairs	Addition/ Renovations	New MS/ HS - Stadium	New MS/ HS - Fairgrounds
Fix Sanitary Sewer Piping	✓	✓	✓	✓
Fix/Simplify Mechanical System	✓	✓	✓	✓
Replace Roofing System	✓	✓	✓	✓
Remove Gas Piping from Roof	✓	✓	✓	✓
Address Overall Safety & Security		✓	✓	✓
Address Enrollment		✓	✓	✓
Improve Traffic Conditions	✓	✓	✓	✓
Appropriate Education Spaces (MS)		✓	✓	✓
Appropriate Education Spaces (HS)			✓	✓
Site Adjacencies/ Maintain Fairgrounds			✓	
Temporary Classroom Trailers	$12,000 CR/ month			
MS/HS Building Overall Sq. Ft.	433,150 sf	404,150 sf	375,000 sf	375,000 sf
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	$159,442,000 - $178,361,000
Annual Utility Cost: $475,589 **Potential Annual Utility Costs**	$270,000 – $300,000	$240,000 - $260,000	$140,000 - $160,000	$140,000 - $160,000

Inflation Chart

	2027	2028	2029
Percent Per Year	Base	+ 3.5%	+ 3.5%
Maintenance & Repairs + Site	$107,592,500 $137,324,500	**$111,358,200** **$142,130,800**	**$115,255,800** **$147,105,400**
Strategic Additions & Renovations	$119,171,800 $143,575,200	**$123,342,800** **$148,600,400**	**$127,659,800** **$153,801,400**
New Middle/ High School Near Stadium	$159,442,000 $178,361,000	**$165,022,500** **$184,603,600**	**$170,798,300** **$191,064,700**
New Middle/ High School On Fairgrounds	$159,442,000 $178,361,000	**$165,022,500** **$184,603,600**	**$170,798,300** **$191,064,700**

OCTOBER 2025 - FEEDBACK

RLPS presented the final findings at the October 14, 2025 School Board work session. A few board members had questions regarding the possibility of including the district administrative offices in the new construction and the comparison of the 2 new building options and costs. RLPS shared that information included for renovations of the 6th grade wing are in the overall report and cost breakdowns included in the final report. As a follow up for information, the cost for renovations and remediation of the 6th grade wing included $1,700,000 which could be applied to District Office square footage in the new building. The discussion regarding the costs for the two new options revolved around the implications of Borough requirements for parking, site circulation and impervious coverage impacts due to needs of parking and stormwater management at the fairgrounds location. If a new building is chosen, site costs will be evaluated and refined to meet Borough requirements and zoning needs as per Land Development submissions.

OUTCOME

The decision points of the Study, in addition to the MoSCoW Options Matrix, will aid the administration and School Board in finding a direction for future planning of the Middle and High Schools. Elizabethtown Area School District always put students first throughout the process and always relied on their District Mission as a guiding principle:

Our mission is to prepare all students to be life ready. As such, the District is pivoting away from a narrow program focus of study where students take courses aligned to the possible college and careers they are interested in toward a much more impactful and broader model designed to help students become life ready. In doing so, our District's goal is to provide students with the knowledge, skills, and social and emotional wellness to be successful across a broad spectrum of opportunities that may or may not include a college degree and can fall across a broad range of platforms including skilled and high occupation labor that provide a living wage; professions in the STEM (science, technology, engineering, and mathematics) and Humanities fields; and careers in the armed forces.

Upon receipt of this final Feasibility Study Report, the School District plans to approve the options of the study. As a separate process, the School Board is reviewing financial requirements and will decide on a direction for the future of the Middle School and High School building.

6 RESUMES





CHRIS LINKEY, AIA, PARTNER

Chris has 30 years of experience managing K-12 public school projects in Pennsylvania. He has led all aspects of facilities studies, planning and project design. Based on a thorough understanding of the planning and design process, Chris guides and directs the team, monitoring project status and managing communications to keep things moving forward smoothly.

PROJECT ROLE

Partner-in-Charge

TENURE

25 Years at RLPS

EDUCATION

Savannah College of Art & Design /

Masters of Architecture

REGISTRATION

NCARB Registered Architect

AFFILIATIONS

American Institute of Architects (AIA)

AIA Committee for Architectural Education (AIA CAE)

AIA PA Education Subcommittee

ACT 339 Business Community Member, Multiple Districts

Association for Learning Environments (A4LE)

REPRESENTATIVE EXPERIENCE

Facilities Studies

- Blue Mountain School District
- Palmyra Area School District
- Lampeter-Strasburg School District
- Lancaster Catholic High School
- North Schuylkill School District
- Penn Manor School District
- Solanco School District
- Unionville-Chadds Ford School District
- West Shore School District

Elementary Schools

- Conestoga Elementary School (Penn Manor SD)
- Elementary East (Blue Mountain SD)
- Lampeter Elementary School (Lampeter-Strasburg SD)
- Loganville-Springfield Elementary School (Camp Hill SD)
- Pocopson Elementary School (Unionville-Chadds Ford) SD)
- Rossmoyne K-4 (West Shore SD)
- Schaeffer Elementary School (Manheim Township SD)
- Sabold Elementary School (Springfield SD)

Secondary Schools

- Penn Manor High School (Penn Manor SD)
- Fairview 5/6 Building (West Shore SD)
- Environmental Center (West Shore SD)
- Springfield High School (Springfield SD)
- Warwick High School (Warwick SD)
- North Schuylkill Middle/High School (North Schuylkill SD)



ERIN HOFFMAN, ALEP

A graduate architect with 23 years of experience, Erin is passionate about educational programming, 21st century learning environments and the resulting space needs to implement student-centered, personalized learning. She has authored articles and serves as a conference speaker on the topic of educational spaces, including recently at NSBA where she co-presented a collaborative learning commons design that was completed with student input throughout the project at Ephrata Area SD with the District Superintendent and students.

PROJECT ROLE

Educational Program Coordinator

TENURE

23 Years at RLPS

EDUCATION

Roger Williams University / Bachelor of Architecture / Minor in Historic Preservation

CREDENTIALS

Accredited Learning Environments Planner

AFFILIATIONS

YWCA Lancaster Building Committee

Association for Learning Environments (A4LE)

REPRESENTATIVE EXPERIENCE

Facilities Studies

- Annville-Cleona School District
- Ephrata Area School District
- Palmyra Area School District
- Wallingford-Swarthmore School District
- Warwick School District
- West Shore School District

Elementary Schools

- Akron Elementary (Ephrata Area SD)
- Bart-Colerain Elementary (Solanco SD)
- Fulton Elementary (Ephrata Area SD)
- John Beck Elementary (Warwick SD)
- Kissel Hill Elementary (Warwick SD)
- Lingle Ave. Elementary (Palmyra Area SD)
- Lititz Elementary (Warwick SD)
- Martin K-8 School (Lancaster SD)
- Providence Elementary (Solanco SD)

Secondary Schools

- Allen 7/8 Building (West Shore SD)
- Annville-Cleona Secondary (Annville-Cleona SD)
- Columbia High School (Columbia Borough SD)
- Environmental Center (West Shore SD)
- Ephrata High School (Ephrata Area SD)
- Fairview 5/6 Building (West Shore SD)
- Hand Middle School (Lancaster SD)
- Palmyra Area High School (Palmyra SD)
- Warwick Middle School (Warwick SD)
- Warwick High School (Warwick SD)



JUSTIN HARCLERODE

Justin will utilize his space planning and design skills to create flexible school environments that reflect the District's pedagogy and blend well into the Palmyra Area School District community.

PROJECT ROLE

Senior Designer

TENURE

6 Years at RLPS / 19 Years Experience

EDUCATION

Kansas State University
Bachelor of Architecture

CERTIFICATIONS

NCARB Registered Architect

AFFILIATIONS

American Institute of Architects (AIA)

REPRESENTATIVE EXPERIENCE

K-12 Experience

West Shore School District

- Rossmoyne Elementary—New K-4 school
- Fairview Intermediate—New 5/6 school
- Allen Middle School—Significant additions and renovations to 7/8 school
- Administration Building—Conceptual study for renovations to a 65,000 SF administration building

Dallastown Area School District

- High School Campus Master Plan—phased planning for renovations to high school facility and athletic facilities

Saint Mark's High School

- Campus Wide Master Plan—Focused on providing flexible renovations to right-size educational spaces for enrollment and to be a community resource

Higher Education Experience

Muhlenberg College

- Residence Hall-Retail Center—Design of a new 200-bed residence hall and retail center with adaptive learning and study spaces

Alvernia University

- CollegeTowne—Renovation of 260,000 SF former office building to create downtown academic and residential spaces

Penn State University

- Smart Home—Design of renovations to a residential property adjacent to PSU's Harrisburg campus equipped with smart devices and sensors to create an opportunity for research of senior-friendly at home living