



Strath Haven High School - Addition & Renovations

Schematic Design
September 15, 2026

kcb[^]
Architects





Introductions

CHA Solutions

- Jamie Lynch and Henry Guarriello



KCBA Architects

- Mike Kelly





Progress Update

- **Schematic Design Phase**
 - June Facilities Committee Update
 - Developed Schematic Design of proposed renovations and academic addition
 - Bi-Weekly Design Meetings w/ Administration
 - September Facilities Committee & Board Meetings



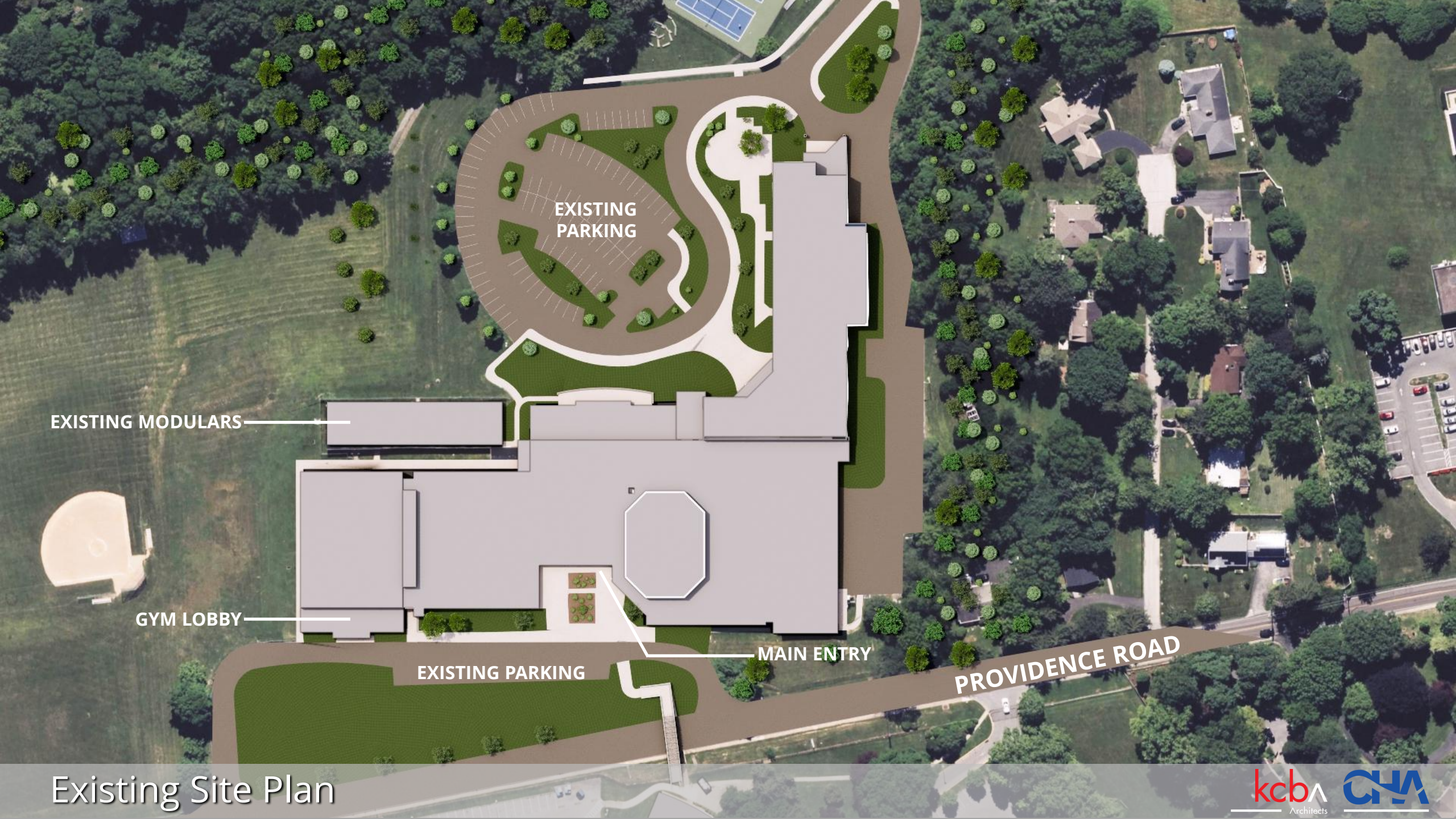
Schematic Design





Project Priorities

- Safe, warm, dry infrastructure
- Permanent educational space to replace modular classrooms
- Key interior renovations that benefit students and teachers



EXISTING
PARKING

EXISTING MODULARS

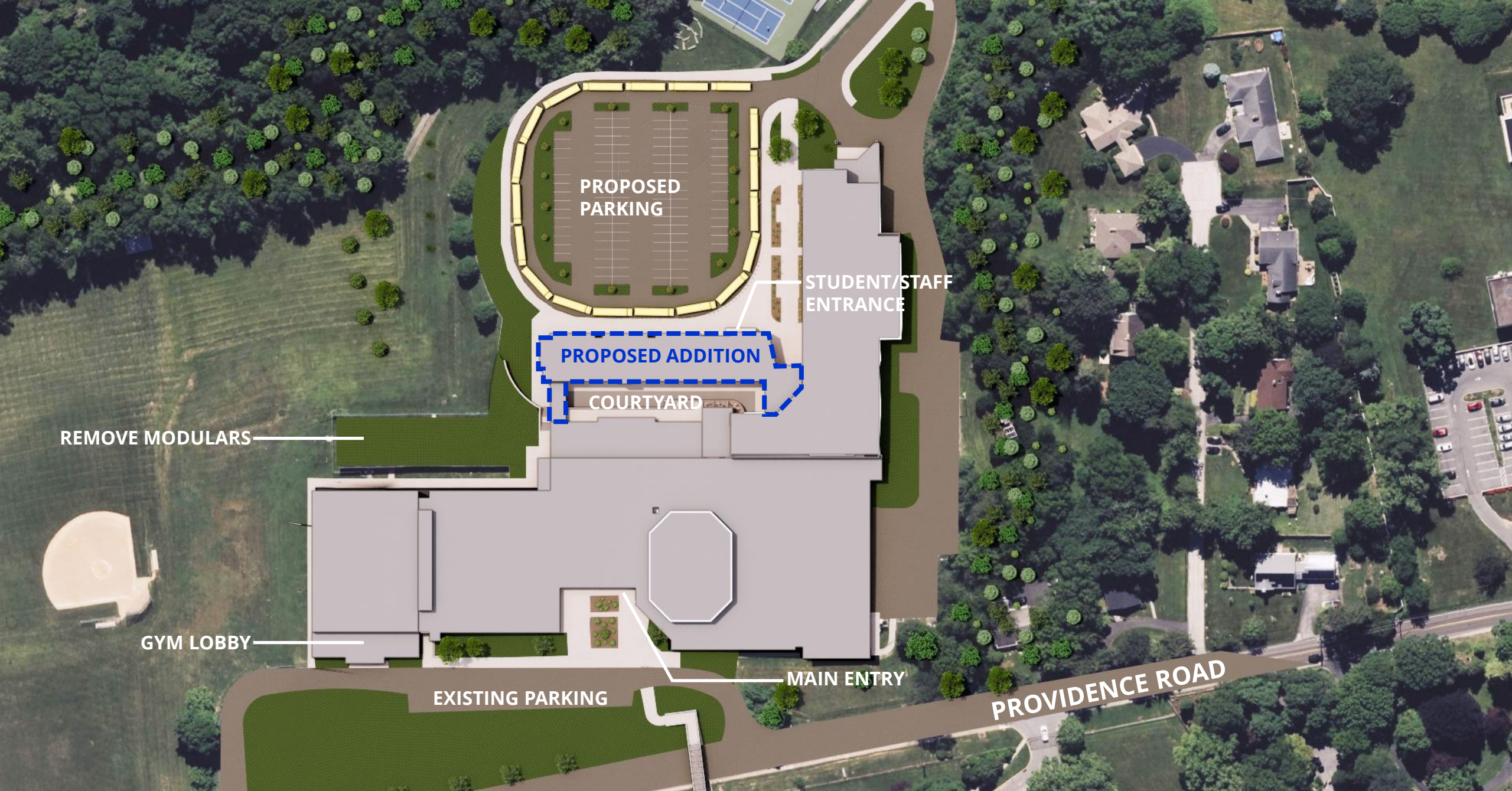
GYM LOBBY

EXISTING PARKING

MAIN ENTRY

PROVIDENCE ROAD

Existing Site Plan



REMOVE MODULARS

PROPOSED
PARKING

PROPOSED ADDITION

COURTYARD

STUDENT/STAFF
ENTRANCE

GYM LOBBY

EXISTING PARKING

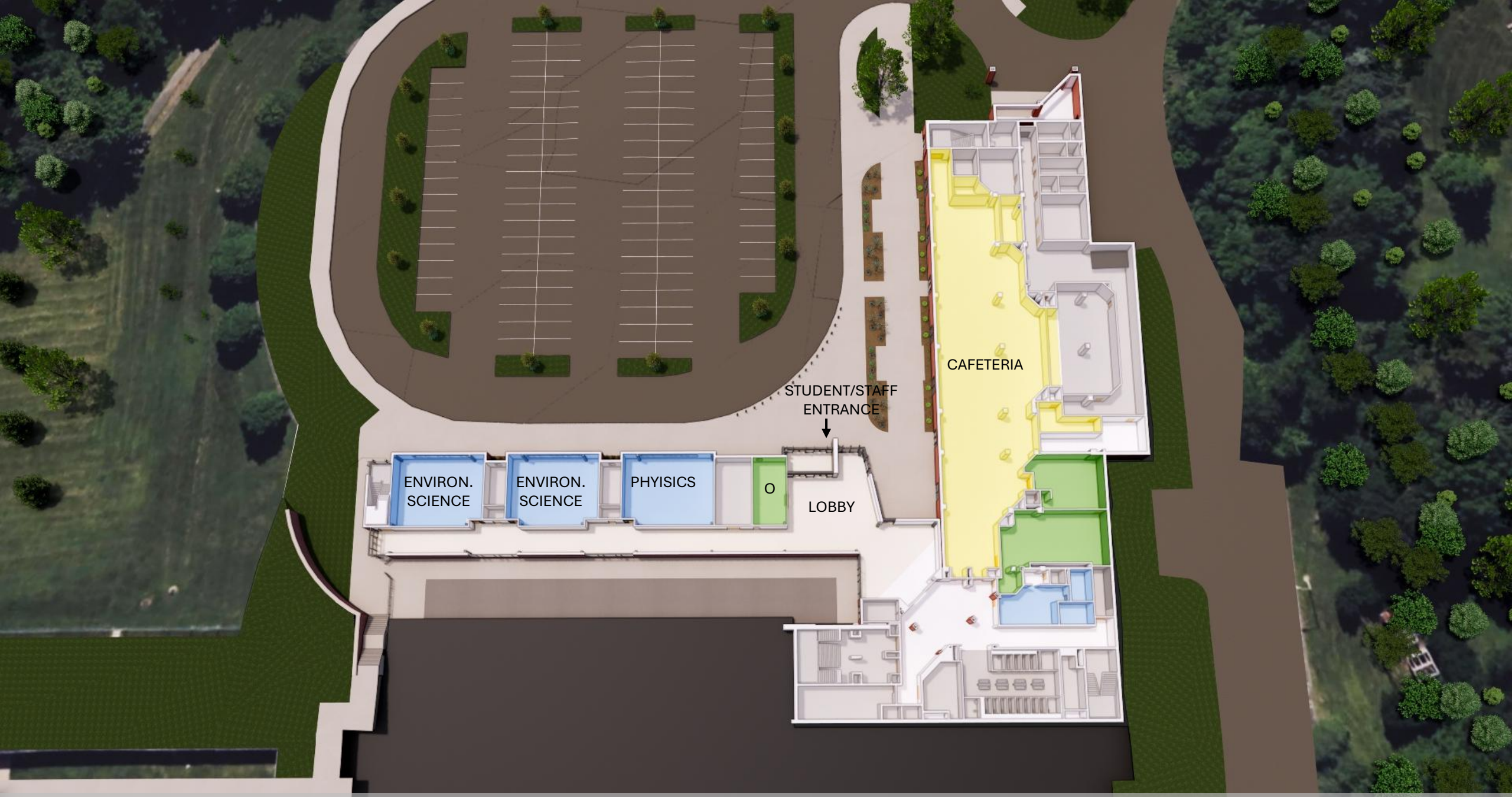
MAIN ENTRY

PROVIDENCE ROAD

Proposed Site Plan



Existing First Floor



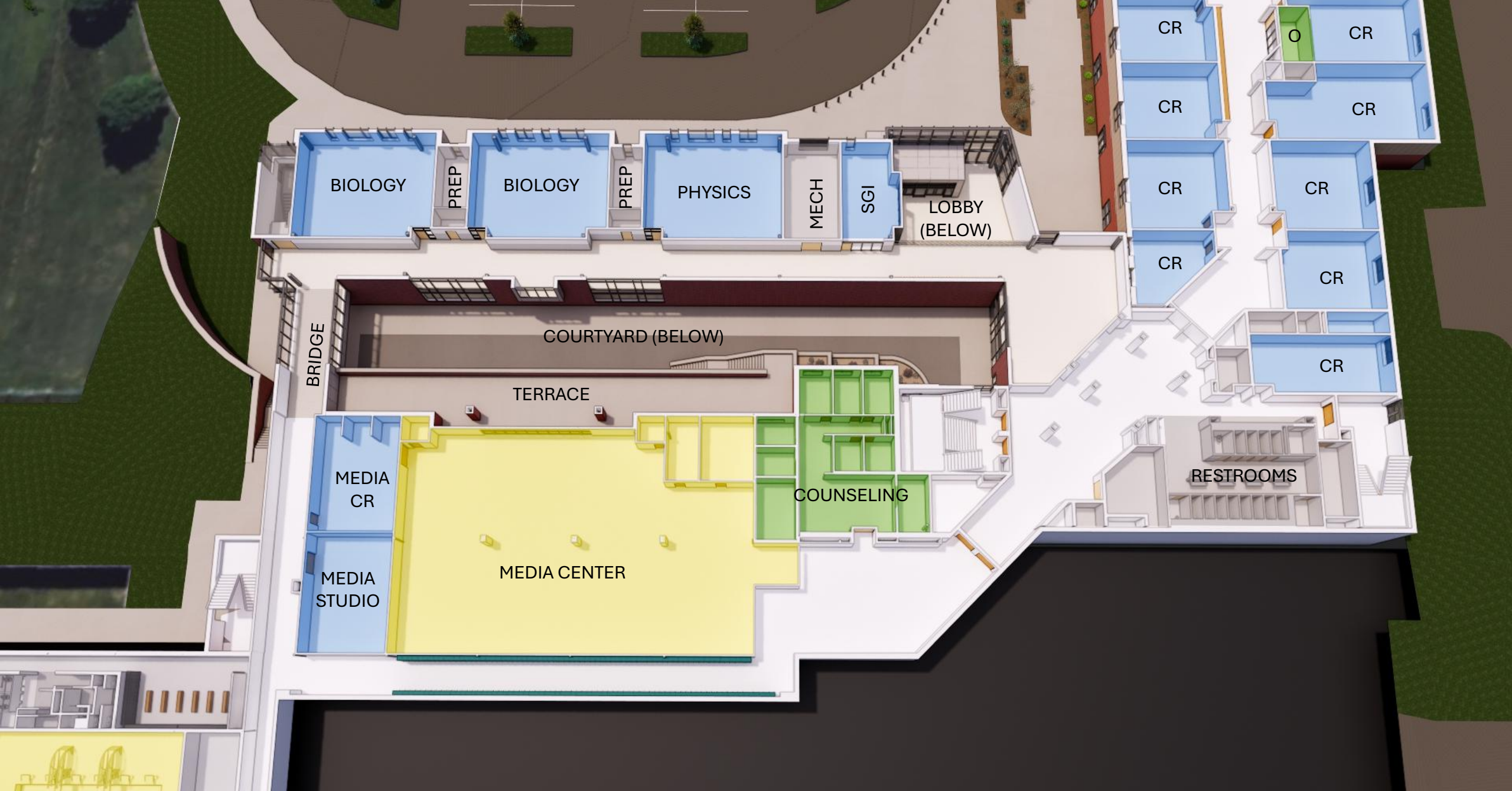
Proposed First Floor



Proposed First Floor



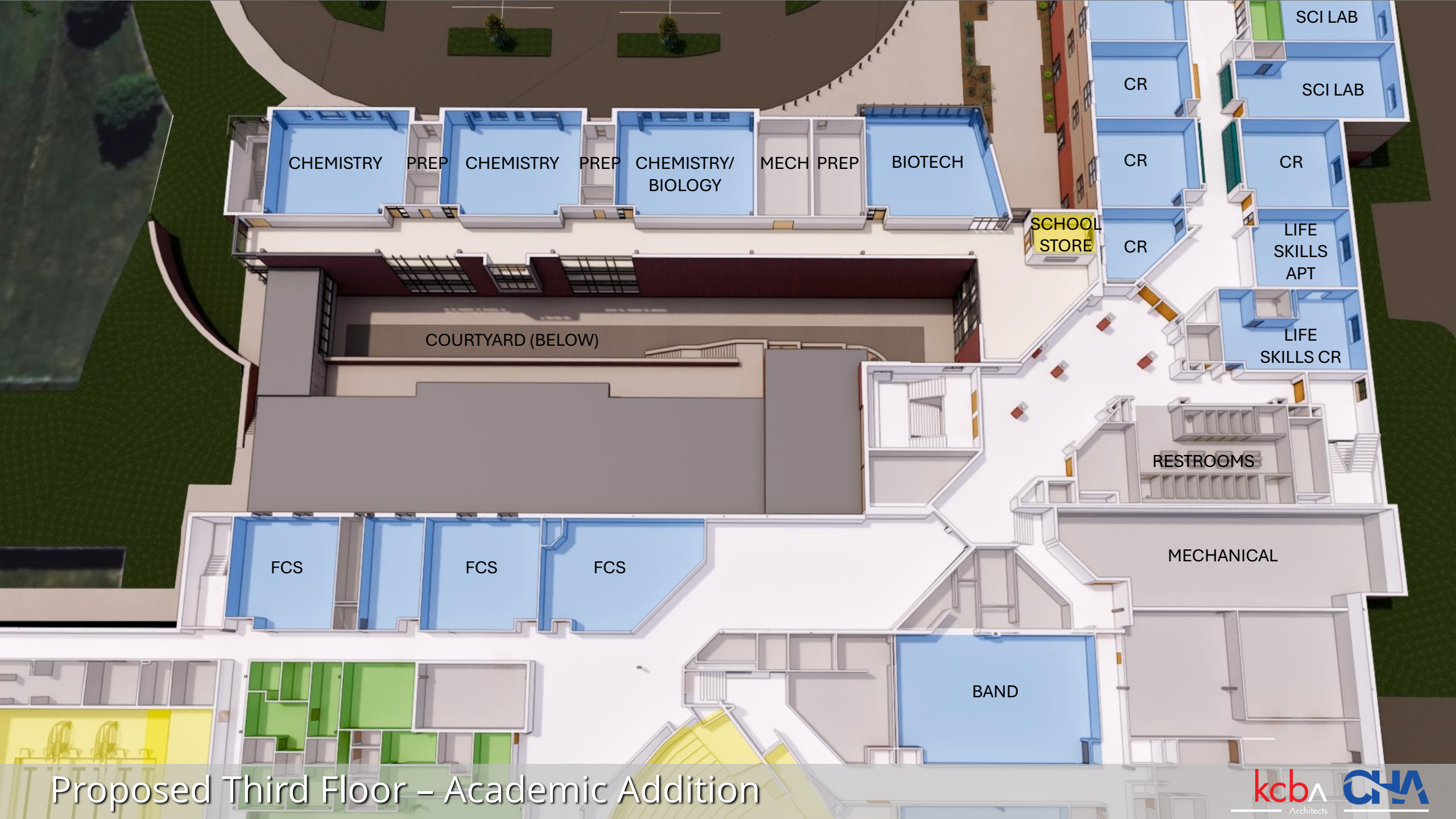
Existing Second Floor



Proposed Second Floor – Academic Addition



Existing Third Floor



CHEMISTRY

PREP

CHEMISTRY

PREP

CHEMISTRY/
BIOLOGY

MECH PREP

BIOTECH

SCHOOL
STORE

CR

SCI LAB

SCI LAB

CR

CR

LIFE
SKILLS
APT

LIFE
SKILLS CR

COURTYARD (BELOW)

RESTROOMS

MECHANICAL

FCS

FCS

FCS

BAND

Proposed Third Floor – Academic Addition



View of Student & Staff Entrance - Existing



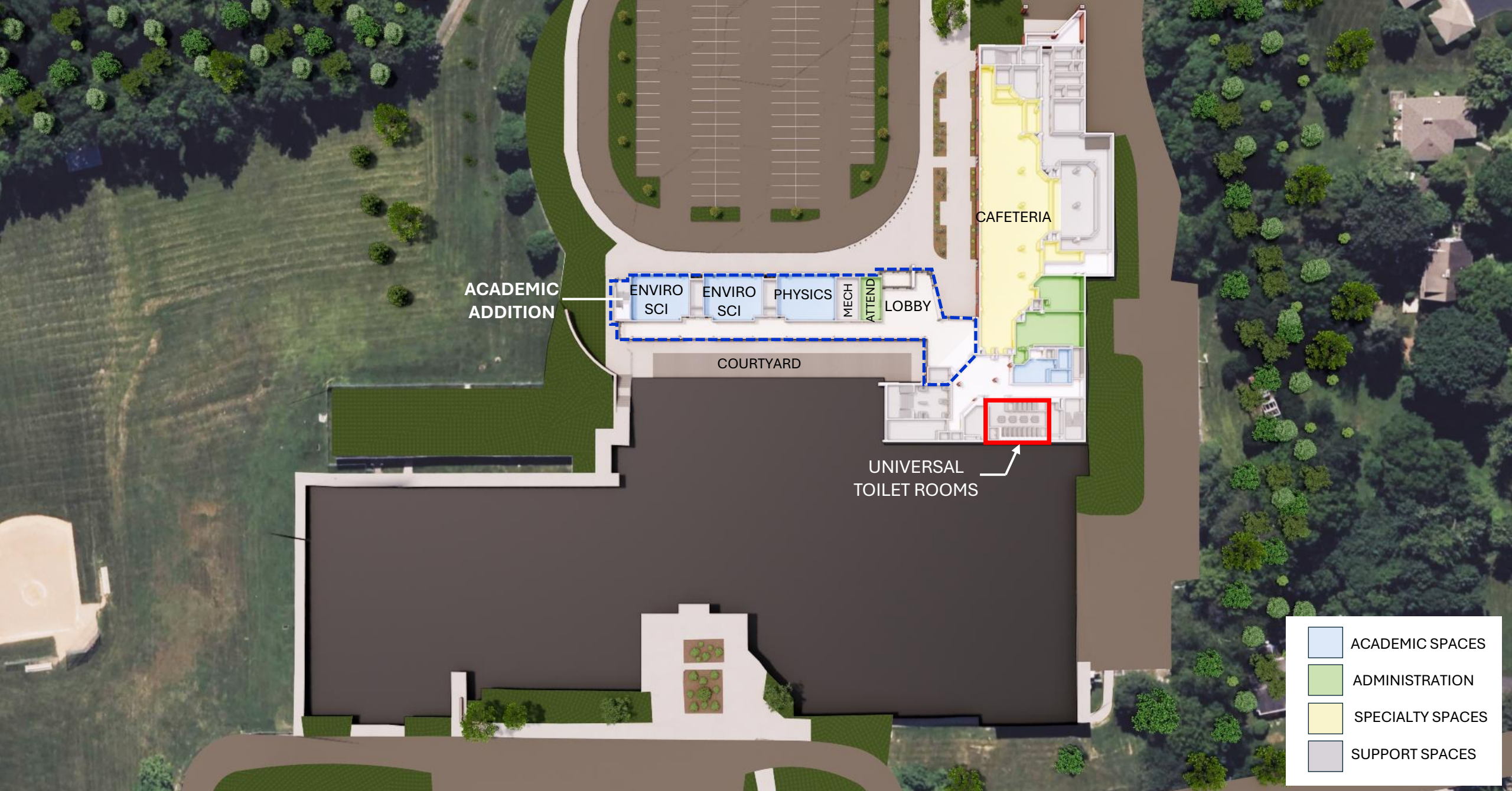
View of Student & Staff Entrance - Proposed



View of Student & Staff Entrance - Proposed



View from 2nd floor connecting bridge



ACADEMIC
ADDITION

ENVIRO
SCI

ENVIRO
SCI

PHYSICS

MECH

ATTEND

LOBBY

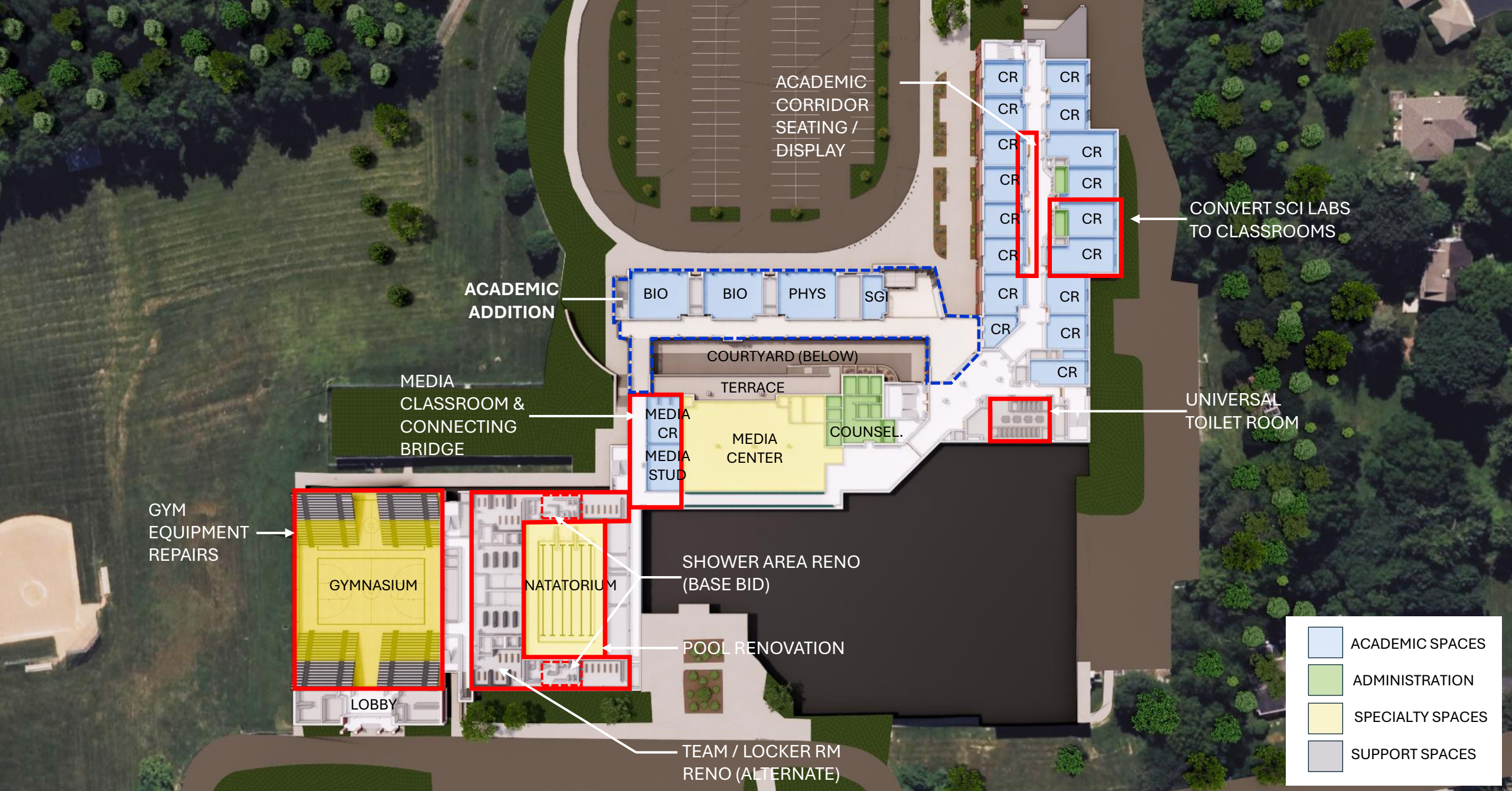
CAFETERIA

COURTYARD

UNIVERSAL
TOILET ROOMS

- ACADEMIC SPACES
- ADMINISTRATION
- SPECIALTY SPACES
- SUPPORT SPACES

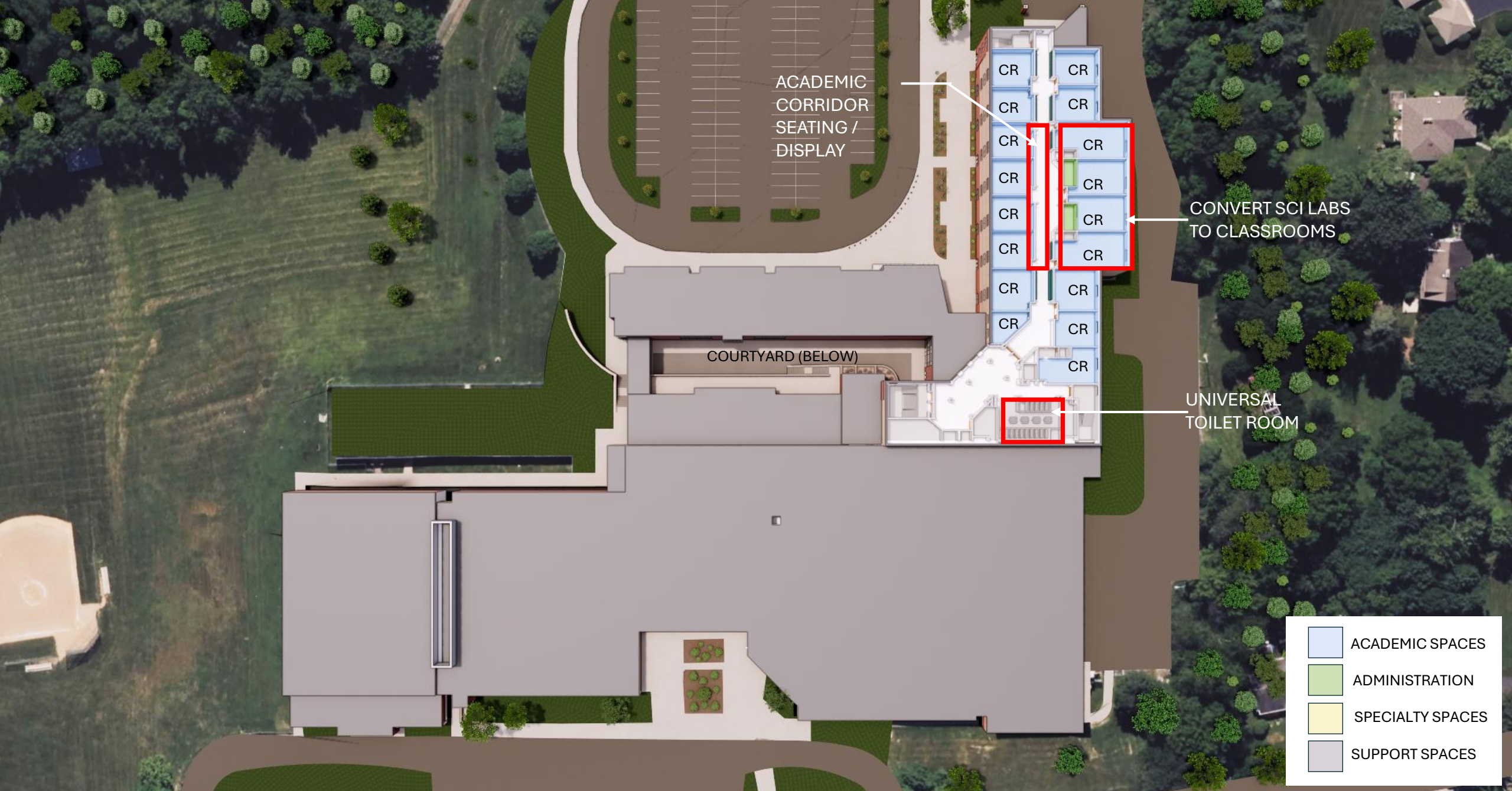
Proposed First Floor Plan – Addition & Renovations



Proposed Second Floor Plan – Addition & Renovations



Proposed Third Floor Plan – Addition & Renovations



ACADEMIC
CORRIDOR
SEATING /
DISPLAY

COURTYARD (BELOW)

CONVERT SCI LABS
TO CLASSROOMS

UNIVERSAL
TOILET ROOM

- ACADEMIC SPACES
- ADMINISTRATION
- SPECIALTY SPACES
- SUPPORT SPACES

Proposed Fourth Floor Plan - Renovations



LIFE SKILLS
MAIN ENTRY →

KITCHEN

LIFE SKILLS
APARTMENT

TOILET

LAUNDRY

LIFE SKILLS
CLASSROOM

SECONDARY
ENTRY/EXIT →

Proposed Life Skills Expansion



SECONDARY
ENTRY/EXIT

LAUNDRY

TOILET

LIFE SKILLS
CLASSROOM

LIFE SKILLS
MAIN ENTRY

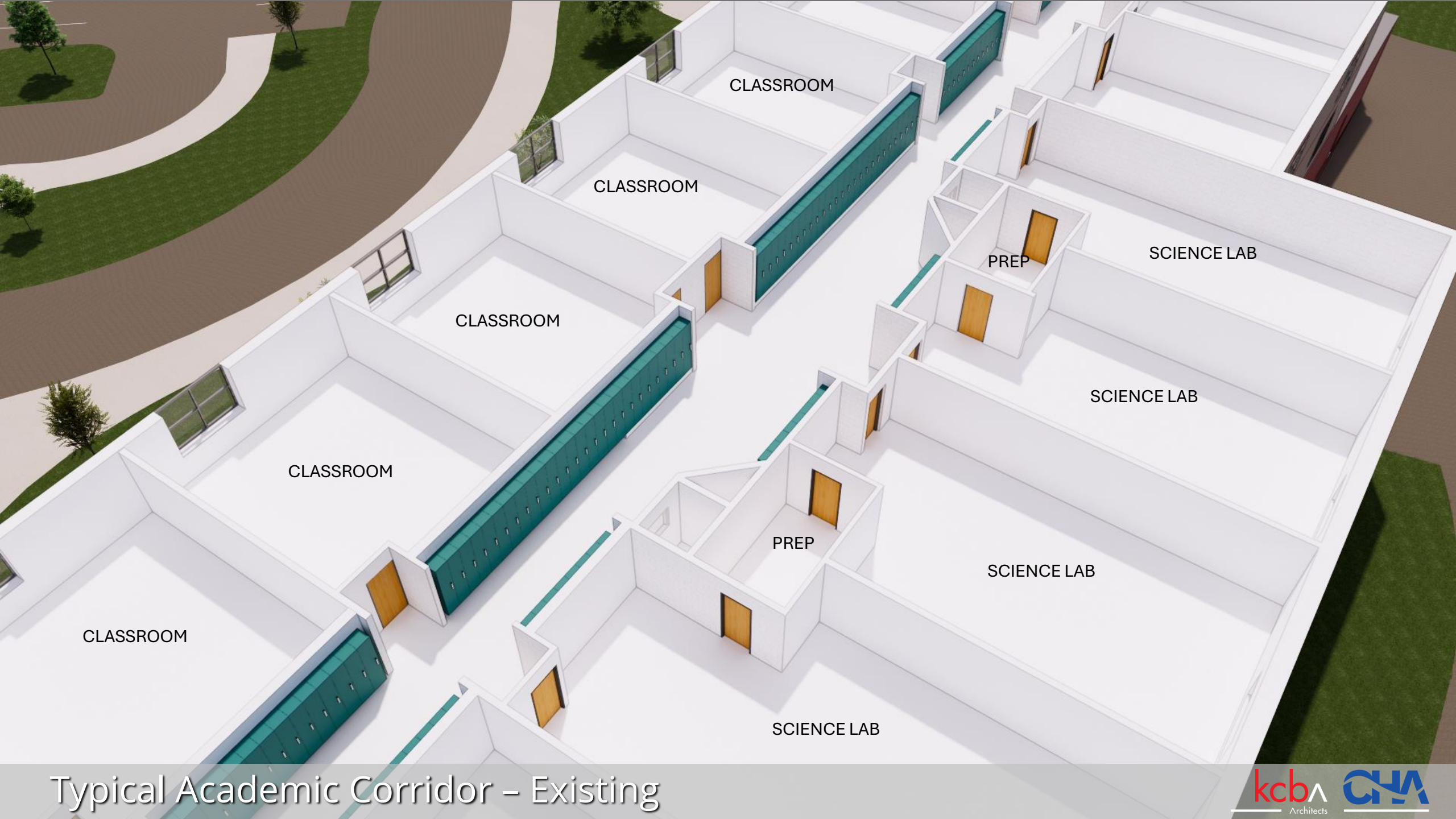
KITCHEN

LIFE SKILLS
APARTMENT

Proposed Life Skills Expansion



Proposed Toilet Room Renovations



CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

CLASSROOM

PREP

SCIENCE LAB

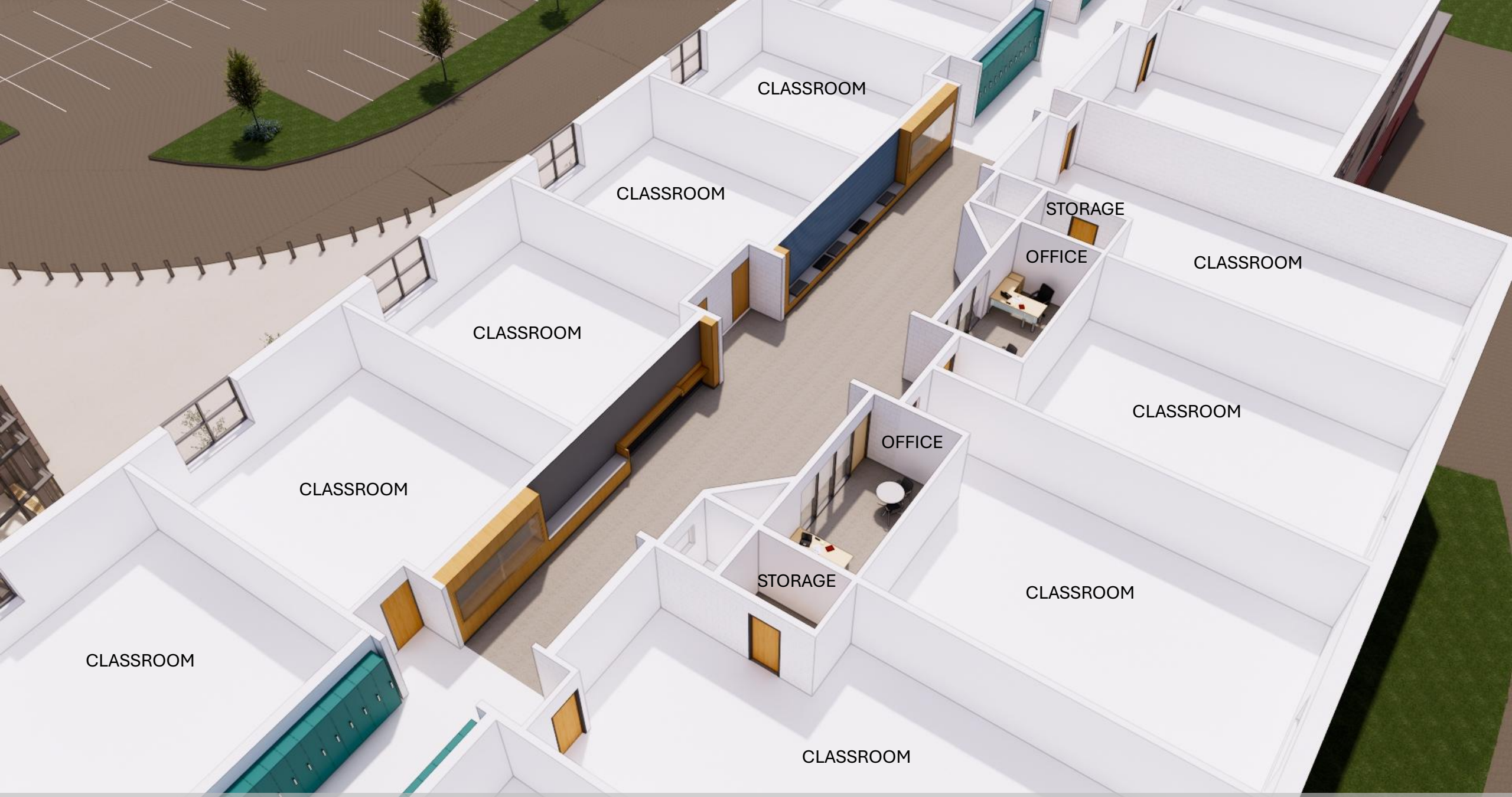
SCIENCE LAB

PREP

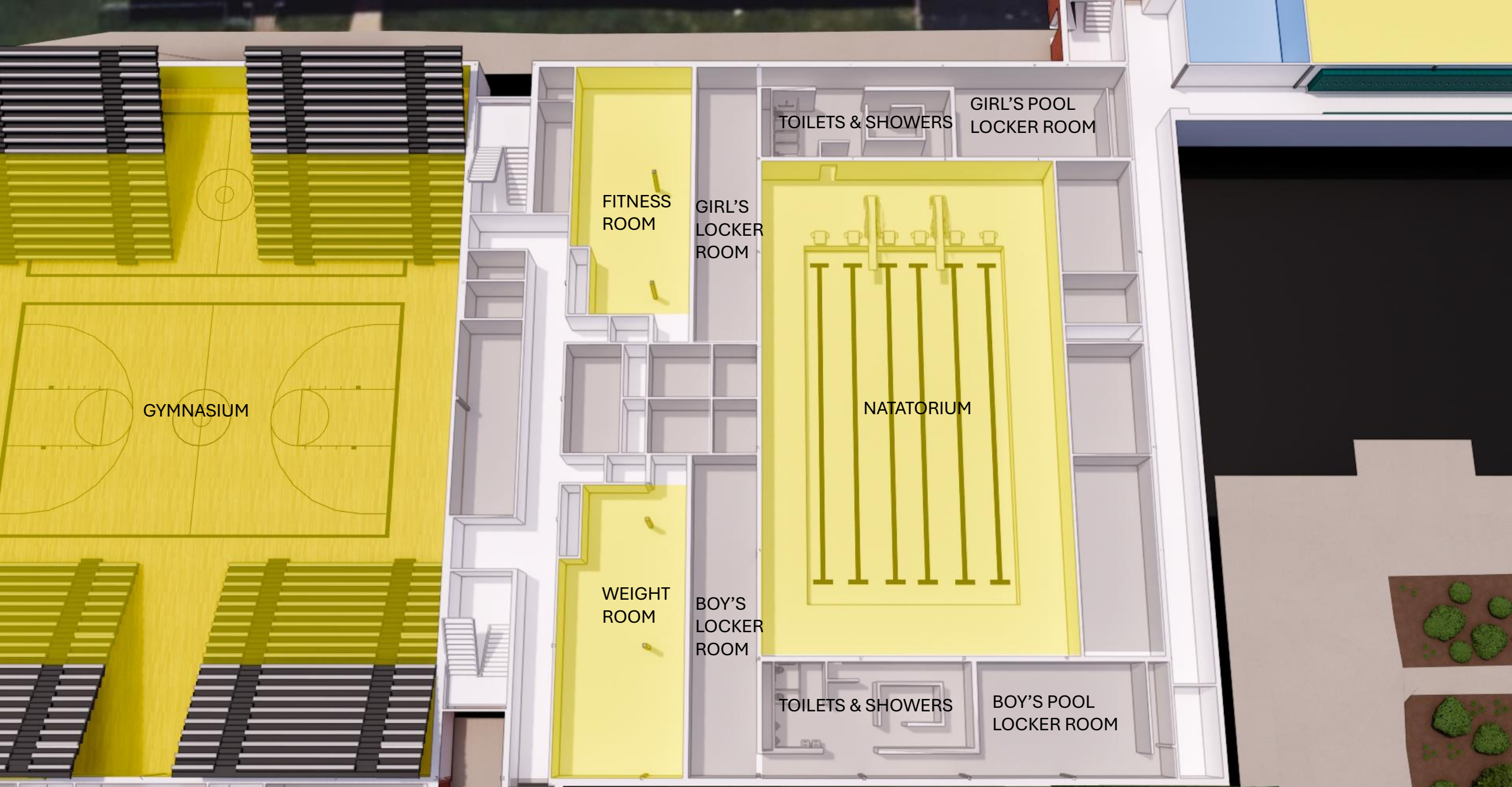
SCIENCE LAB

SCIENCE LAB

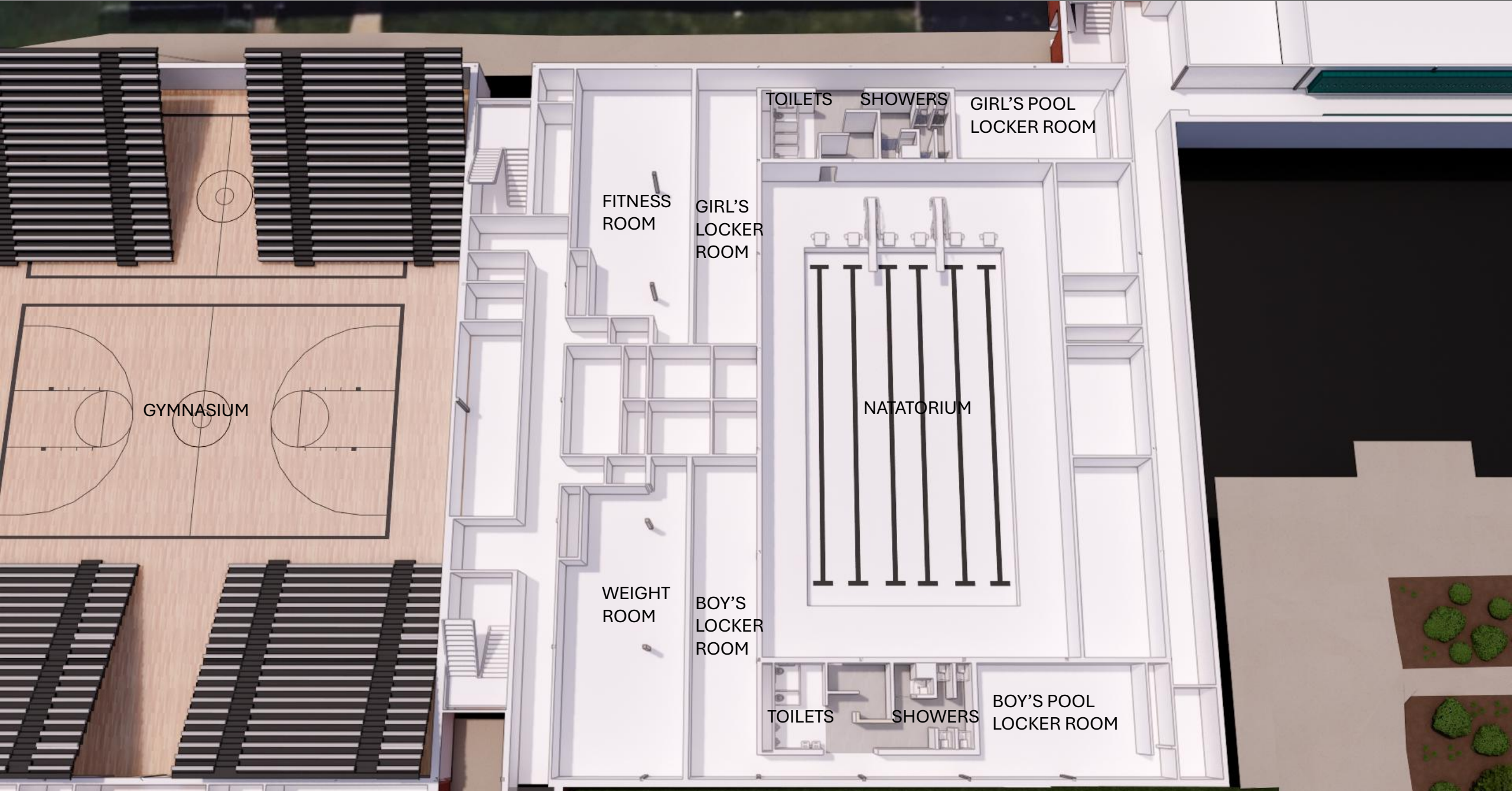
Typical Academic Corridor – Existing



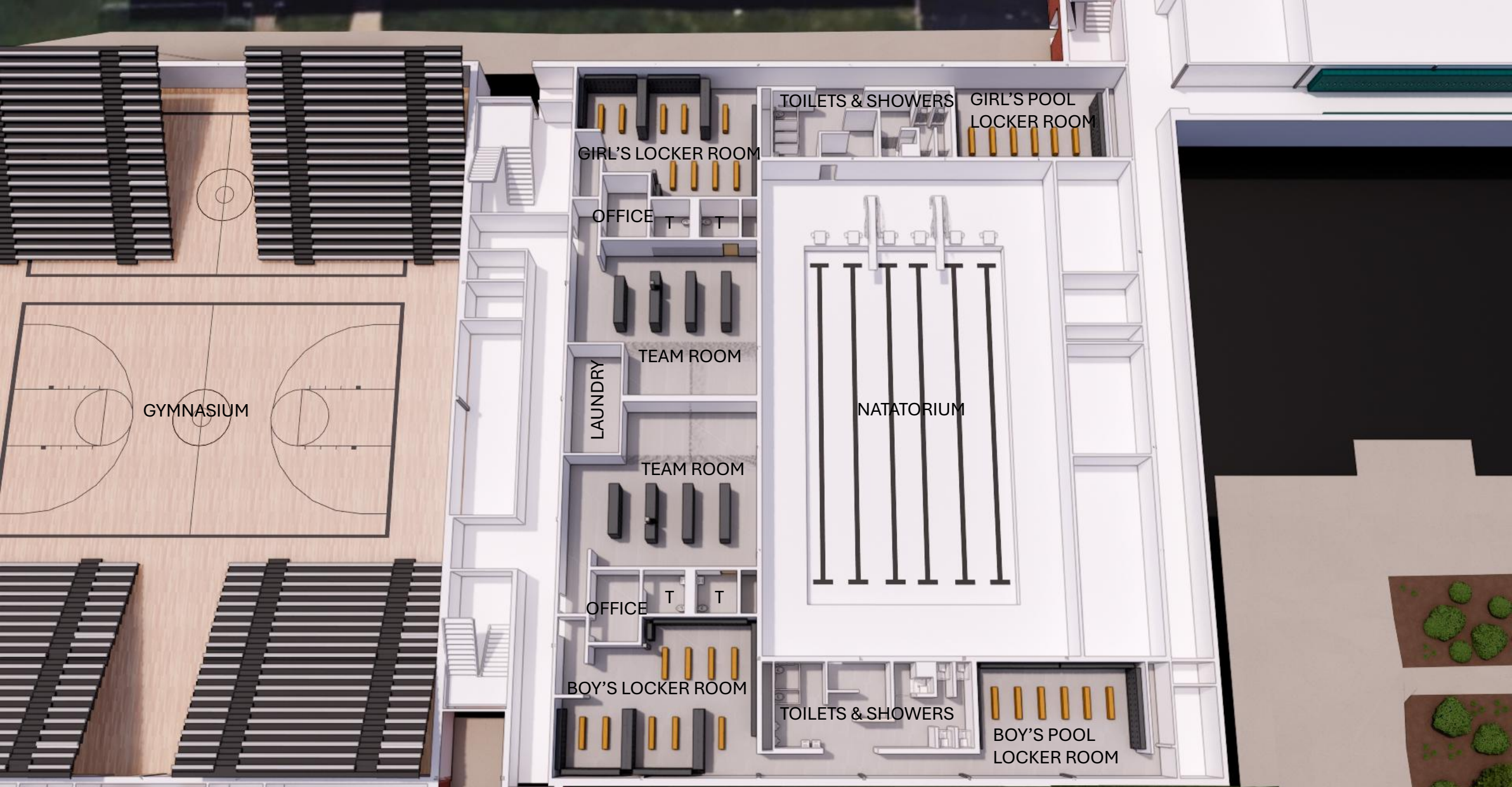
Typical Academic Corridor – Proposed



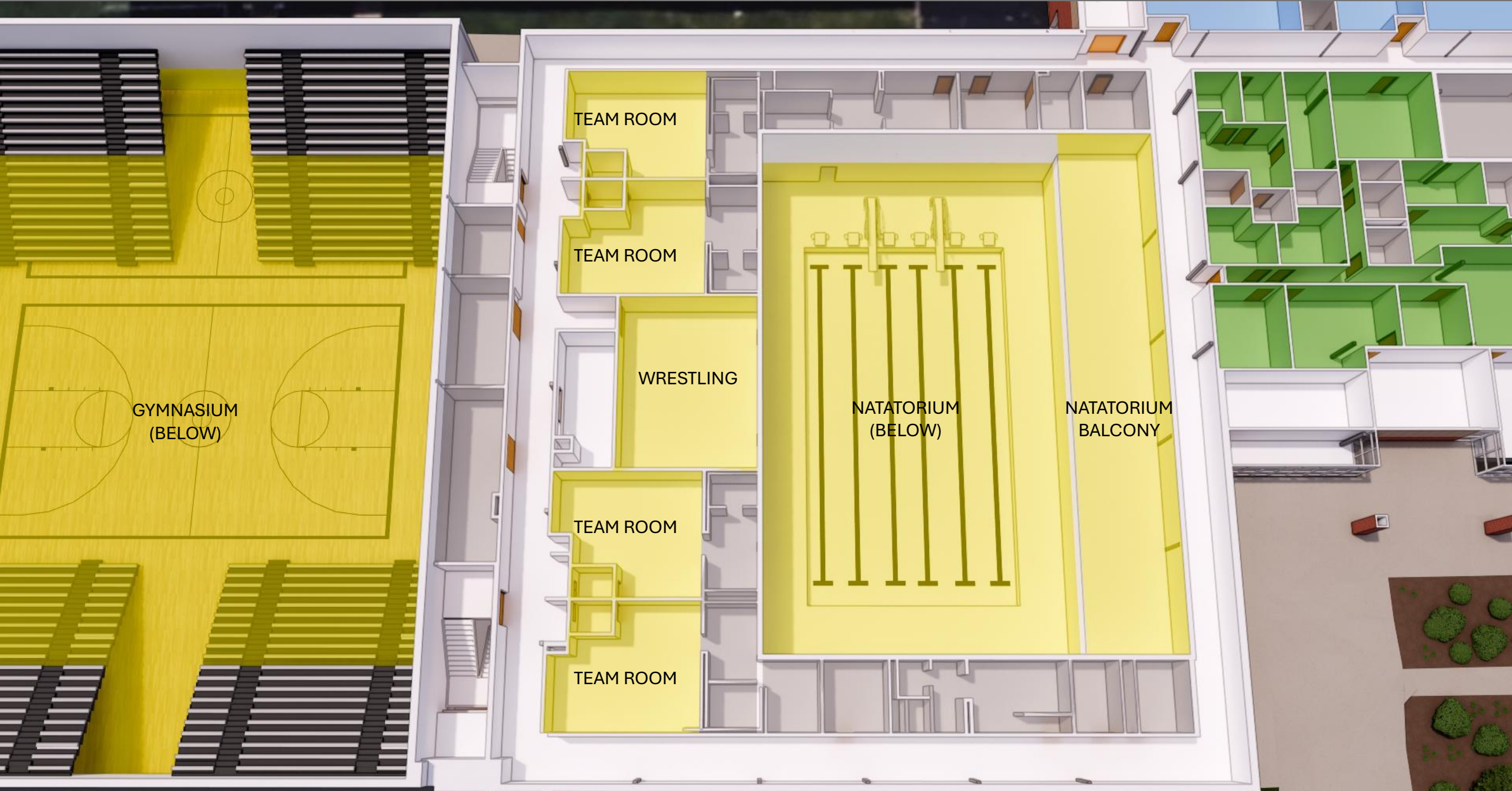
Existing Second Floor – PE/Athletics



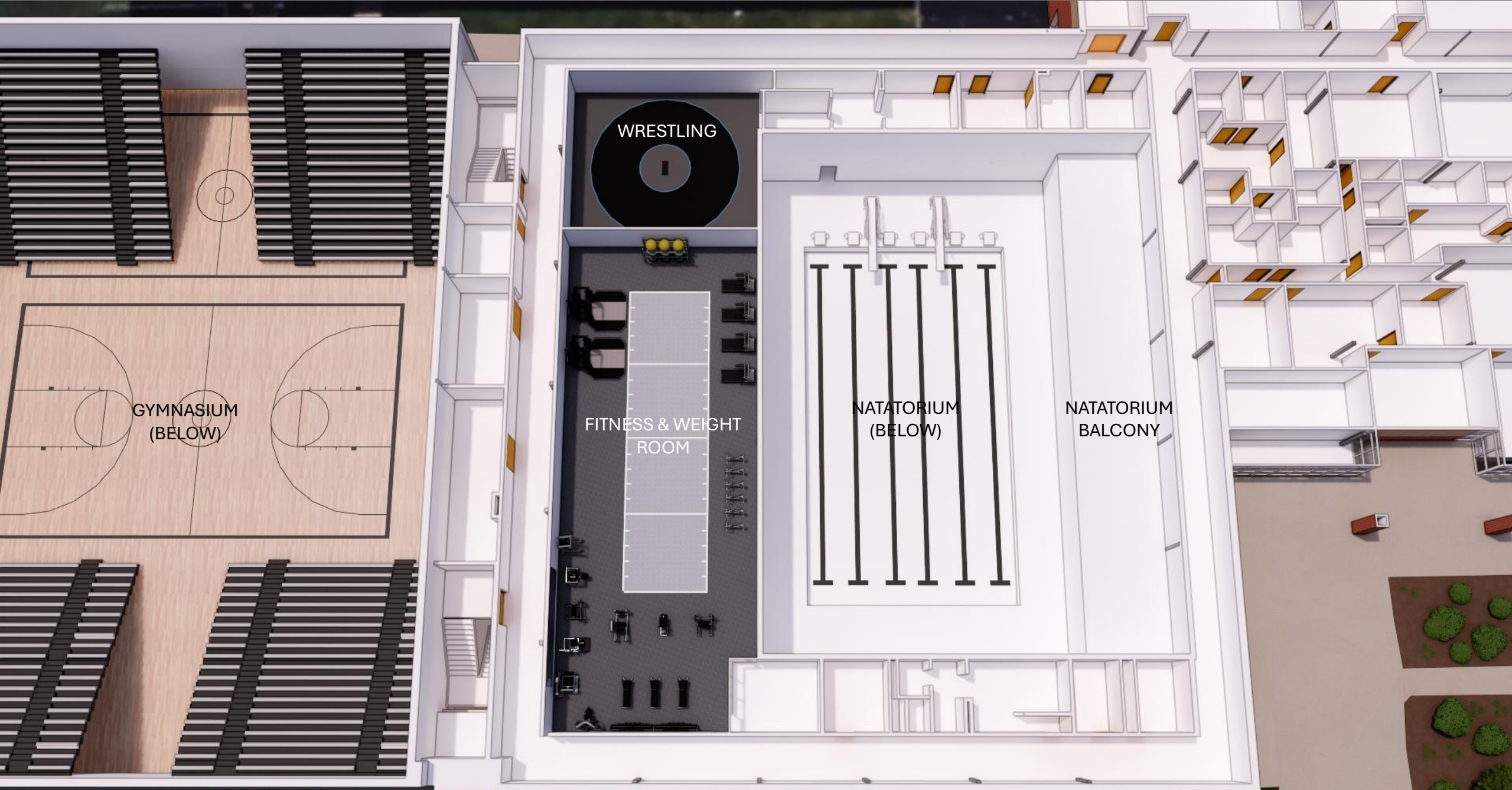
Proposed Second Floor (Base Bid) - Shower Renovation Only



Proposed Second Floor (Alternate) – Locker & Team Rooms



Existing Third Floor – PE/Athletics



Proposed Third Floor (Alternate) – Fitness/Weight & Wrestling Rooms



Schematic Budget & Schedule





Project Schedule

	2026				2027					2028					2029					2030					2031															
ACTIVITY	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
DESIGN PHASE																																								
BIDDING																																								
DESIGN & BID 2027 PROJECTS																																								
ROOF AND AUDITORIUM WORK																																								
INSTALL ISOLATION VALVES																																								
CONSTRUCT NEW ADDITION																																								
PHASE 1 RENOVATIONS																																								
PHASE 2 RENOVATIONS																																								
PHASE 3 RENOVATIONS																																								
PHASE 4 RENOVATIONS																																								
PHASE 5 RENO'S (IF NEEDED)																																								
NATATORIUM RENOVATION																																								



Schematic Budget

Item	Budget
CONSTRUCTION COSTS	
Building addition @ \$500/SF	\$ 18,100,000
Building Architectural Renovation	\$ 5,000,000
Roof replacement	\$ 7,000,000
Existing MEP renovation	\$ 20,000,000
Gymnasium	\$ 2,000,000
Natatorium/Locker Room base bid	\$ 4,000,000
Sitework	\$ 3,000,000
Subtotal Construction	\$ 59,100,000
Auditorium stand alone work	\$ 1,000,000
Phasing Contingency	\$ 1,000,000
Design Contingency	\$ 2,955,000
Emergency responder 800MHz system	\$ 200,000
TOTAL CONSTRUCTION COSTS	\$ 64,255,000



Schematic Budget

Item	Budget
SOFT COSTS	
Design and CM services	
Architect fees	\$3,694,663
Land Development & Site scope	\$175,000
Off-Site Traffic Design Allowance	\$30,000
Building scan, underground utility scan	\$100,000
CM Services - Design Phase	\$280,000
CM Services -Construction Phase	\$2,200,000
Investigations and Testing	\$555,000
Permits and Fees	\$1,000,000
Furniture, Fixtures, Equipment & Misc	\$2,760,000
Contingency for Construction	\$1,000,000
Financing (incl in debt service plan)	
TOTAL SOFT COSTS	\$11,794,663

We still have work to do!

*Construction Costs of **\$64.25M** + Soft Costs of **\$11.75M** = ***76M**

This exceeds the approved Capital Plan Project Cost of **\$70M**



Next Steps

- September 28th School Board Consideration
- Proceed with Design Development
- Prepare documentation for early construction packages