ECS Along the River Recommendation
ECS Board Meeting
June 17, 2026

We grow citizens.

Goal and Process

Goal: Create a long-term, sustainable K-12 facility solution that lifts up our mission of educating each student to high academic standards using innovative curricula that will foster knowledge, love of, and respect for the environment and preserve it for future generations.

- Currently own 826 Milton (Intermediate)
- Currently lease 309 South Braddock (Primary), 5525 Columbo (Middle), 1148 Chislett (High)
- Fall 2024 - began exploring options for possible locations for a middle and a high and began considering possible co-location of middle and high school
- Winter 2025 - solicited proposals from property owners
- Spring 2025 - reviewed ~19 and visited and considered ~10 sites
- October & November 2025 - preliminarily recommend 743 Technology Drive
- June 2026 - recommend 743 Technology Drive for ECS Middle and High School
- **August 2027 -** on a path for possible opening

Guided by Our Values: Facility Criteria

Environment

- Programmable Space: Academic and Innovative
- Building Design (Green & Values Aligned)
- Building Infrastructure (Quality / Shell)

Equity

- Equitable Access Across the City of Pittsburgh
- Public Transportation Access
- Access to Outdoor and Green Space
- Community Partner Access

Collaboration

- Staff Collaboration
- District / Community
- Staff & Family Retention
- Lease Cost
- Tenant Improvement Allowance
- Ownership Group

ECS along the Monongahela River – 743 Technology Drive (15219)



ECS along the Monongahela River

Lease Terms

- Term
  - 20 years with two renewal options – 5 and 4 years respectively (29 years total)
- Base Lease Rate
  - $23.50 per square foot (current sf = 92,119)
  - 2.5% escalation rate
  - $2.16M in Y1 and $3.46M in Y20
- Operating Expenses
  - Real estate tax ($322,000)
  - Parking – still need to negotiate with URA
- ECS will not take possession until June 1, 2027 **AND**
  - Zoning variance granted and Act 2 certification received
  - Construction completed

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Lease Negotiations

- ECS & Elmhurst met on June 17
- Main Topics
  - Financing
  - Green Space
  - Lease Start
- Draft by June 22



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Design Documents – June 12 Guaranteed Maximum Price – July 3



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Zoning & Environmental Approval

- Zoning
  - Community Meeting – June 8
  - Zoning Board Hearing – July 9

- Act 2 Certification for the site on which the building sits
  - Comfort letter issued – April 2026
  - Final Approval – estimated end of first quarter 2027



ECS along the Monongahela River

Timeline

Board Review Process and Construction Start Date:

- Design Documents
  June 12
- Refined Cost Estimate June 19
- Final Lease Terms
  June 22
- Guaranteed Max Price July 3
- Finance Option
  July 3
- Final Lease
  July 3



ECS along the Monongahela River

Special Board Meeting to be held:

Tuesday, July 14, 5:30 p.m.
at ECS Middle School

