EASTON AREA SCHOOL DISTRICT

HIGH SCHOOL

BOARD UPDATE

JANUARY 13, 2025

ALLOY5 CHA



01 SITE PLAN UPDATE

02 NEW HIGH SCHOOL UPDATE

03 CHA UPDATE

VARSITY BASEBALL RELOCATION

SWM / UTILITIES ADAPTION

VARSITY SOFTBALL RELOCATION

JV SOFTBALL TO REMAIN

JV BASEBALL RELOCATION

TENNIS RELOCATION

FUTURE ATHLETICS SCOPE - PHASE 2

1. • Pre-engineered Fieldhouse | +/- 13,596 SF
2. • Entrance Plaza: Paver Entrance Area (including gate), Ticketing, Concessions
3. • Central Plaza (w/ Canopies)

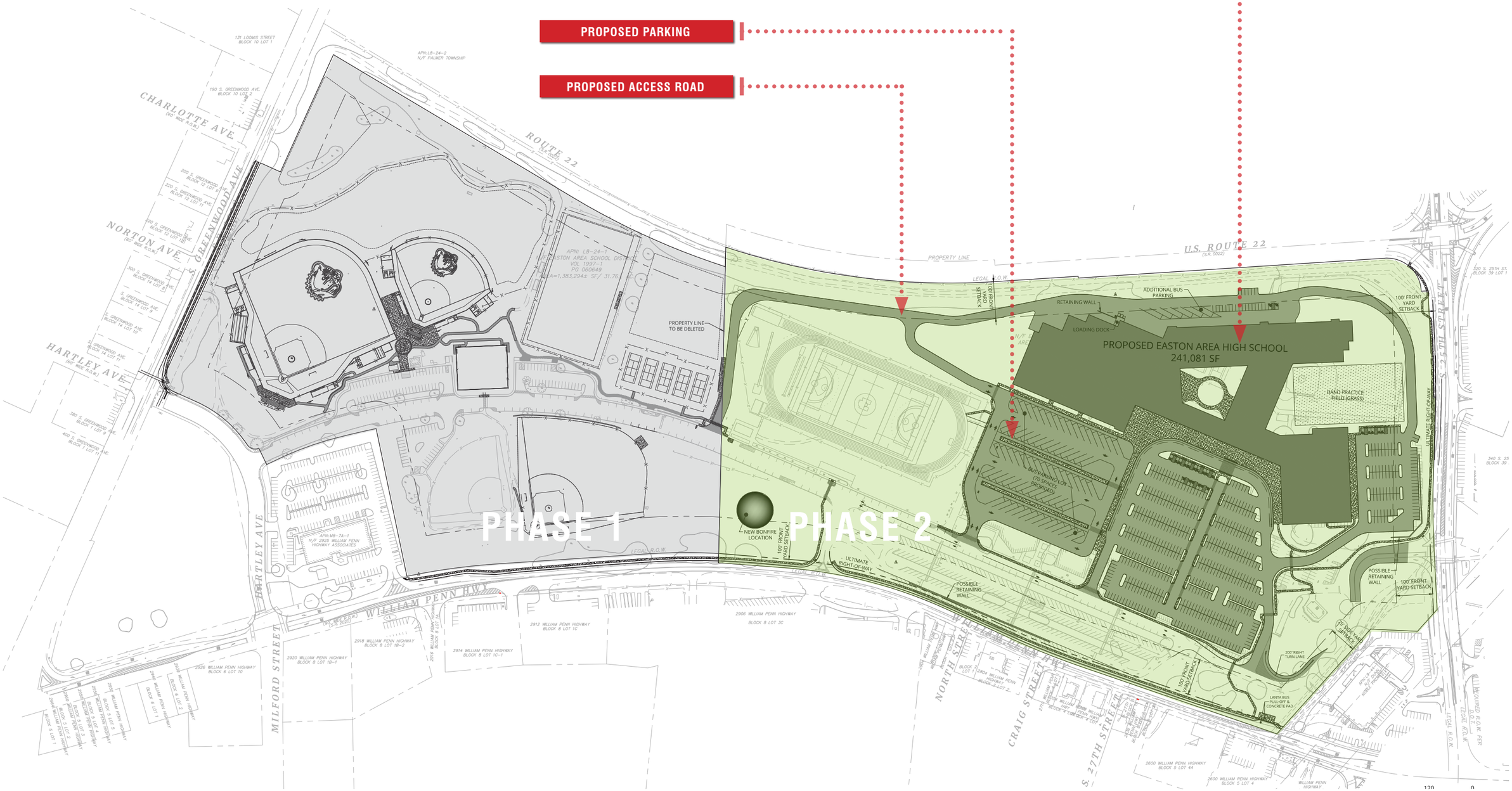
PHASE 1

PHASE 2

PROPOSED HIGH SCHOOL

PROPOSED PARKING

PROPOSED ACCESS ROAD



PHASE 1 APPROVALS

- THE PHASE 1 PLAN WILL BE RESUBMITTED TO PALMER TOWNSHIP ON 1/14/26
- THE PLAN WILL BE ON THE 2/10/26 PLANNING COMMISSION AGENDA
- WE ANTICIPATE A CONDITIONAL APPROVAL AT PLANNING COMMISSION MEETING
- AFTER PLANNING CCOMMISSION CONDITIONAL APPROVAL, THE PLAN WOULD GO TO THE BOARD OF SUPERVISORS FOR THEIR APPROVAL

PHASE 1 APPROVALS

- THE PHASE 1 PLAN WAS SUBMITTED TO NORTHAMPTON COUNTY CONSERVATION DISTRICT (NCCD) TO BEGIN THE PROCESS TO OBTAIN THE REQUIRED NPDES PERMIT. A COMPLETENESS REVIEW WAS RECEIVED FROM NCCD ON 12/18/25
- THESE COMMENTS WERE ADDRESSED AND RESUBMITTED TO NCCD ON 1/6/26
- THE SUBMISSION IS CURRENTLY UNDER REVIEW AND ONCE DEEMED ‘COMPLETE’, THE PROJECT WILL ENTER INTO THE NCCD’S TECHNICAL REVIEW PHASE
- NCCD HAS 47 BUSINESS DAYS TO PERFORM THEIR TECHNICAL REVIEW
- UPON RECEIPT OF THE TECHNICAL REVIEW, COLLIERS WILL RESPOND AND MAKE REVISIONS PENDING THE TECHNICAL REVIEW COMMENTS

PHASE 2 APPROVALS

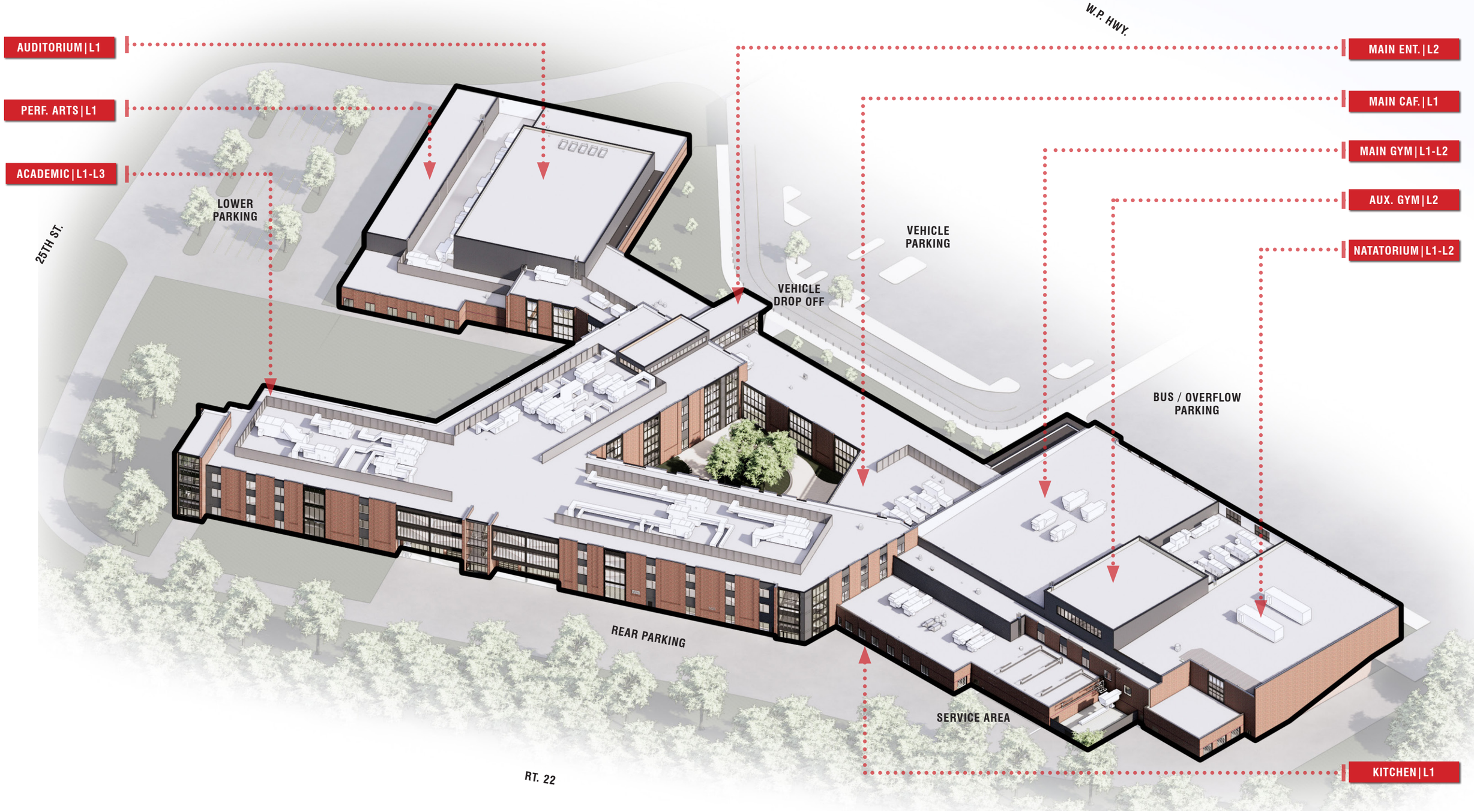
- FOR PHASE 2 WE ARE LOOKING TO SUBMIT AN APPLICATION FOR A BUILDING LENGTH VARIANCE
- WE ANTICIPATE BEING ON THE FEBRUARY OR MARCH AGENDA FOR THE ZONING HEARING BOARD

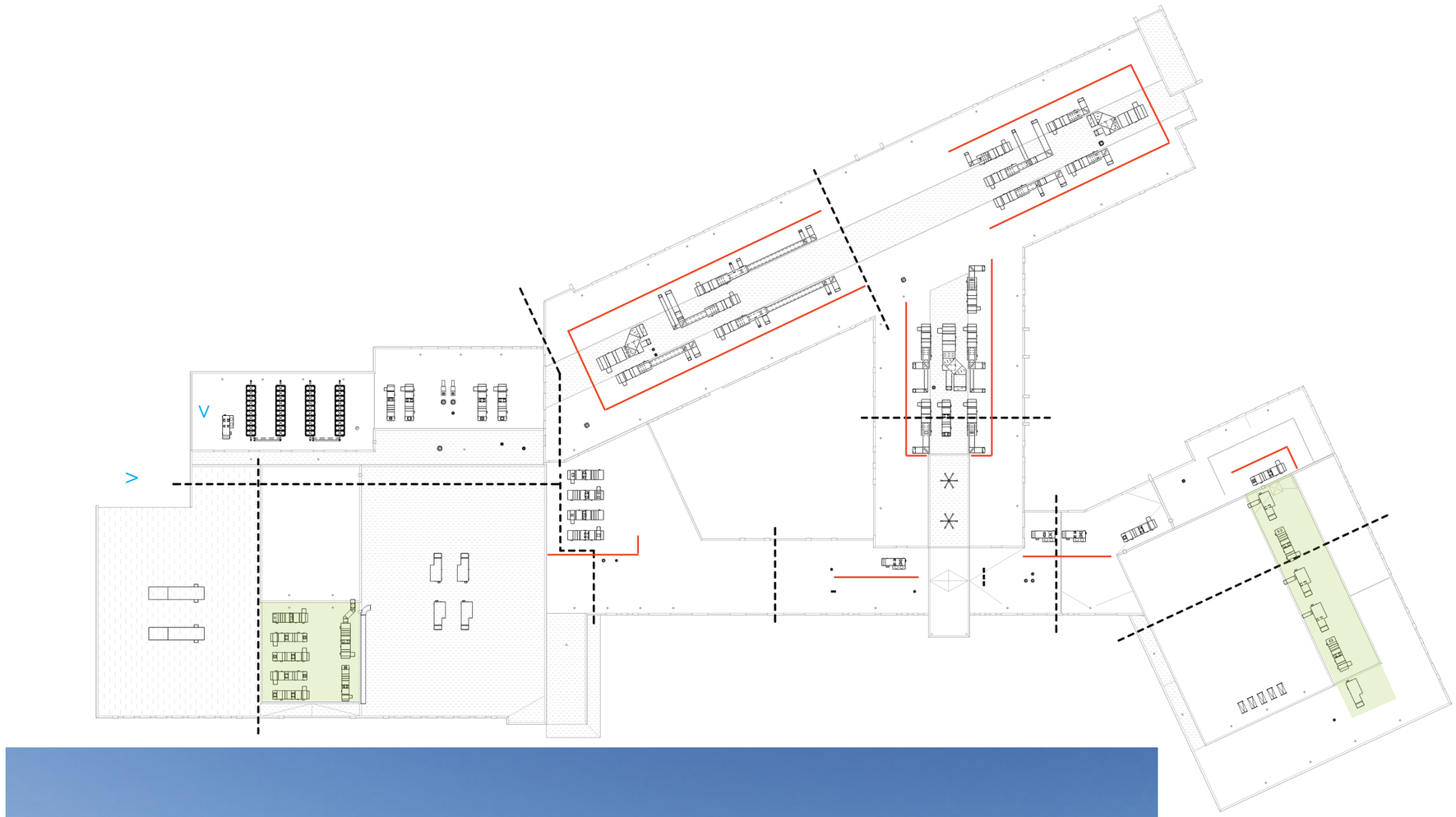


01 SITE PLAN UPDATE

02 NEW HIGH SCHOOL UPDATE

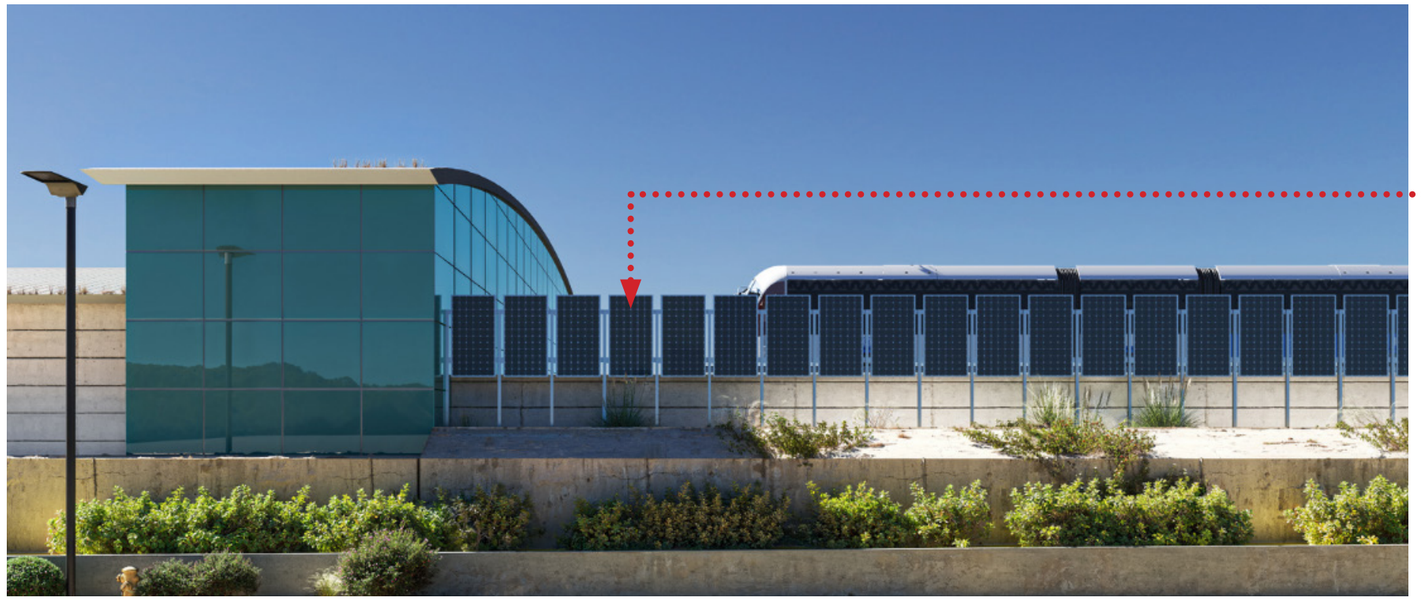
03 CHA UPDATE


AUDITORIUM | L1
PERF. ARTS | L1
ACADEMIC | L1-L3
MAIN ENT. | L2
MAIN CAF. | L1
MAIN GYM | L1-L2
AUX. GYM | L2
NATATORIUM | L1-L2
KITCHEN | L1
W.P. HWY.
25TH ST.
LOWER PARKING
VEHICLE PARKING
VEHICLE DROP OFF
BUS / OVERFLOW PARKING
REAR PARKING
SERVICE AREA
RT. 22





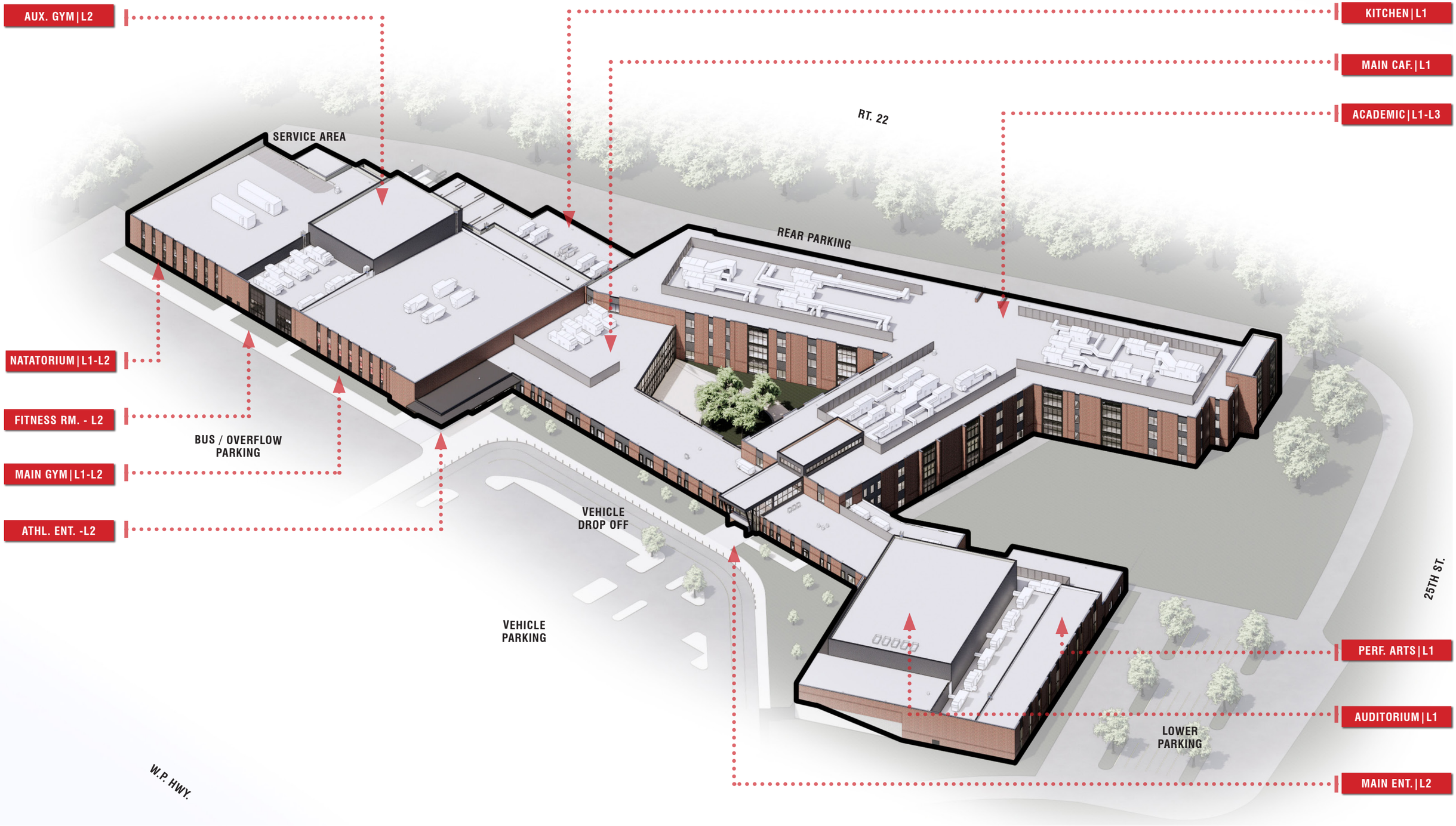


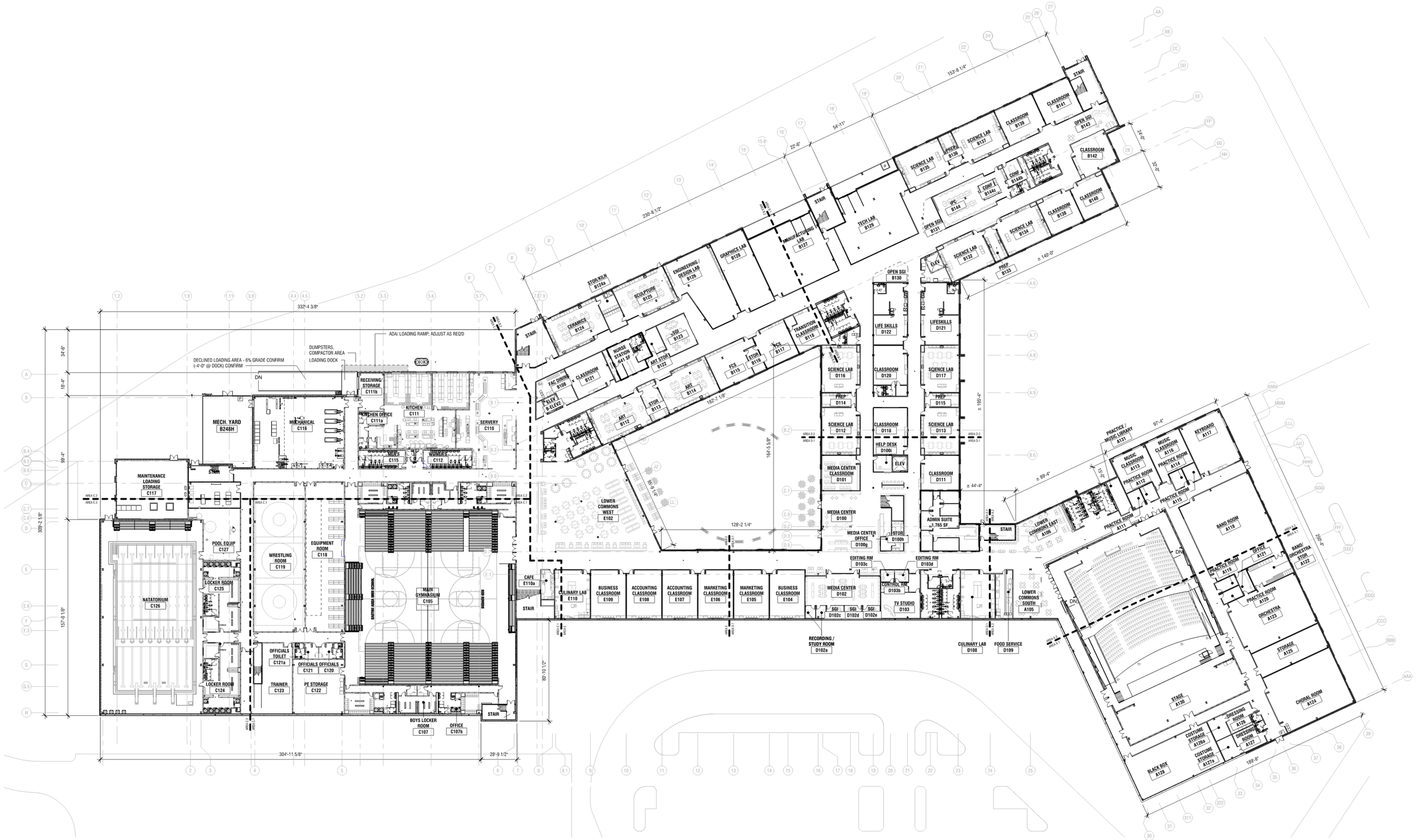


VERTICAL BIFACIAL SOLAR

MEP SCREENING + MEP PITS

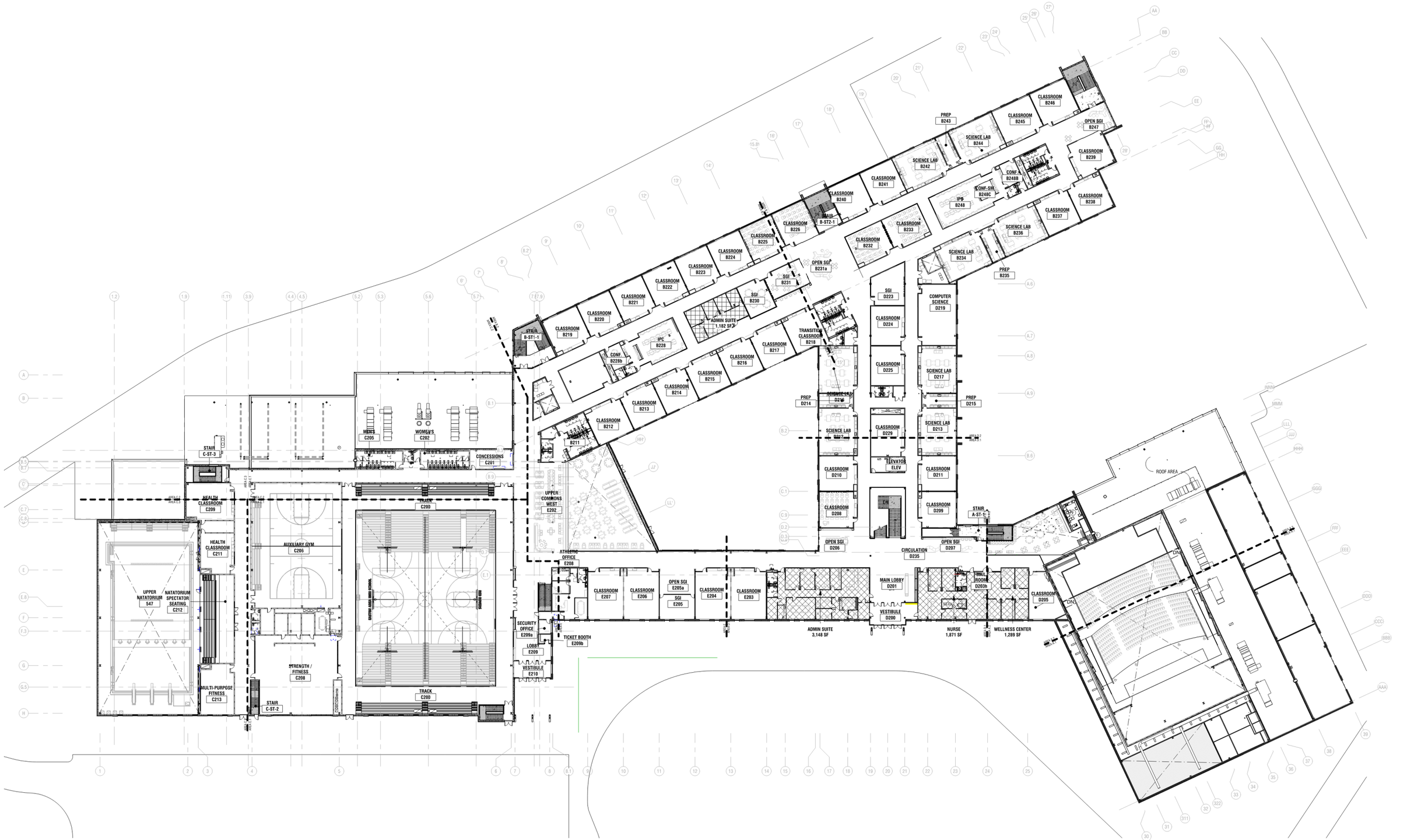
- Vertical Bifacial Solar Screening
- Mechanical Pit (lower area of roof)


AUX. GYM | L2
NATATORIUM | L1-L2
FITNESS RM. - L2
MAIN GYM | L1-L2
ATHL. ENT. -L2
KITCHEN | L1
MAIN CAF. | L1
ACADEMIC | L1-L3
PERF. ARTS | L1
AUDITORIUM | L1
MAIN ENT. | L2
SERVICE AREA
REAR PARKING
RT. 22
BUS / OVERFLOW PARKING
VEHICLE DROP OFF
VEHICLE PARKING
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W.P. HWY.

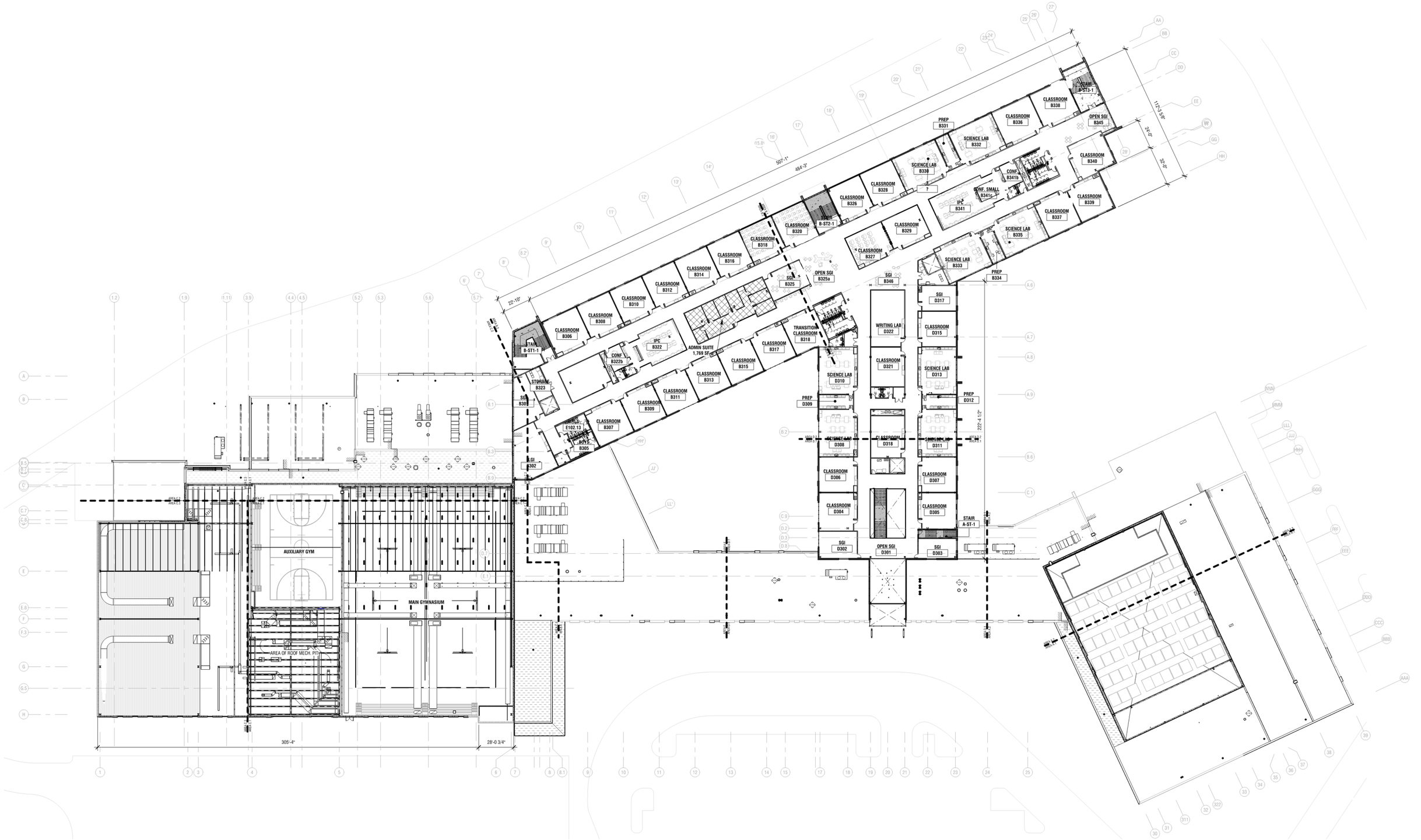


1 **LEVEL 01-REFERENCE PLAN**
1" = 30'-0"

0 15' 30' 60'
0 2'
1" = 30'-0"



1 **LEVEL 02-REFERENCE PLAN**
1" = 30'-0"



1 **LEVEL 03-REFERENCE PLAN**
1" = 30'-0"

0 15' 30' 60'
0 2'
1" = 30'-0"




CLASSROOM
A200
CLASSROOM
DAILY ANNOUNCEMENTS
ROVER REPORT



ALLOY5 ARCHITECTURE CHA Colliers sha

INTERIOR RENDERING - **MAIN ENTRANCE LOBBY / ADMIN. OFFICE**


3
2
SCIENCE LAB
CLASSROOM
DAILY ANNOUNCEMENTS
MORNING REMINDER
SPORTS UPDATE
CLUBS & ACTIVITIES
LUNCH MENU
ROVER REPORT


AUDITORIUM ENTRANCE










CLASSROOM
CLASSROOM






HOME OF THE RED ROVERS


GYMNASIUM ENTRANCE
GO
RED ROVERS
ATHLETICS OFFICE


GYMNASIUM ENTRANCE
GO RED ROVERS


ROVER PRIDE
EASTON AREA HIGH SCHOOL


CHAMPIONS
CHAMPIONS
CHAMPIONS
CHAMPIONS
CHAMPIONS
ROVER PRIDE
EASTON AREA HIGH SCHOOL
HOME
GUEST
PERIOD
BONUS
BONUS
TOUTS
PLAYER
TOUTS



01 SITE PLAN UPDATE

02 NEW HIGH SCHOOL UPDATE

03 CHA UPDATE

PHASE 1 SCHEDULE

PALMER TOWNSHIP PLANNING COMMISSION MEETING - 02/10/2026

COMPLETION OF PHASE 1 DRAWINGS + SPECIFICATIONS - 02/16/2026

PROJECT ADVERTISEMENT - 02/24/2026 - 03/17/2026

MANDATORY PRE-BID CONFERENCE - 03/19/2026

PHASE 1 BID OPENING - 04/08/2026

BOARD REVIEW + APPROVAL AT
STANDING COMMITTEE MEETING - 04/14/2026

NOTICE TO PROCEED WITH PHASE 1 - 05/04/2026

ANTICIPATED PERMIT FROM NORTHAMPTON COUNTY
CONSERVATION DISTRICT - 06/22/2026

CONSTRUCTION - JUNE 2026 - MAY 2027

	Date Generated	2025-12-16 BUDGET		
	PHASE I - CONSTRUCTION OF NEW ATHLETIC FIELDS AND ASSOCIATED INFRASTRUCTURE			
	Description of Scope	**Quantity**	**Unit Cost**	**Total**
1	**Hard Costs**	**1**	**lump sum**	**$ 14,780,000**
2	Earthwork, Utilities, Stormwater Management	1	lump sum	$ 5,050,000
3	Athletic Fields	1	lump sum	$ 9,730,000
4	**Soft Costs**	**1**	**lump sum**	**$ 2,648,000**
5	Design and Estimating Contingencies (percentage of hard costs)			$ -
6	Escalation Factor (assume start 06/2026)			$ -
7	Fees, Permits, Approvals, Inspections, Testing, Utilities, Misc. Soft Costs	1	lump sum	$ 2,189,000
8	Construction Contingency (pertentage of hard costs)	3%	percent	$ 459,000
9	**Total Estimated Phase I Costs**			**$ 17,428,000**
10				

	PHASE II - CONSTRUCTION OF NEW HIGH SCHOOL AND INFRASTRUCTURE AND DEMOLITION OF EXISTING SCHOOL			
11	**Description of Scope**	**Quantity**	**Unit Cost**	**Total**
12	**General Contractor**	**460,000**	**$ 270.00**	**$ 124,200,000**
13	01 - General Requirements	460,000	$ 16.00	$ 7,360,000
14	03 - Concrete	460,000	$ 43.59	$ 20,051,400
15	04 - Masonry	460,000	$ 16.00	$ 7,360,000
16	05 - Metals	460,000	$ 47.13	$ 21,679,800
17	06 - Wood, Plastics, and Composites	460,000	$ 6.00	$ 2,760,000
18	07 - Thermal and Moisture Protection	460,000	$ 42.91	$ 19,738,600
19	08 - Openings	460,000	$ 23.85	$ 10,971,000
20	09 - Finishes	460,000	$ 44.90	$ 20,654,000
21	10 - Specialties	460,000	$ 6.41	$ 2,948,600
22	11 - Equipment	460,000	$ 5.96	$ 2,741,600
23	12 - Furnishings	460,000	$ 11.35	$ 5,221,000
24	13 - Special Construction	460,000	$ 4.78	$ 2,198,800
25	14 - Conveying Equipment	460,000	$ 1.03	$ 473,800
26	**Electrical Contractor**	**460,000**	**$ 57.00**	**$ 26,220,000**
27	01 - General Requirements	460,000	$ 4.00	$ 1,840,000
28	26 - Electrical	460,000	$ 38.00	$ 17,480,000
29	27 - Communications	460,000	$ 6.00	$ 2,760,000
30	28 - Electronic Safety and Security	460,000	$ 9.00	$ 4,140,000
31	**Mechanical Contractor**	**460,000**	**$ 66.00**	**$ 30,360,000**
32	01 - General Requirements	460,000	$ 4.00	$ 1,840,000
33	23 - Heating, Ventilating, and Air-Conditioning (HVAC)	460,000	$ 62.00	$ 28,520,000
34	**Plumbing Contractor**	**460,000**	**$ 27.00**	**$ 12,420,000**
35	01 - General Requirements	460,000	$ 2.00	$ 920,000
36	21 - Fire Suppression	460,000	$ 6.00	$ 2,760,000
37	22 - Plumbing	460,000	$ 19.00	$ 8,740,000
38	**Total Phase II Estimated New Building Construction Costs**	**460,000**	**$ 420.00**	**$ 193,200,000**
39				

40	Demolition of Existing Building Structure and Foundations	377,700	$ 10.00	$ 3,777,000
41	Abatement Allowance (Scope TBD by Consultant)	1	lump sum	$ 1,000,000
42	Phasing Costs (Temporary Parking Lot, Temporary Chiller, etc.)	1	lump sum	$ 1,000,000
43	**Total Phase II Estimated Demolition, Abatement, and Phasing Costs**			**$ 5,777,000**
44				
45	Site Work Allowance - Earthwork, Parking Lot, Access Drives, Sidewalks, Rtn. Walls, Utilities, Etc.	1	lump sum	$ 15,000,000
46	Allowance for Special Earthwork to Remediate Existing On-Site Soil Conditions	1	lump sum	$ 3,000,000
47	Off-Site Construction - PennDOT Upgrades	1	lump sum	$ 4,000,000
49	**New Field House & Auxilary Structures Not In Budget**	**1**	**lump sum**	**$ -**
50	**Total Phase II Estimated Hard Construction Costs**			**$ 220,977,000**
51				
52	Fees, Permits, Inspections, Utilities, and Misc. Soft Costs (13%)			$ 27,695,000
53	FF&E			$ 6,900,000
54	Scope Definition, Design, & Estimating Contingency (2%)			$ 1,919,500
55	Construction Contingency (3%)			$ 6,437,300
56	**Total Phase II Estimated Soft Costs**			**$ 42,951,800**
57	**Phase II Project Costs without Inflation**			**$ 263,928,800**
58				
59	Design Phase Duration - 2 years	2.00	Years	
60	Construction Duration - 3 years	3.00	Years	
61	Years to Midpoint of Construction - ASSUMED 3.5 years	3.50	Years	
62	Inflation Factor - Assume 1.8% per Year Compounding to Midpoint of Construction	1.8%	6.4%	$ 16,760,500
63	**Phase II Project Budget with Inflation***			**$ 280,689,300**
64	**Total Project Budget**			**$ 298,000,000**

AUG 2024

Schedule Bi-Weekly meetings with design team

OCT 2024

BOARD UPDATE

Site survey, school tour recap, ed spec & programming overview

SEPT 2024

Begin Traffic Study

FEB 2025

Begin schematic design *(6 months)*

Pursue funding + grant opportunities

JAN 2025

BOARD UPDATE 01/14
BOARD ACTION 01/28

Site Option Review + Recommendation

BOARD UPDATE

SEPT 2025

Begin Design Development *(5 months)*

APRIL 2025

Begin land development

FEB 2026

Begin construction drawings *(10 months)*

JAN 2026

BOARD UPDATE

Act 34 Hearing

DEC 2027

Bid process

FEB/MAR 2027

BOARD ACTION

Award contracts

MAY 2027-MAY 2028

Groundbreaking Ceremony

Phase 1 - Early Site Construction

MAY 2028-MAY 2030

Phase 2 - New HS Construction

JAN 2030-JUL 2031

Phase 3 - Demo + Final Site

AUG 2030

Occupy new high school, begin full demo of existing high school + site work continues

JULY 2031

PROJECT COMPLETION

PHASE 1A - FIELD+INFRASTRUCTURE RELOCATION

LAND DEVELOPMENT PROCESS

2024 | 2025 | 2026 | 2027 - 2031

PROGRAMMING | SCHEMATIC DESIGN | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS | BIDDING | BUILDING CONSTRUCTION

THANK YOU / Q+A