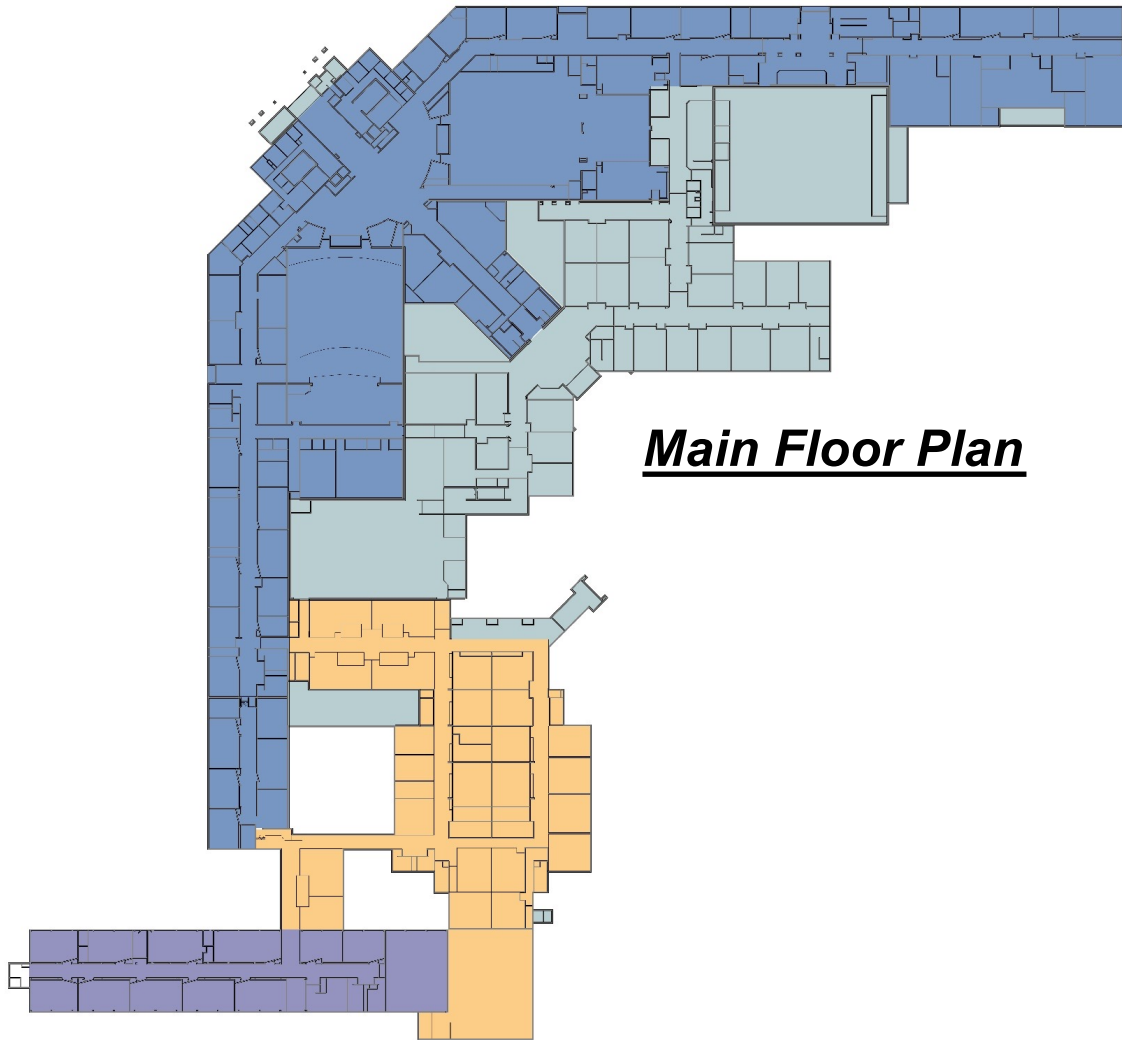




Elizabethtown Area School District – MS/ HS Feasibility Study

September 16, 2025

Existing Building Conditions



Building Facts

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

History of Construction

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

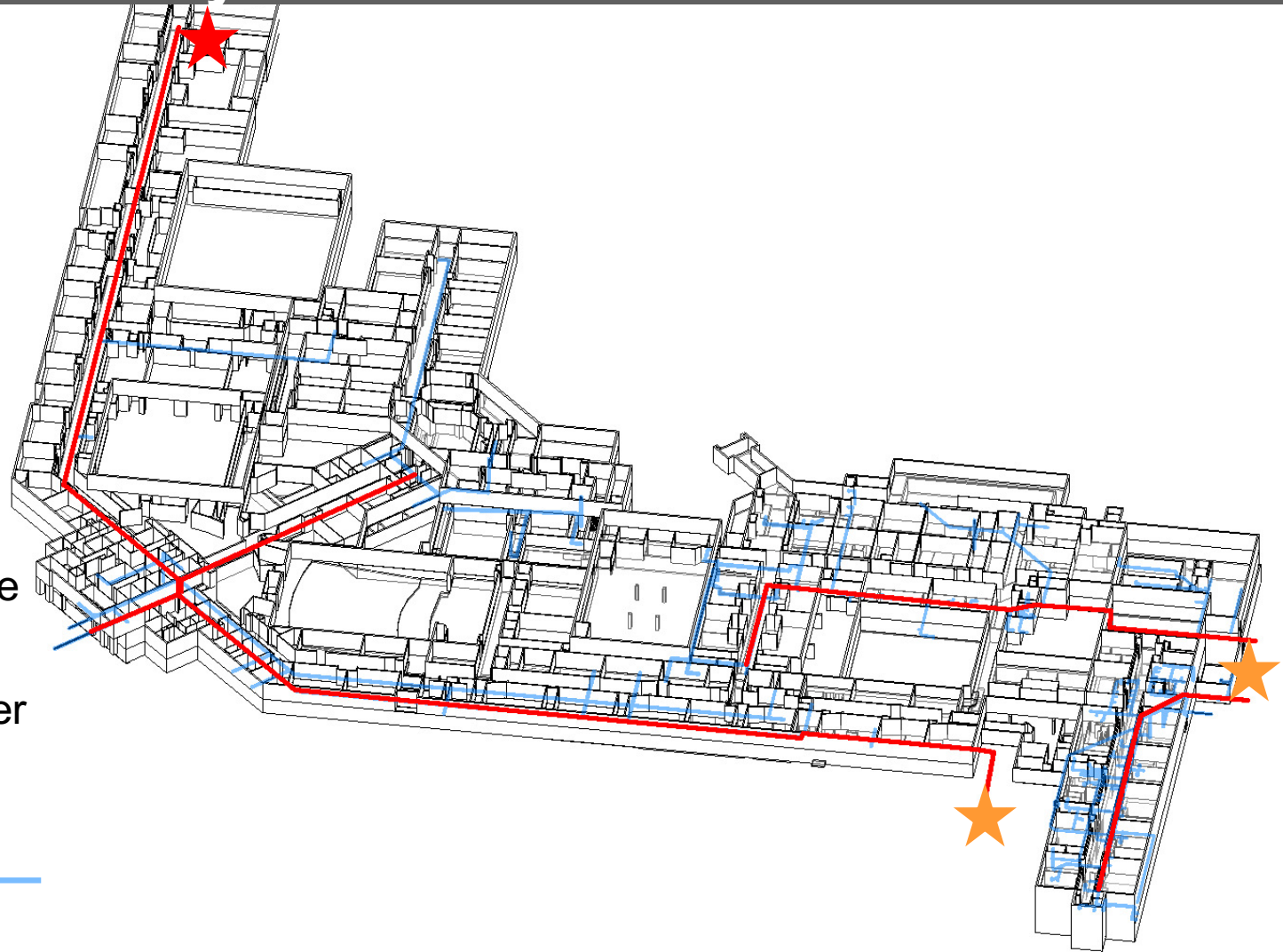
**6th Grade wing renovations in 2020*

***Last building systems update*

Existing Building Sanitary Sewer Line

Challenges

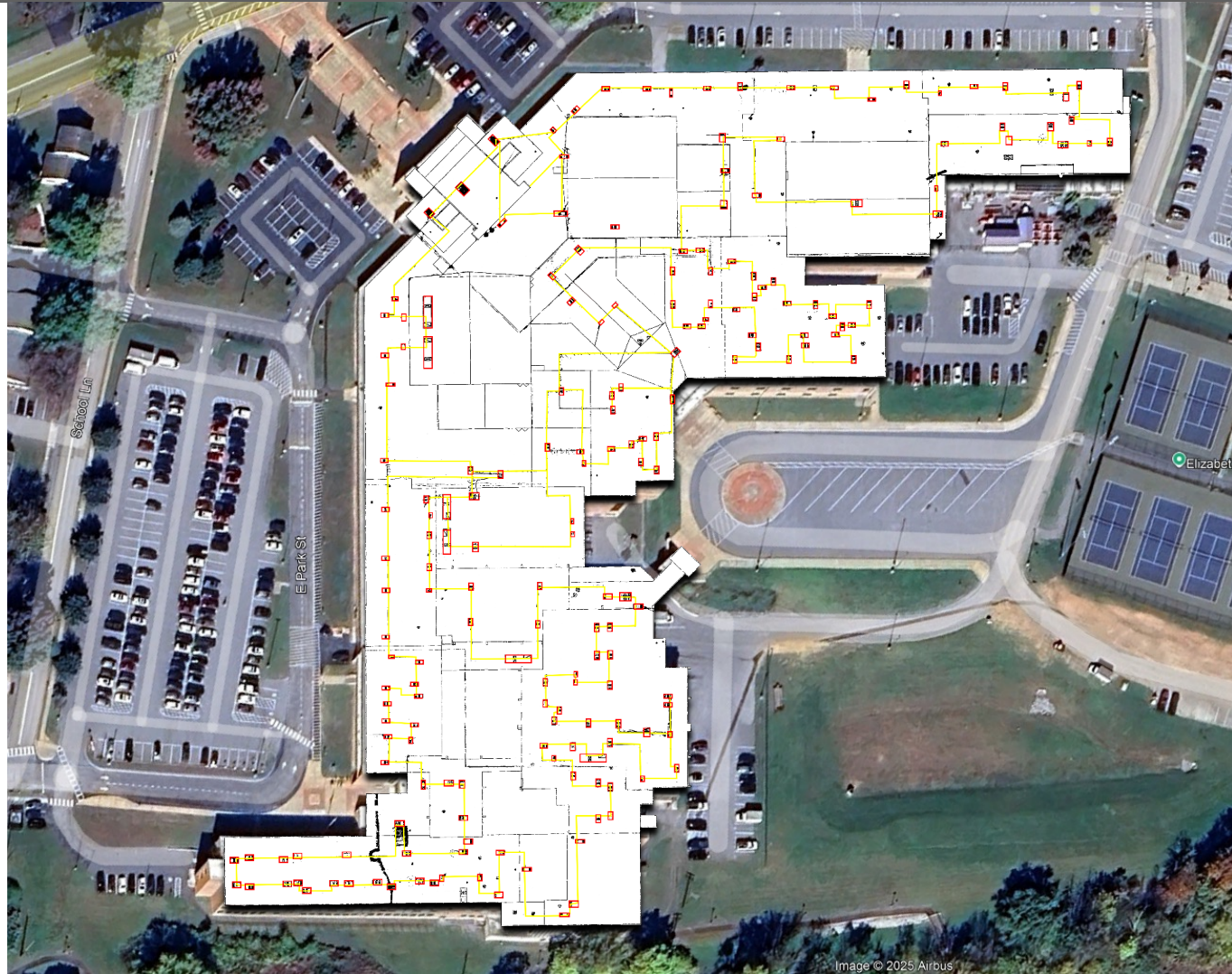
- ❑ Located in crawl space
- ❑ Located in basement ceiling
- ❑ Located below slab on lower level
- ❑ High point at High School ★
- ❑ Low point/ exit at Middle School ★
- ❑ Main line inside or under building —
- ❑ Internal connections to all plumbing fixtures —



Existing Building Roof Aerial

Challenges

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



Concepts



Required Maintenance & Repairs + Site

Strategic Additions & Renovations

Build New Middle School & High School

Required Maintenance & Repairs + Site

MAINTAIN GRADE ALIGNMENT

Middle School: 6th – 8th Grades

High School: 9th – 12th Grades

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

Project Costs Total Range
\$107,592,500 ↔ \$137,324,500

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*)

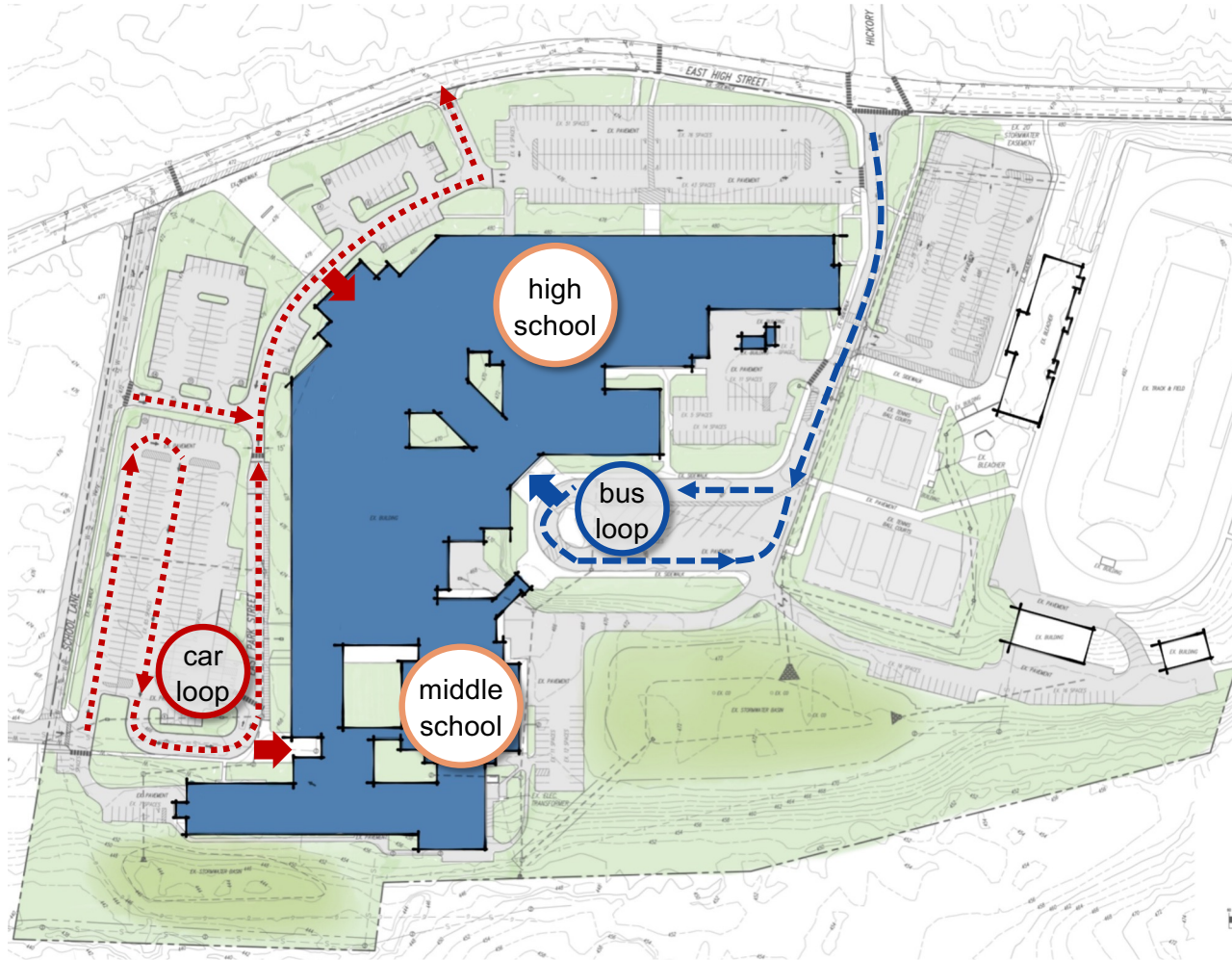
Financial Impacts:

- 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

Strategic Additions & Renovations

MAINTAIN GRADE ALIGNMENT

Middle School: 6th – 8th Grades

High School: 9th – 12th Grades

- *Fix mechanical, electrical, & plumbing 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 HS)**
- **Convert renovated 6th grade area to D.O.**

Project Costs Total Range
\$119,171,800 ↔ \$143,575,200

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*)

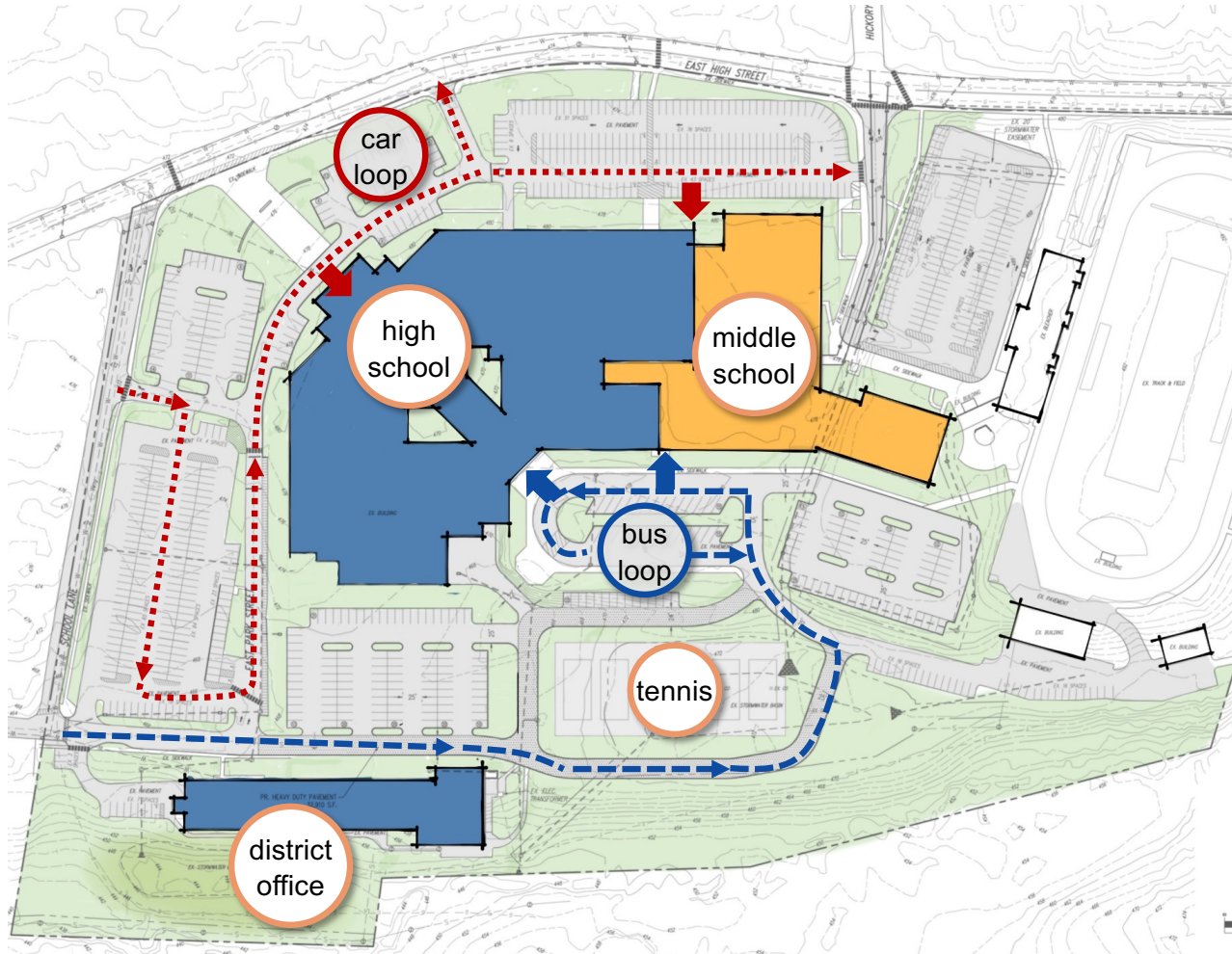
Financial Impacts:

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

Strategic Additions & Renovations



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

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

Project Costs Total Range
\$159,442,000 ↔ \$178,361,000

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

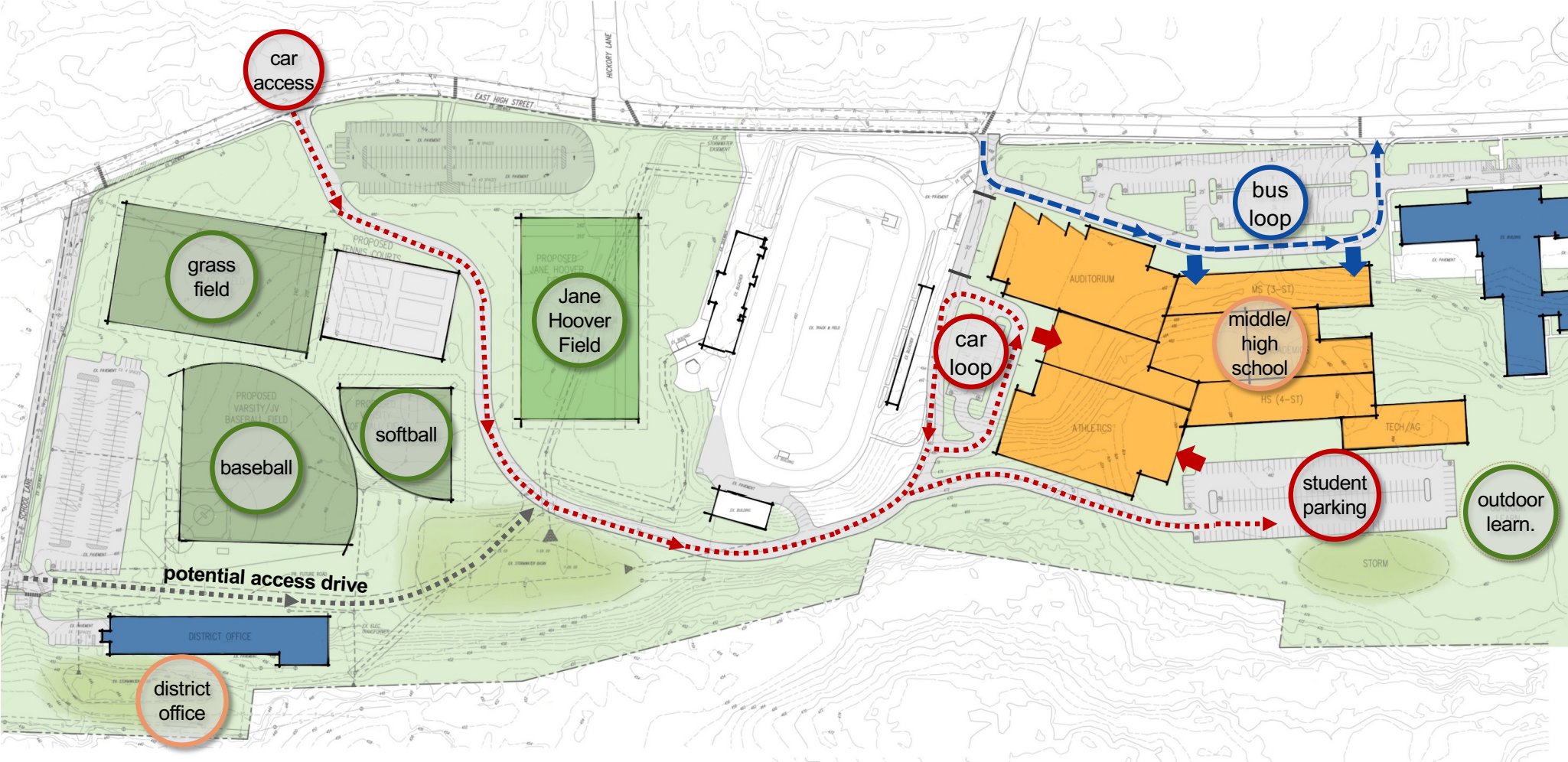
Financial Impacts:

- Overall cost of construction

Build New Middle School & High School



Build New Middle School & High School



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	\$107,592,500 -	\$119,171,800 -	\$159,442,000 -
Project Total Costs – High	\$137,324,500	\$143,575,200	\$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	\$\$\$		



Q&A



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