



# Proposed Long Range Facility Plan - Phase I

## Overview

Over the last several years, Eaton School District Re-2 has worked closely with professional demographers, planners, architects, cost specialists, and educational specialists to develop Phase I of a Proposed Long Range Facility Plan for the District. Through numerous meetings, collaboration with planning committees, and community input gathered from public presentations, many options were explored to address Safety and Security concerns, existing building infrastructure challenges, future educational programming, and the impacts of increased enrollment.

The following document summarizes the District’s proposed direction for all of Eaton Re-2’s current and future facilities. This current Phase I Plan—developed by the Long Range Facilities Planning Committee and maintained within the District’s bonding capacity—was determined to be the most feasible plan that would best address student safety and security, deferred maintenance, educational programming, and increasing enrollment.

## Estimated Bond Investment by Project

<b>New Eaton High School (EHS)</b>	<b>\$ 63,077,649</b>
<b>Eaton Middle School (EMS)</b>	
Convert existing HS building to EMS	\$ 26,329,916
<b>Eaton Elementary School (EES)</b>	
Convert existing MS building to EES	\$ 9,755,486
Decommission existing school and site	\$ 295,000
<b>Benjamin Eaton Elementary School (BEES)</b>	\$ 451,971
<b>Galeton Elementary School (GES)</b>	\$ 696,500
<b>New Transportation Facility</b>	\$ 2,544,000
<b>Soft Costs</b>	\$ 25,787,630
Soft costs include design, legal, permitting, and utility fees, land purchases, land surveys, abatement, contingency, FF&E (furniture, fixtures, and equipment), technology equipment, and other required consultants	
<b>Less BEST Grant Funds received</b>	\$ (438,152)

**Total Bond Request: \$ 128,500,000**



## New Eaton High School



\*Conceptual Image of Career-Technical Education Wing

### Project Summary

The overall goal of building a new High School is to expand the District's enrollment capacity to provide additional room for growth. The current capacity of the existing High School (HS) is 550, with an enrollment of 558. The current HS (inclusive of it's out-buildings) is 126,000 SF and the site is 22 acres. The New High School would increase the size to 165,000 SF, on a 60-acre site (District owned land south of the Rec Center), for 800 students. The building and site will be planned to have future additions that will allow the enrollment to increase to 1,200 students when needed. The new HS will have air conditioning in all classroom areas, a secure entrance, and appropriate safety and security systems.

The HS building program includes space for:

#### Core Academics

- English, World Languages, Social Studies, Math, and Special Education classrooms
- Student Commons and small group learning spaces
- Staff planning and workrooms

#### Science

- Chemistry, Biology, and Physical Science classrooms

#### Fine Arts

- Art, Vocal, and Band Classrooms
- Art and Music support spaces
- Auditorium with drama support spaces

#### Career-Technical Education

- Journalism and Business Classrooms
- Culinary Arts
- STEM
- Wood Shop
- Metal Shop
- Agriculture Lab and Greenhouse
- Career-Technical Support Spaces

#### Physical Education

- Main Gym
- Auxiliary Gym
- Wrestling Room
- Weight Room
- Locker Rooms and Coaches offices

#### Library

- Library and support spaces

#### Dining

- Cafeteria/Commons
- Kitchen
- Staff Break Room

#### Administration

- Administration Suite with Secure Entrance
- Counseling and Career Center Suite
- Nurse's Office, Treatment Area, and Restroom

#### Building Support

- Restrooms
- Custodial support
- Mechanical, Electrical, and Data Rooms

#### Site Amenities

- Stadium: including Competition Field, Track, Bleachers, Press Box, Concessions, Field Lighting, and Restrooms
- Baseball Field
- Softball Field
- Practice Fields
- Tennis Courts (Alternate)
- Parent and Bus Drop-off lanes
- Parking lots and Drives
- Landscaping

\*Conceptual design only. Design meetings will start in November. Contact [bmuse@eaton.k12.co.us](mailto:bmuse@eaton.k12.co.us) if interested in participating.



## Eaton Middle School (CONVERSION OF EXISTING HIGH SCHOOL)

### Project Highlights

#### ADDITIONS

- A. New Secure Main Entry and Hall
- B. New Two-Story Classroom Wing with Elevator

#### REMODELED SPACES

- C. Remodel Locker Rooms to Classrooms
- D. Enlarge and Remodel Admin, Counseling, and Nurse's Office
- E. Remodel into New Larger Classroom
- F. Remodel 1928 Wing to Support Proper Classroom Sizes

#### EXTERIOR WORK

- G. Wood Shop Yard
- H. New Parent Drop-Off and Parking at Front of Building
- I. Student Courtyard

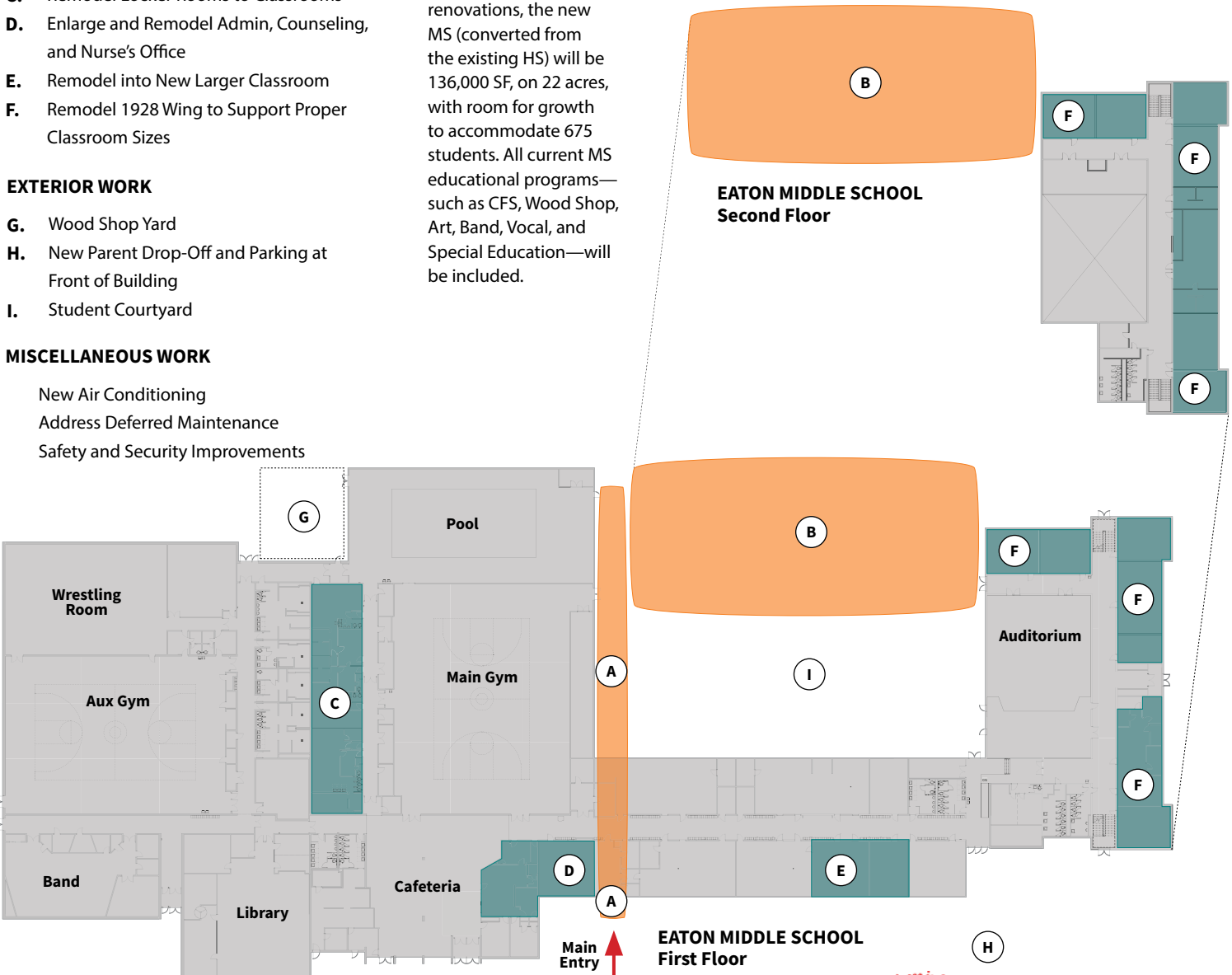
#### MISCELLANEOUS WORK

New Air Conditioning  
Address Deferred Maintenance  
Safety and Security Improvements

### Project Summary

Converting the existing High School into the Middle School (MS) will give the MS several advantages. The Middle School will now have an Auditorium, a second Gymnasium, a wrestling room, and a weight room. The campus will be consolidated for improved security. The multiple out-buildings will be removed and replaced with a single building so that students will not need to go outside to other buildings between classes. There will be a new secure building entrance and corresponding renovations and additions to the office area. Deferred maintenance, safety and security, and site drainage items will also be addressed. Air Conditioning will be added for the new and existing classrooms. The current Middle School is 68,000 SF, on 13 acres, with a student capacity of 490.

With additions and renovations, the new MS (converted from the existing HS) will be 136,000 SF, on 22 acres, with room for growth to accommodate 675 students. All current MS educational programs—such as CFS, Wood Shop, Art, Band, Vocal, and Special Education—will be included.



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EHS

EMS

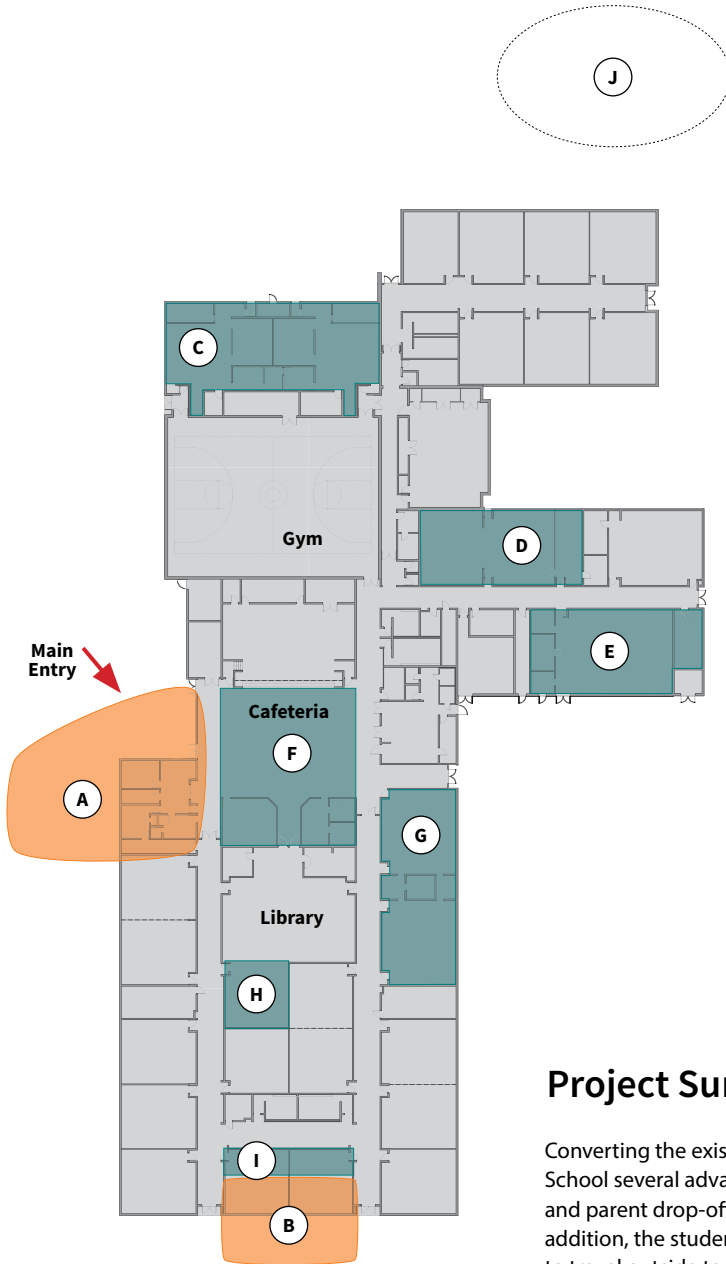
**EES**

BEES

GES

## Eaton Elementary School (CONVERSION OF EXISTING MS)

Grades K-5



### Project Highlights

#### ADDITIONS

- A. Provide Secure Entrance, Enlarge and Remodel Admin, Counseling, and Nurse's Office.
- B. Enlarge Classrooms (Alternate)

#### REMODELED SPACES

- C. Remodel Locker Rooms into Classrooms and Support Space
- D. Remodel CFS into Classrooms
- E. Remodel Wood Shop into Classrooms
- F. Enlarge Cafeteria (Alternate)
- G. Remodel Science Area into Classrooms and Teacher/Student Support
- H. Remodel Portion of Library into STEM Classroom
- I. New Teacher Work Areas

#### EXTERIOR WORK

- J. New Playgrounds

#### MISCELLANEOUS WORK

New Air Conditioning  
Address Deferred Maintenance  
Safety and Security Improvements

### Project Summary

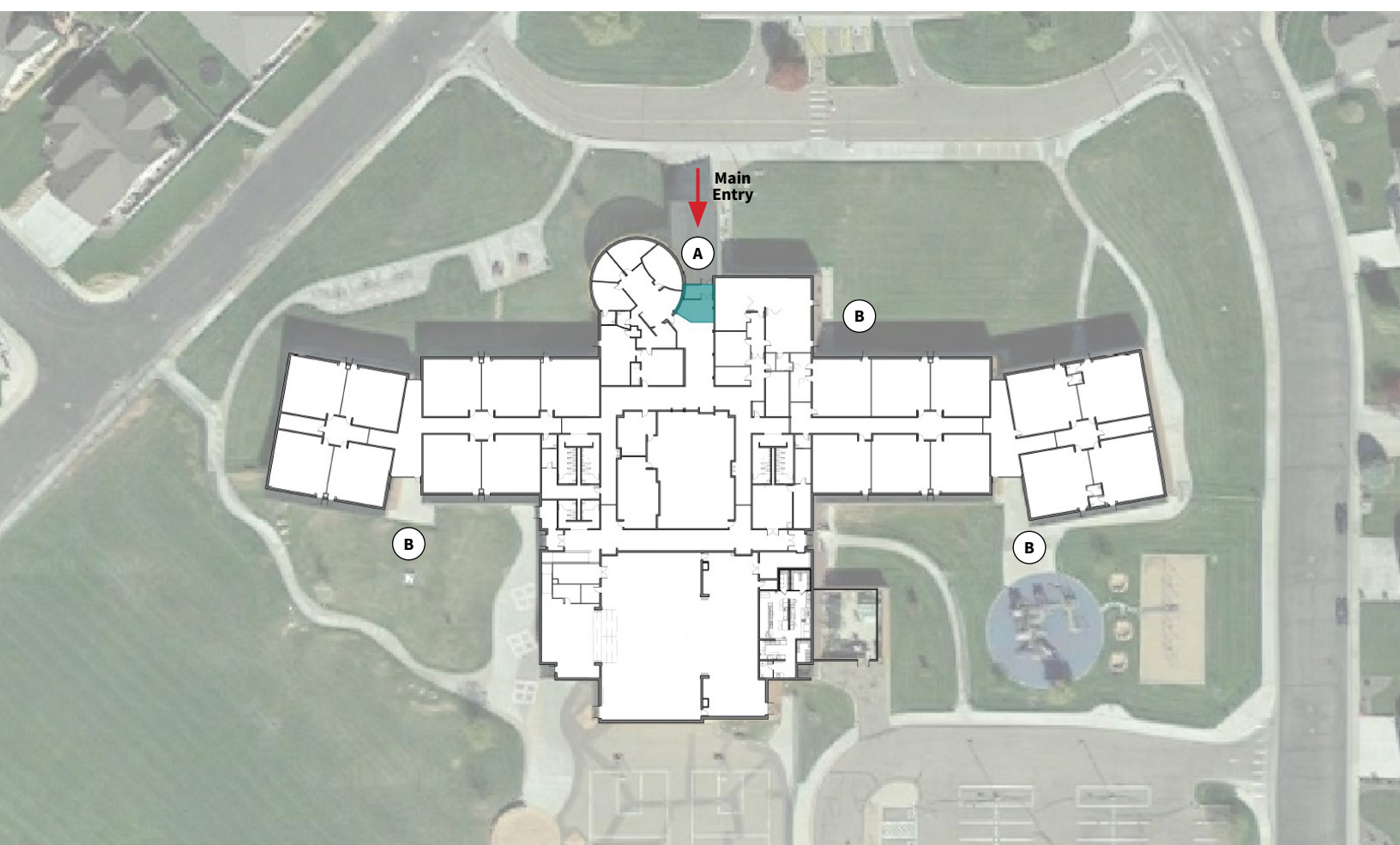
Converting the existing Middle School into Eaton Elementary School (ES) will give the Elementary School several advantages. The Elementary School will now have parking for staff and visitors, bus and parent drop-off lanes, a larger Gymnasium with bleachers, and a stage with a larger cafeteria. In addition, the students will have all classes within one building footprint. They will no longer have to travel outside to the modular classrooms for their specials. Deferred maintenance, safety, and security items will be addressed. There will be a new secure building entrance and corresponding renovations and additions to the office area. Air Conditioning will be added to all grade level classrooms. New age-appropriate playgrounds will be built. The current ES (with the modular building) is 40,500 SF, on 4 acres, with a student capacity of 315. With additions and renovations, the new ES (converted from the existing MS) will be 70,300 SF, on 13 acres, with room for growth to a student capacity of 600. Both EES and BEES will now operate as K-5 Elementary Schools. There are several advantages to this: smaller grade level sizes, fewer transitions, smaller class size for presentations/musicals, and staff/administration prefer the K-5 model for its efficiencies in delivering instruction and special needs.

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## Benjamin Eaton Elementary School

Grades K-5



### Project Highlights

- A. New Secure Entry
- B. Concrete Sidewalk Improvements

#### MISCELLANEOUS WORK

Address Deferred Maintenance  
Safety and Security Improvements

### Project Summary

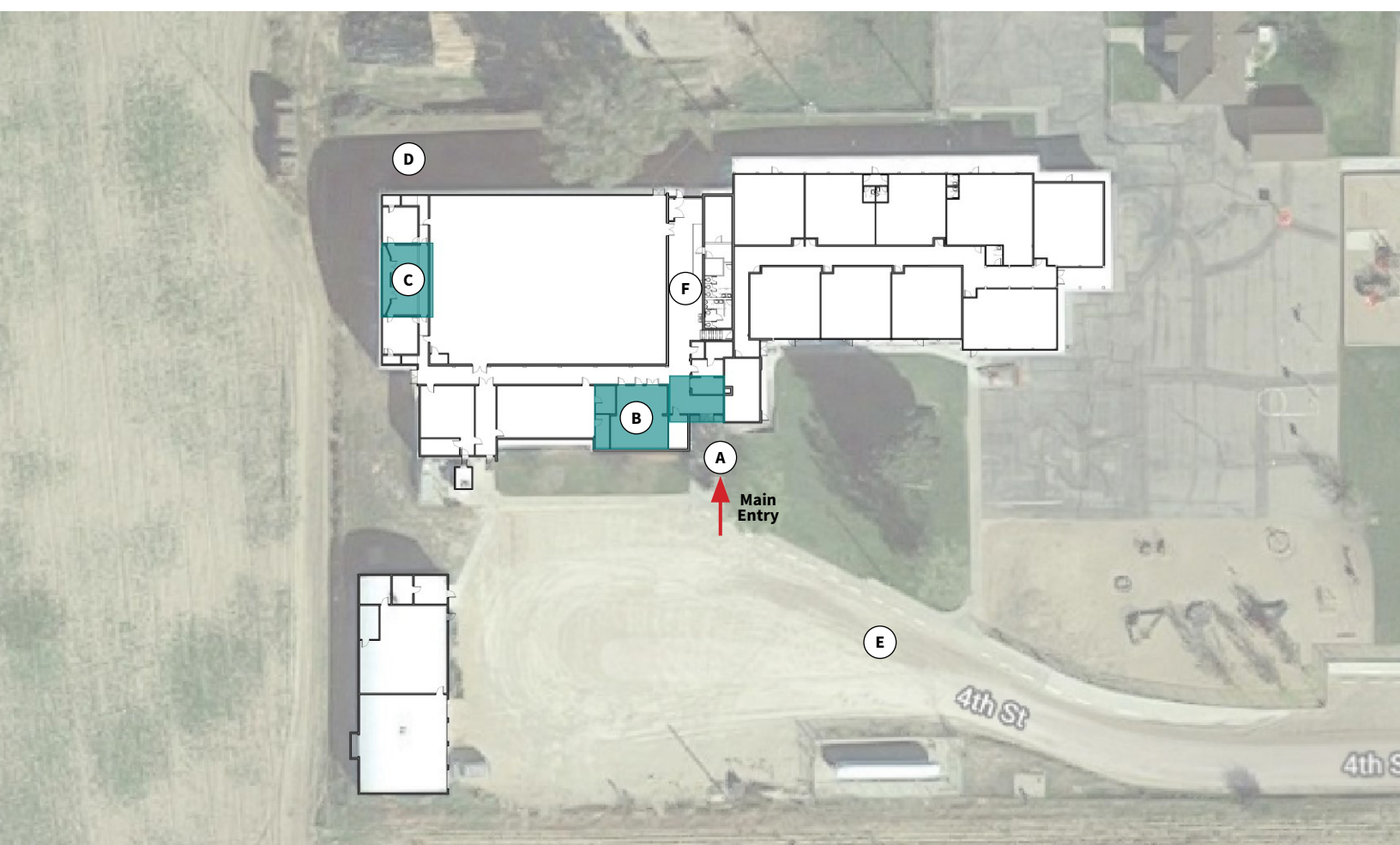
The overall goals of this project are improved safety and security and addressing deferred maintenance items. There will be a new secure building entrance and corresponding renovation to the office area. BEES, as well as EES, will now operate as K-5 elementary schools. There are several advantages to this approach: smaller grade level sizes, fewer transitions, smaller class size for presentations/musicals, and staff/administration prefer the K-5 model for its efficiencies in delivering instruction and special needs.

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## Galeton Elementary School

Grades K-5



### Project Highlights

- A.** New Secure Entry
- B.** Art classroom relocated from bus barn into main building
- C.** Music room operable partition added between gym and music room for safety
- D.** Decommission locker rooms in the basement
- E.** Address erosion and wash-out areas
- F.** New carpet, ceilings, paint in hallways and main entry

#### MISCELLANEOUS WORK

Address Deferred Maintenance  
Safety and Security Improvements

### Project Summary

The overall goals of the Galeton Elementary School (GES) project are improved safety and security and addressing deferred maintenance items. There will be a new secure building entrance. The art classroom, which currently operates in a separate building, will be relocated into the GES so that students will no longer need to travel outside to access the art classroom. GES has a fairly steady enrollment which has been operating at the school's capacity of one class per grade.

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