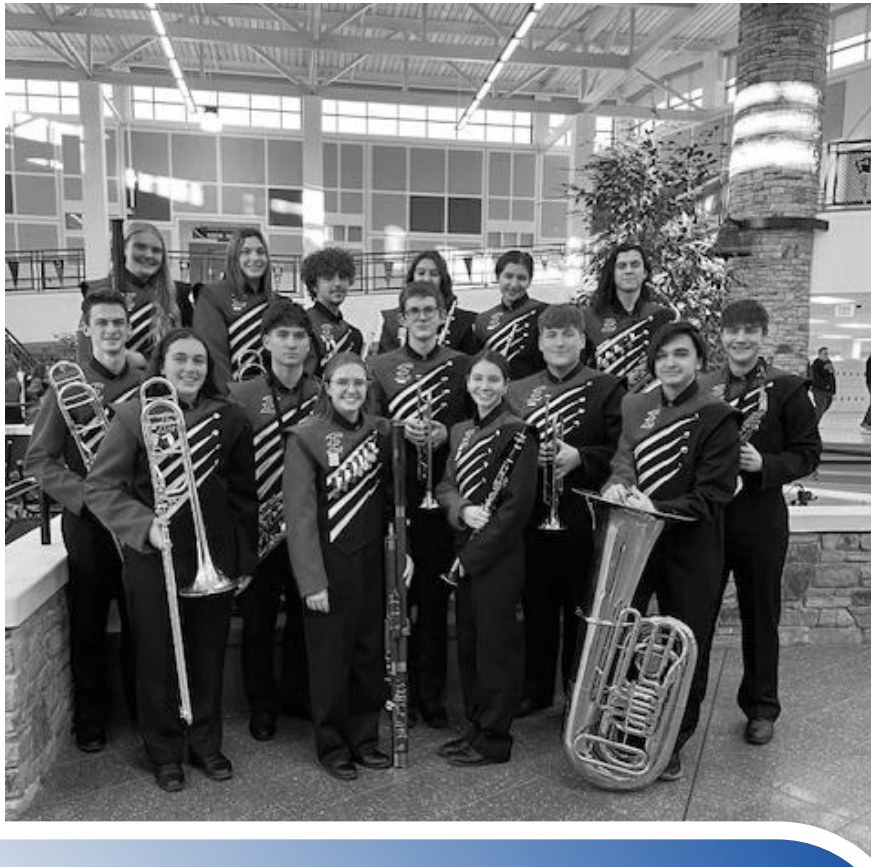




ELIZABETHTOWN AREA SCHOOL DISTRICT

MARCH 10, 2026



Comparison Matrix

Maintenance & Repairs

Additions & Major Renovations

New MS/ HS Building

Priorities

Fix sanitary sewer piping



Fix/ simplify mechanical system



Replace/ provide new roofing system



Remove/ eliminate gas piping from roof



Address overall safety and security



Address enrollment



Improve traffic conditions on campus



Appropriate educational spaces for middle school



Appropriate educational spaces for high school



Provide site adjacencies and maintain fairgrounds



Require temporary classroom trailers for construction



Total Building Square Foot

433,150 sf

404,150 sf

375,000 sf

Square Foot Comparison to Existing

0 sf

-29,000 sf

-58,150 sf

Total Project Cost Range

\$107.5 - \$137.3 million

\$119.1 - \$143.5 million

\$159.4 - \$178.3 million

Potential Utility Costs per Year (Total MS/HS)

\$270,000 - \$300,000

\$240,000 - \$260,000

\$140, - \$160,000

Possible Utility Costs Savings (Current \$475,000)

+ \$175,000

+ \$215,000

+ \$315,000

Deciding Factors

- **Unforeseen conditions**
- **Disruption of education**
- **Construction duration**
- **First costs vs long-term costs**

First Costs

Building overall square footage

Building organization/ maintainability

Building envelope and insulation

Building mechanical systems

Long-Term Costs

Operational expenses

Staffing expenses

Energy/ utility annual expenses

Maintenance expenses

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	\$300,000– \$390,000

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

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

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