

Welcome!

Eaton School
District RE-2:
**Long Range
Facilities Planning
Committee
(LRFPC)**

Community Presentation

8/26/2019



Your Support Team:

RLH engineering, inc.
Facility Planning, Engineering & Environmental Services

RBB
ARCHITECTS



LRFP



Eaton School District RE-2:

Long Range Facilities Planning Committee (LRFPC)

Connye Benson

Carrie Carroll

Audrey Clary

Jayne Cozzens

Jennifer Cross

Luke Gonzales

Jessica Grable

Shannon Guerrero

Joey Haythorn

Mike Ketterling

Heidi Lanning

Kendra Loyd

Anthony Matthews

Bridgette Muse

Jen Noonan

Cynnamon Prichard

Katie Schmunk

Jeff Schreier

Randy Smith

Dale Souther

Lynnette St. Jean

Jay Tapia

Gabe Winter

Purpose of LRFPC:

“Develop a long-term District facility master plan that can be implemented incrementally over time as funding becomes available.”

(Implement Your Vision over Time)



Master Plan to address:

- **Enrollment Growth** – District has grown 31% (453 students) since last Bond in 2001.
 - **Facility Maintenance** - \$40 million of improvements have been identified. Average age of all District school facilities is over 47 years old.
 - **Educational Program** – Spaces and Equipment needs for current and future offerings.
- * Needs to be updated on a yearly basis.

Tonight's Agenda

- 01** Overall Process
- 02** Facility Right-Sizing
- 03** Time Lapse of Framework
- 04** District Enrollment and Individual School's Needs
- 05** Long-Term District Facility Framework
- 06** Next Steps

01

Overall Process

02

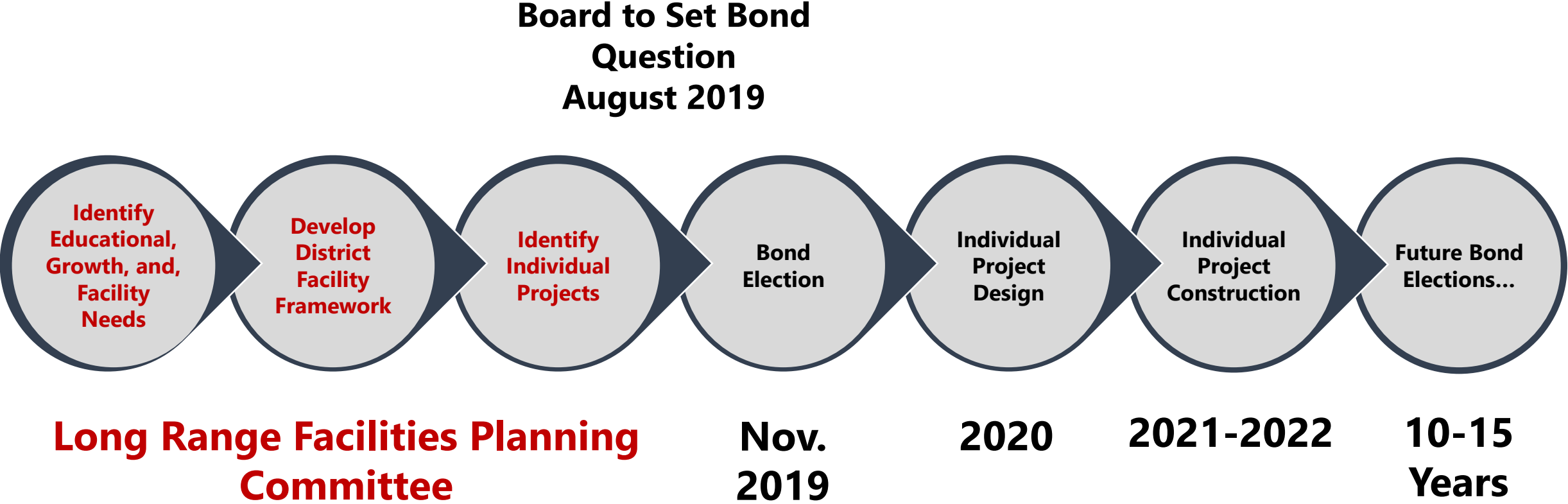
03

04

05

06

Overall Process



01

02

Facility Right-Sizing

03

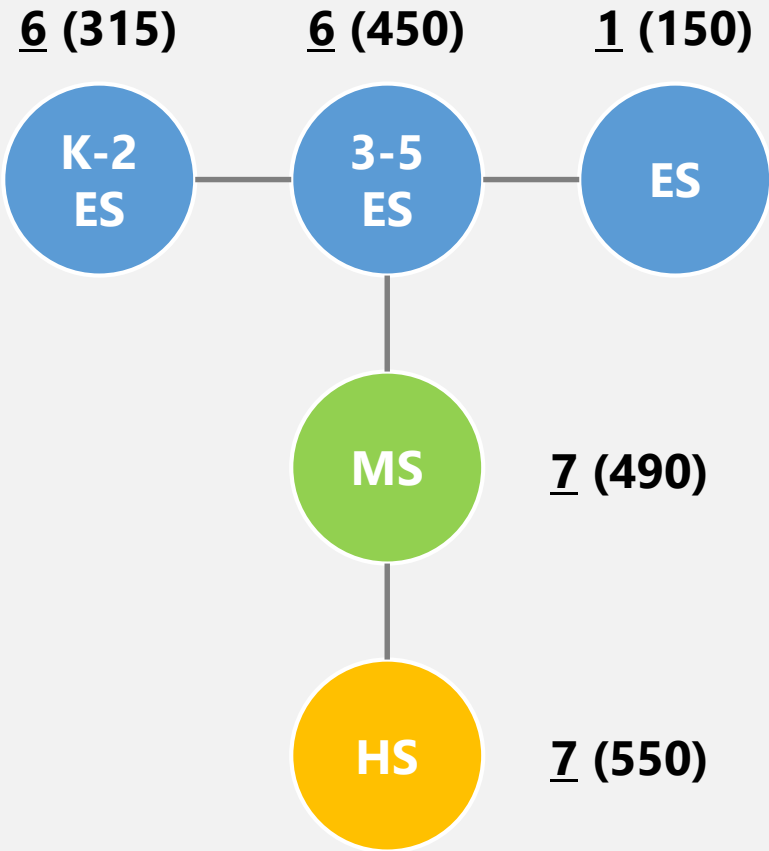
04

05

06

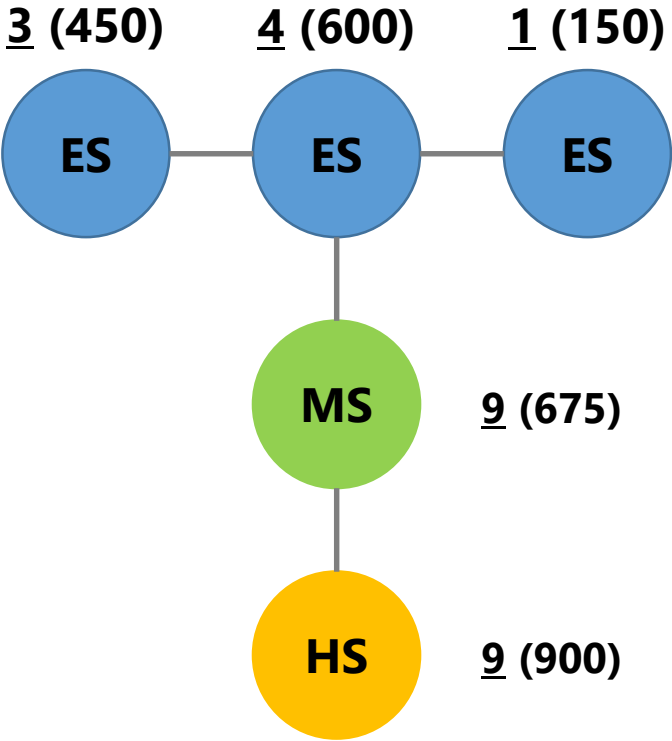
**EXISTING 7-TRACK
DISTRICT FACILITY
FRAMEWORK**

1,955 STUDENTS



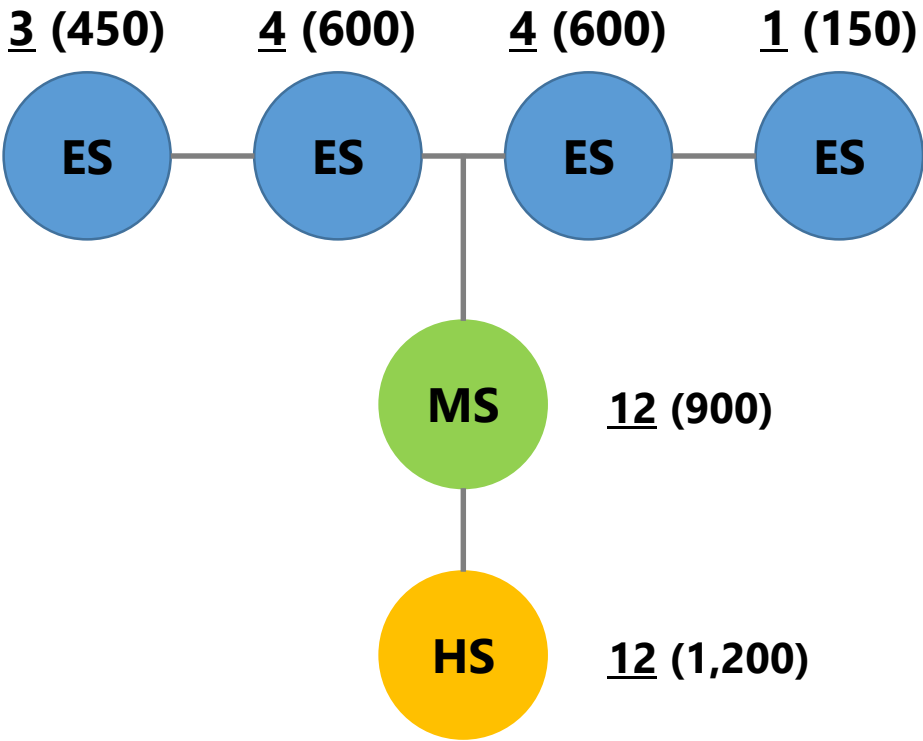
Tracks (Students)

Preferred District Framework
2,775 STUDENTS



8 – Track System

Maximum District Framework
3,900 STUDENTS



12 – Track System

01

02

03

Time Lapse of Framework

04

05

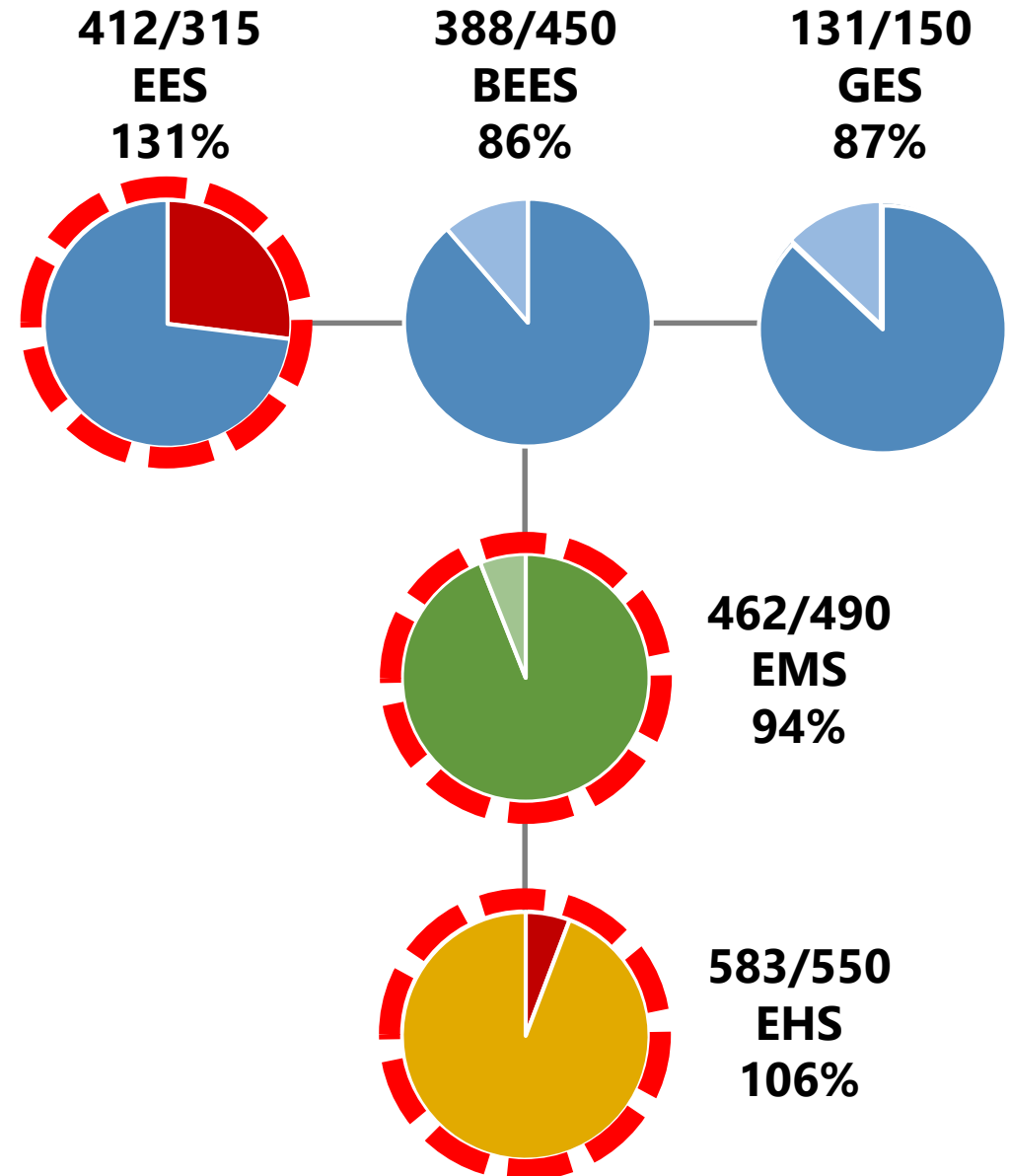
06

Year 0

**2019/2020
ACADEMIC YEAR**

1,976 Students

Existing 7-Track System



Year 0

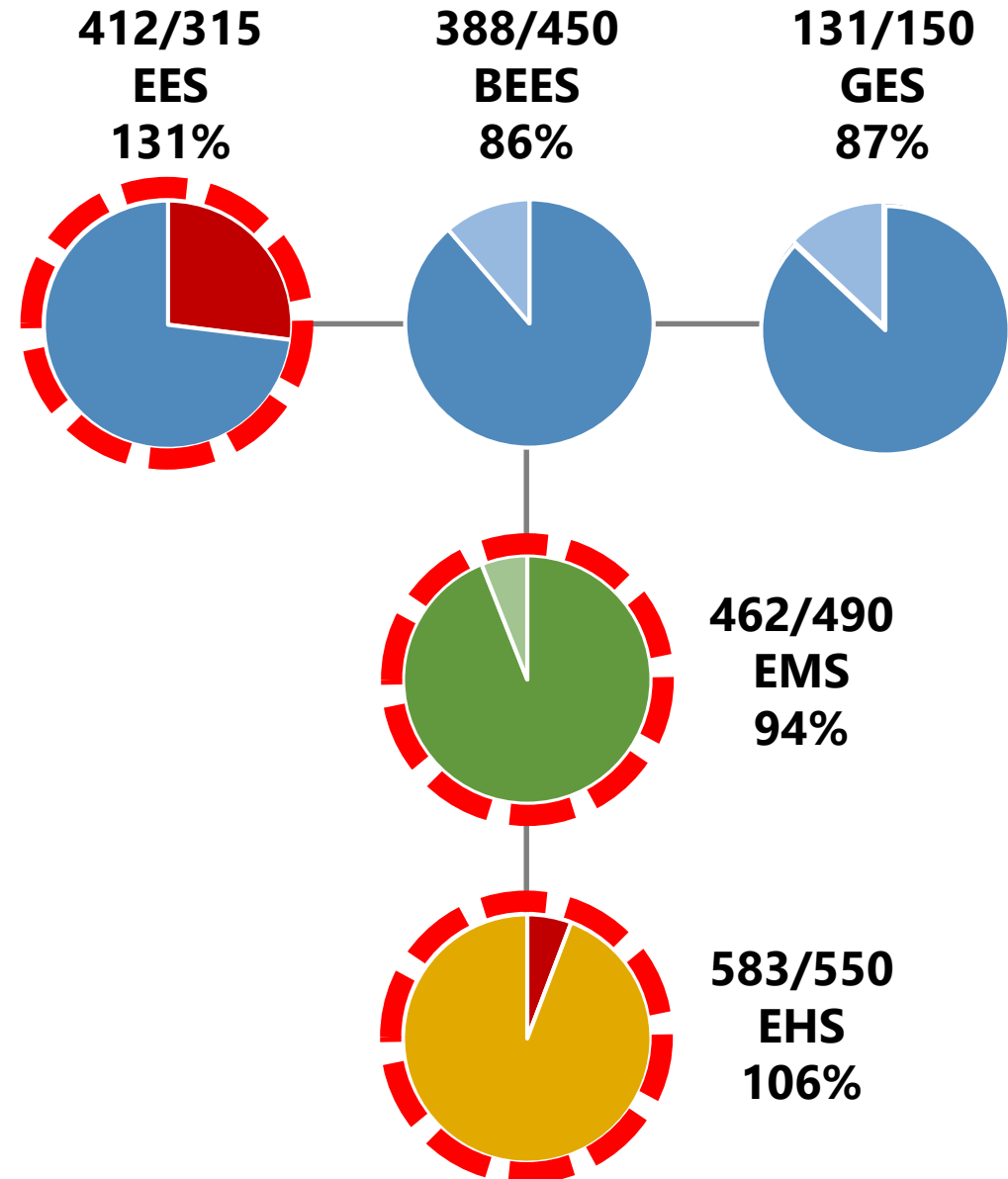
**2019/2020
ACADEMIC YEAR**

1,976 Students

BOND 1

**Convert MS to ES
Convert HS to MS
New HS**

Existing 7-Track System



Year 1

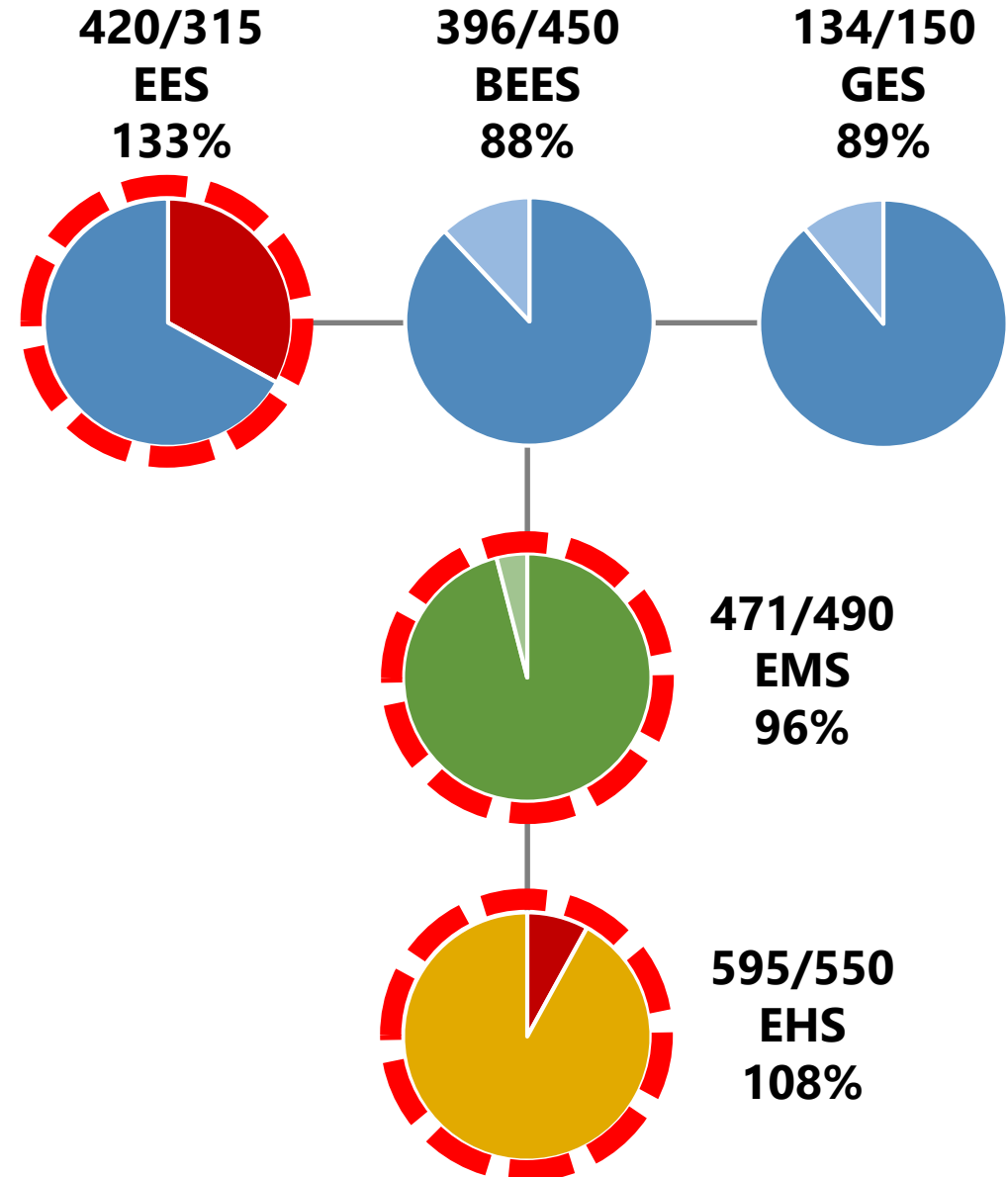
**2020/2021
ACADEMIC YEAR**

2,016 Students

BOND 1

**Design Process
Begin Construction**

Existing 7-Track System



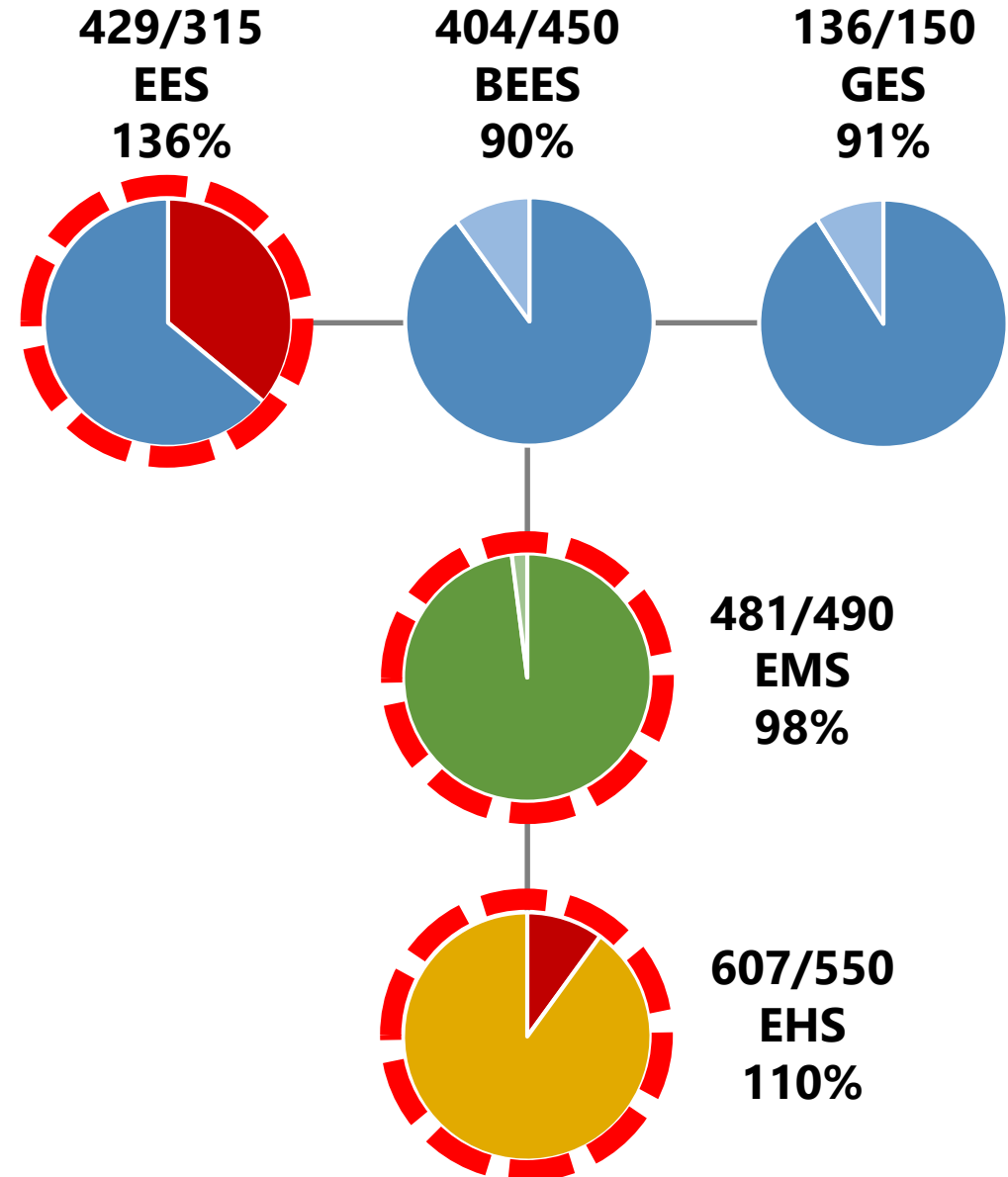
Year 2

**2021/2022
ACADEMIC YEAR**

2,056 Students

BOND 1
Finalize Construction

Existing 7-Track System

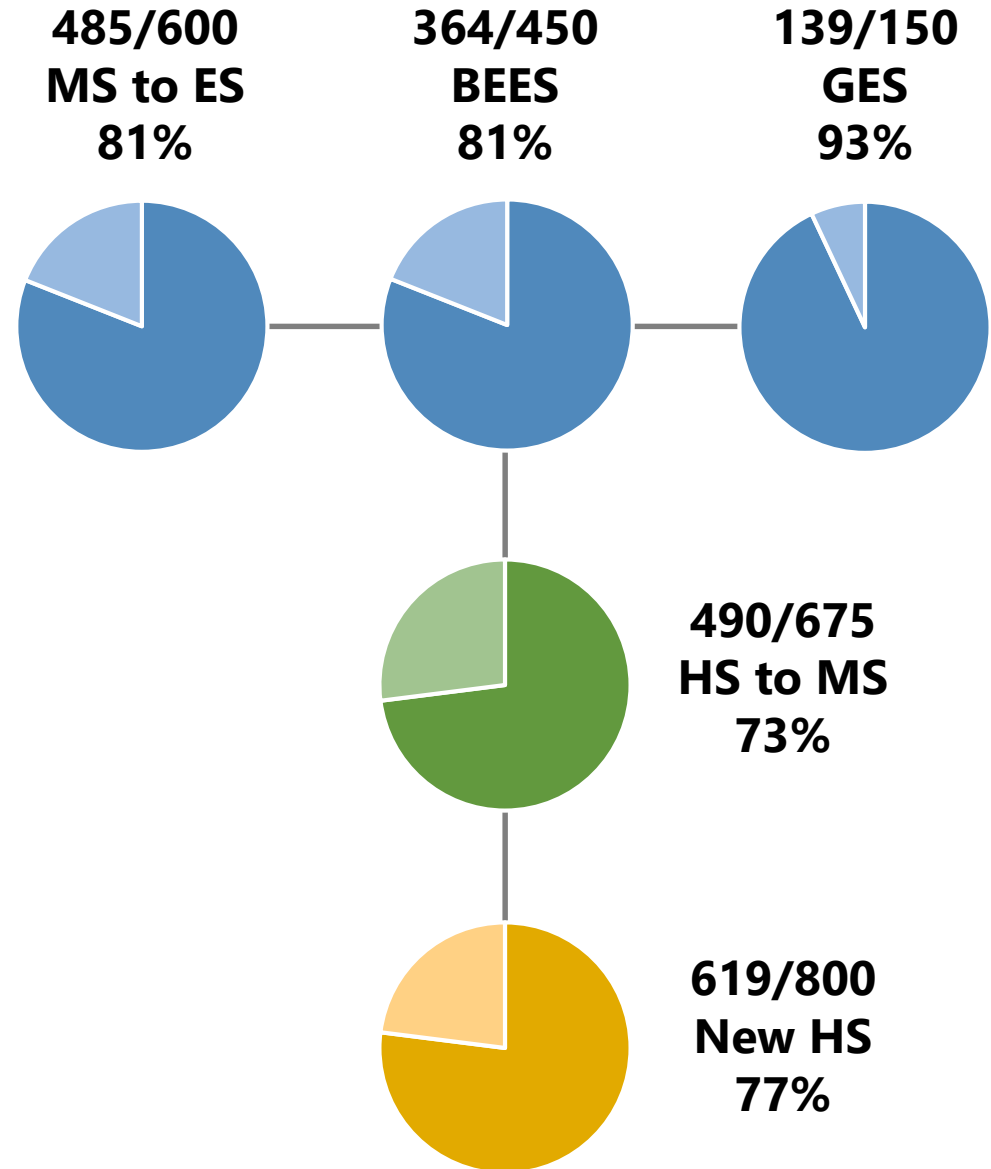


Year 3

2022/2023 ACADEMIC YEAR

2,097 Students*

***Assuming 2% Growth**

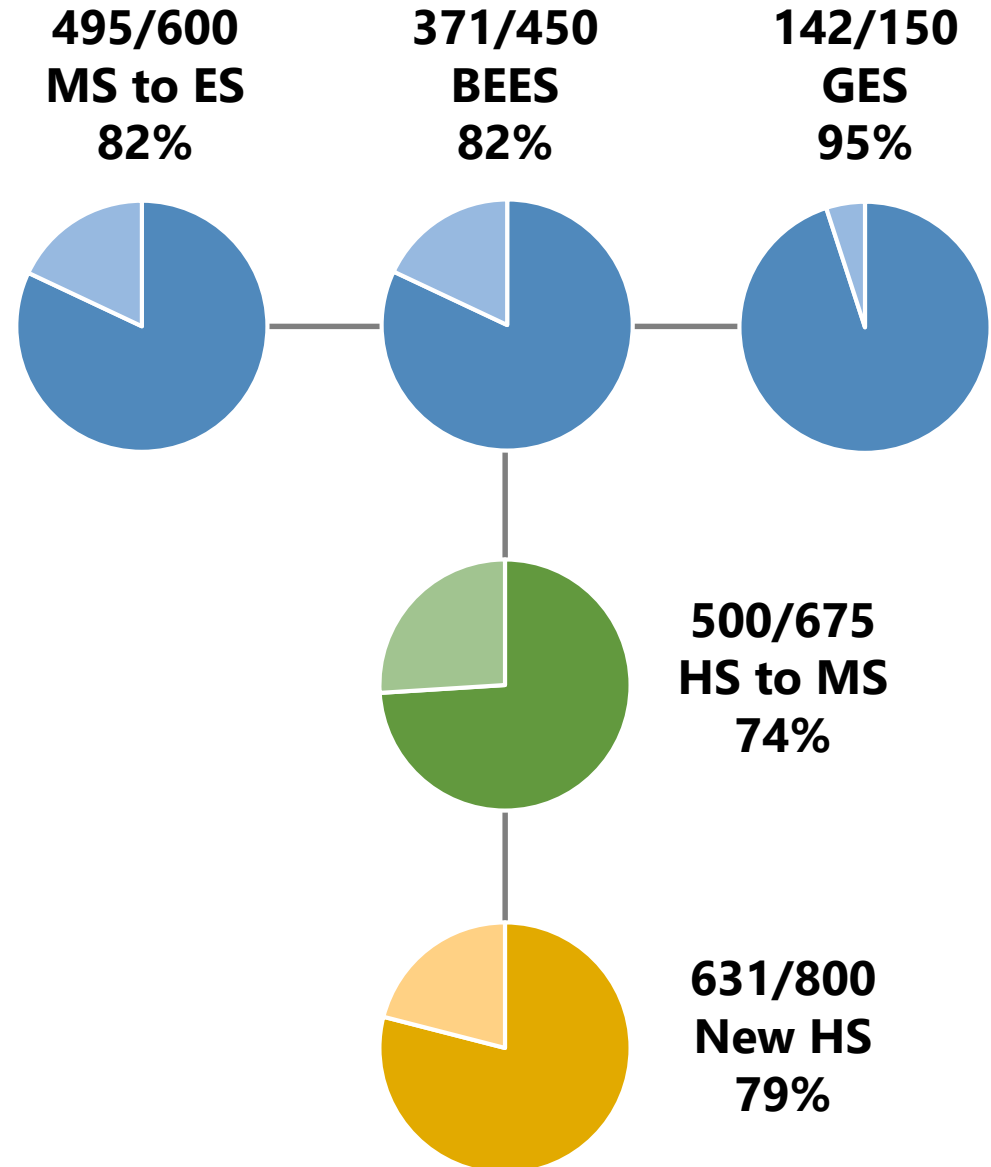


Year 4

2023/2024 ACADEMIC YEAR

2,139 Students*

***Assuming 2% Growth**

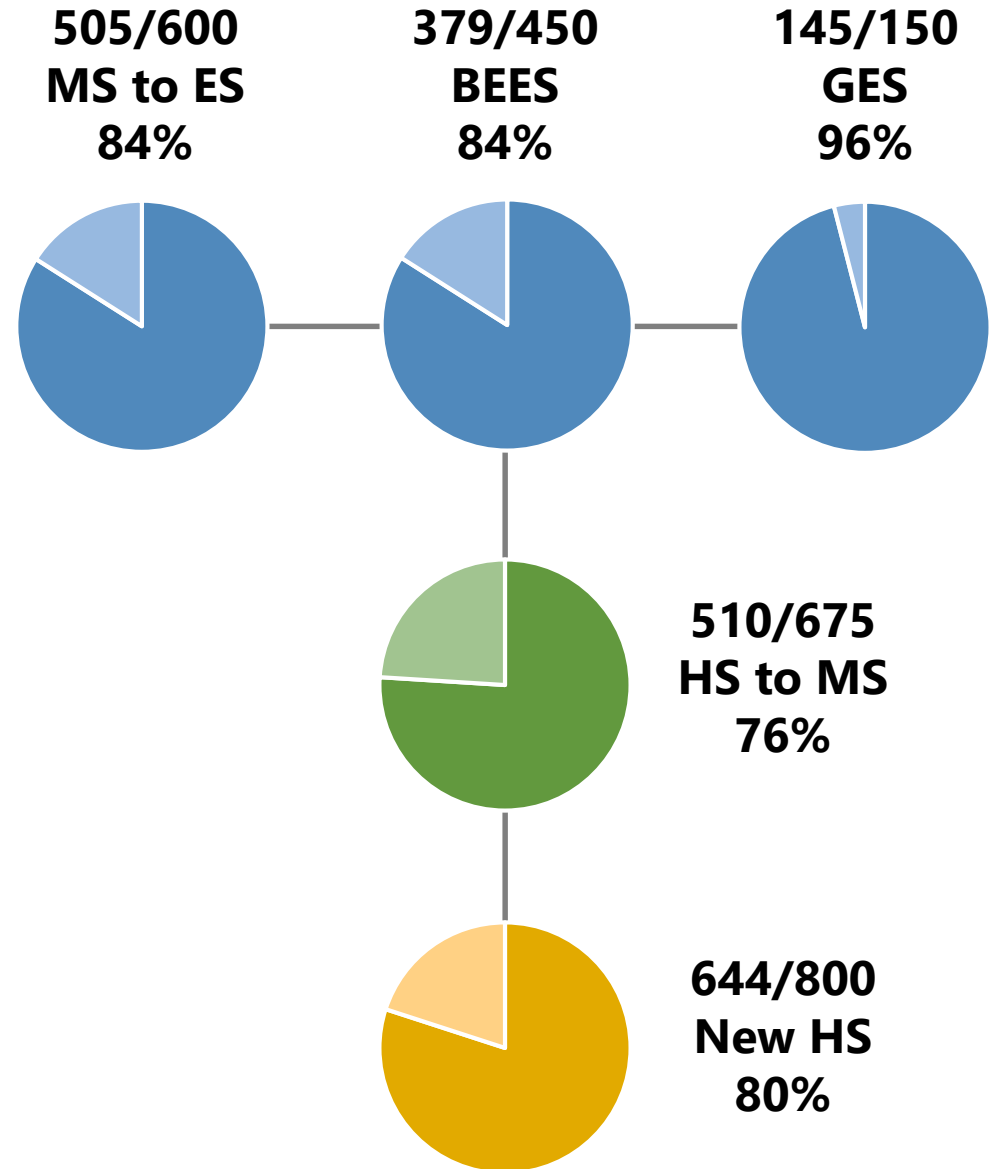


Year 5

2024/2025 ACADEMIC YEAR

2,182 Students*

*Assuming 2% Growth

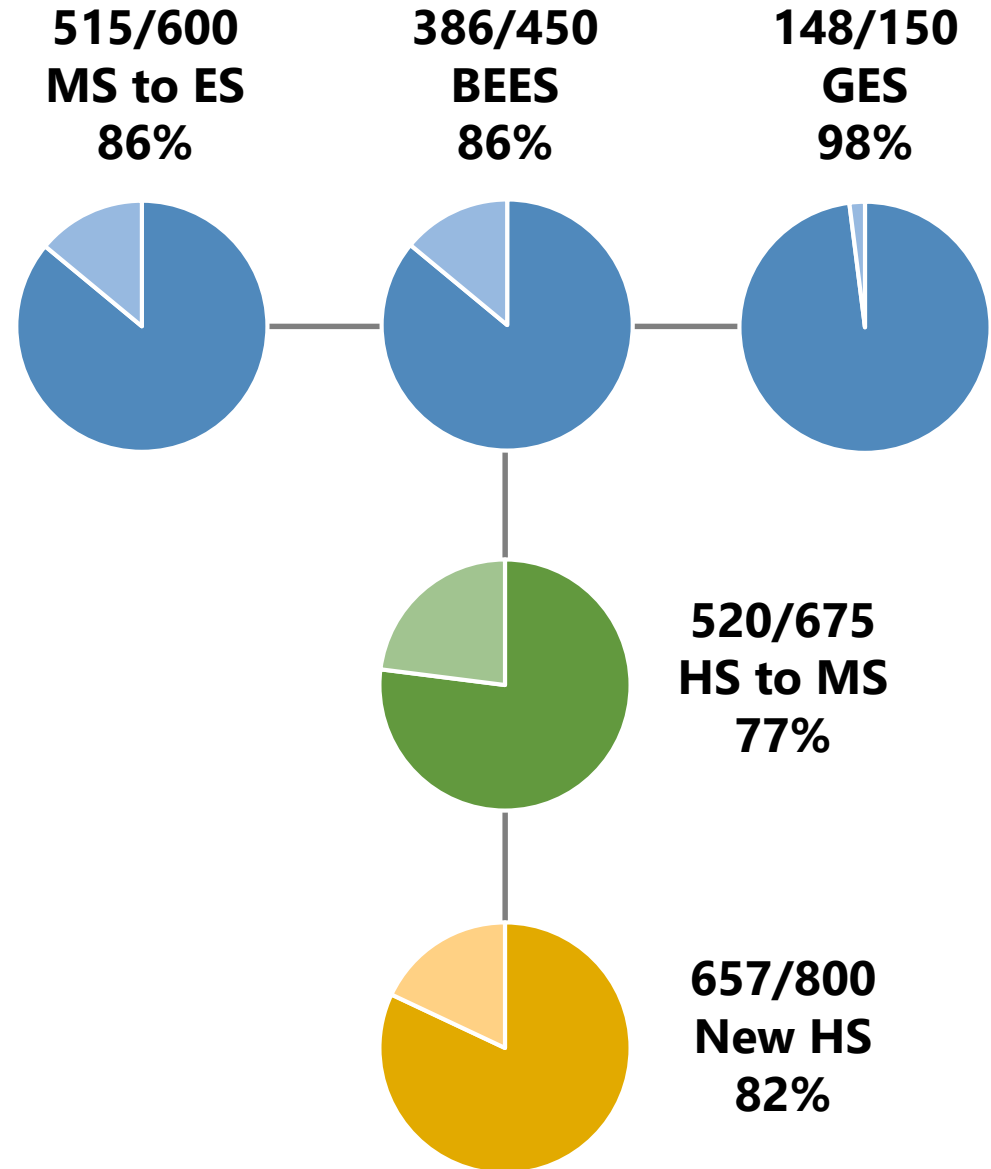


Year 6

2025/2026 ACADEMIC YEAR

2,225 Students*

***Assuming 2% Growth**

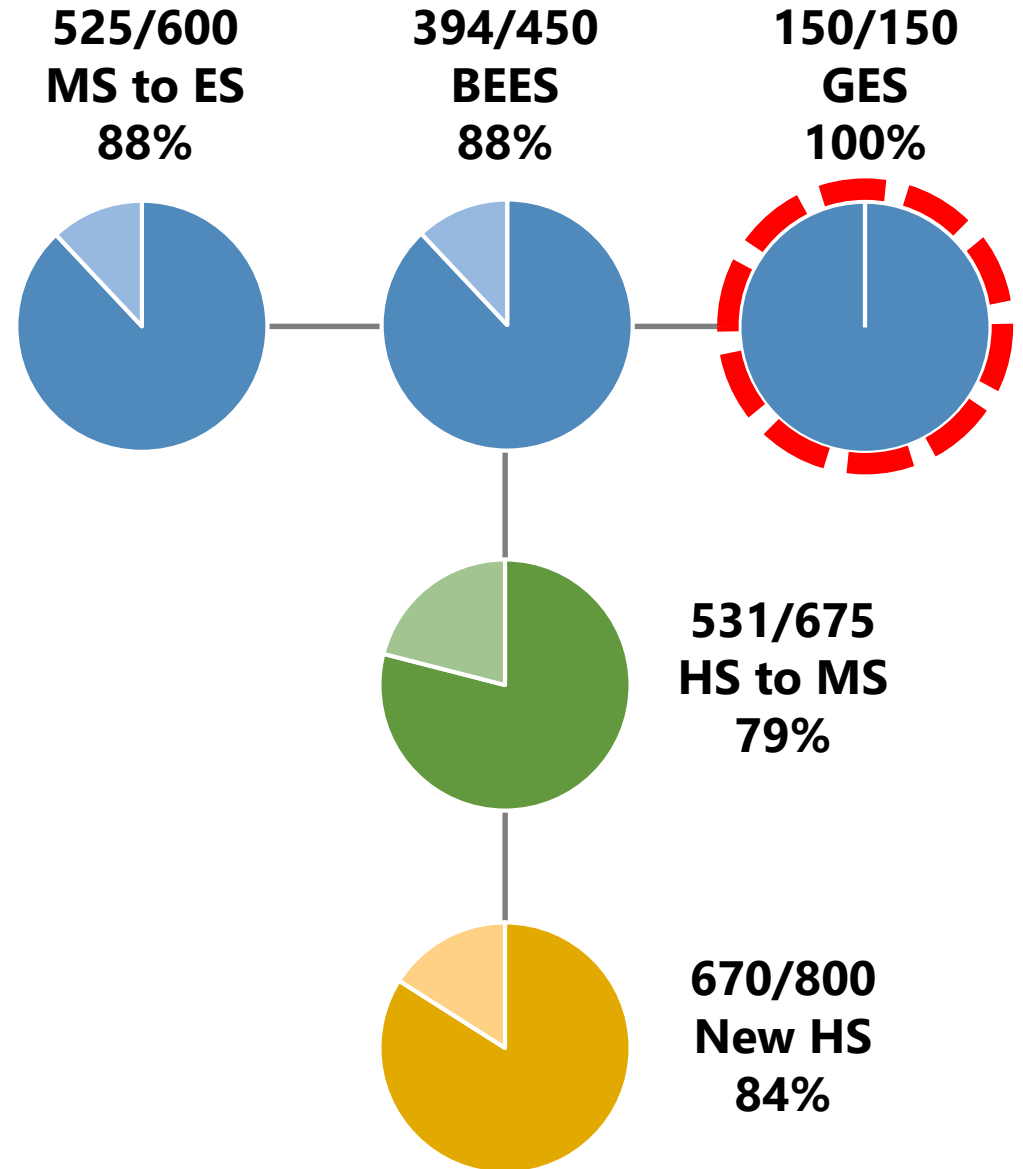


Year 7

2026/2027 ACADEMIC YEAR

2,270 Students*

*Assuming 2% Growth

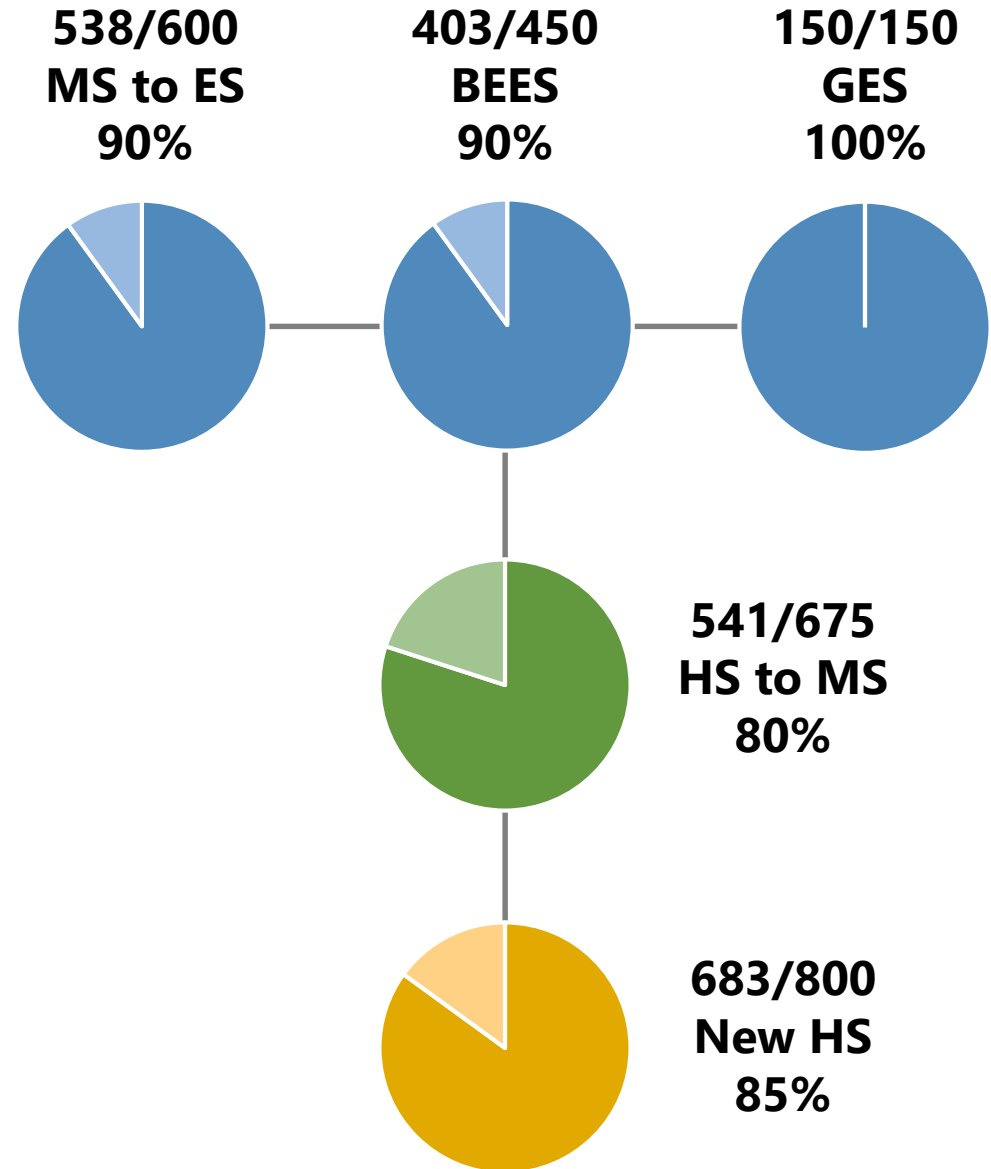


Year 8

2027/2028 ACADEMIC YEAR

2,315 Students*

***Assuming 2% Growth**

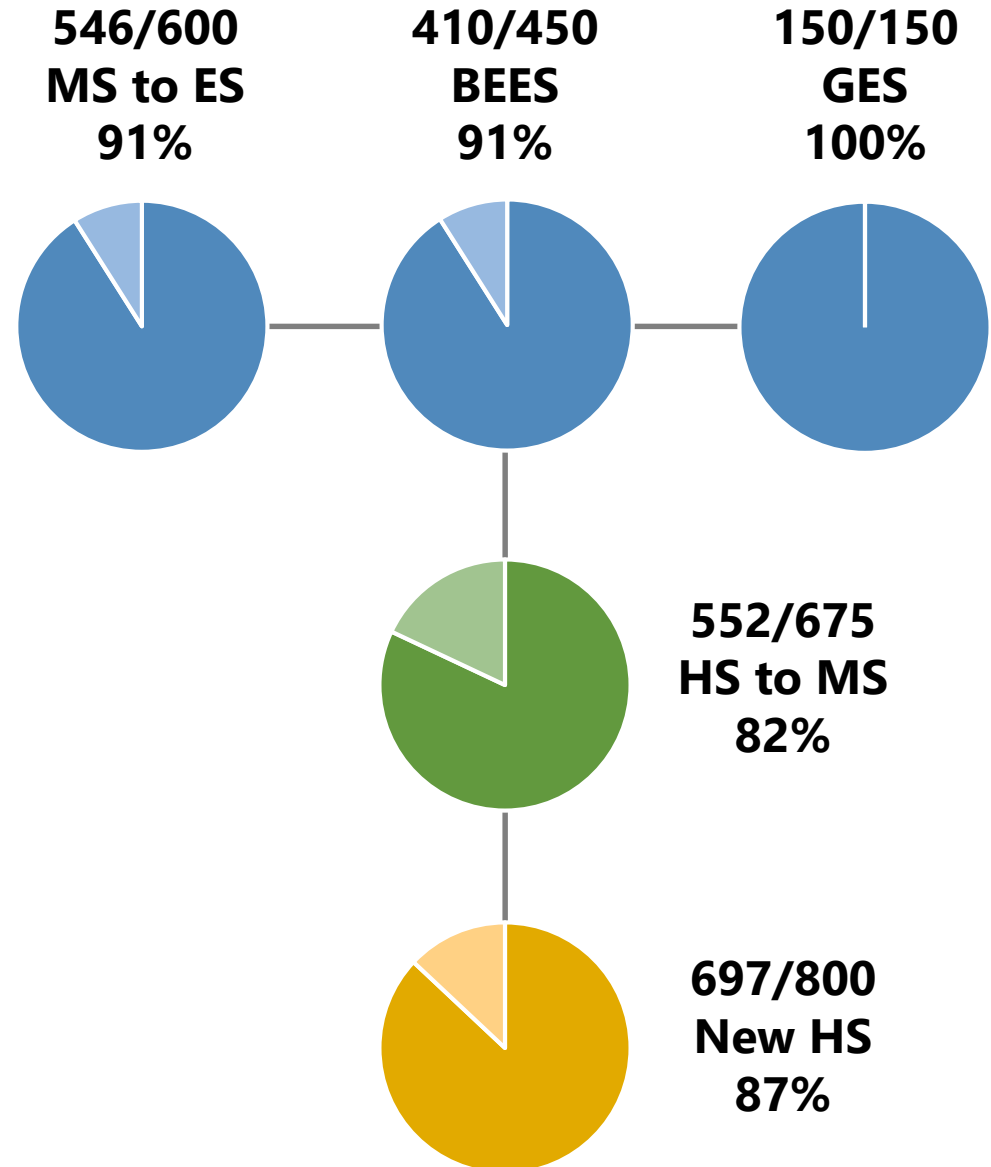


Year 9

2028/2029 ACADEMIC YEAR

2,362 Students*

*Assuming 2% Growth

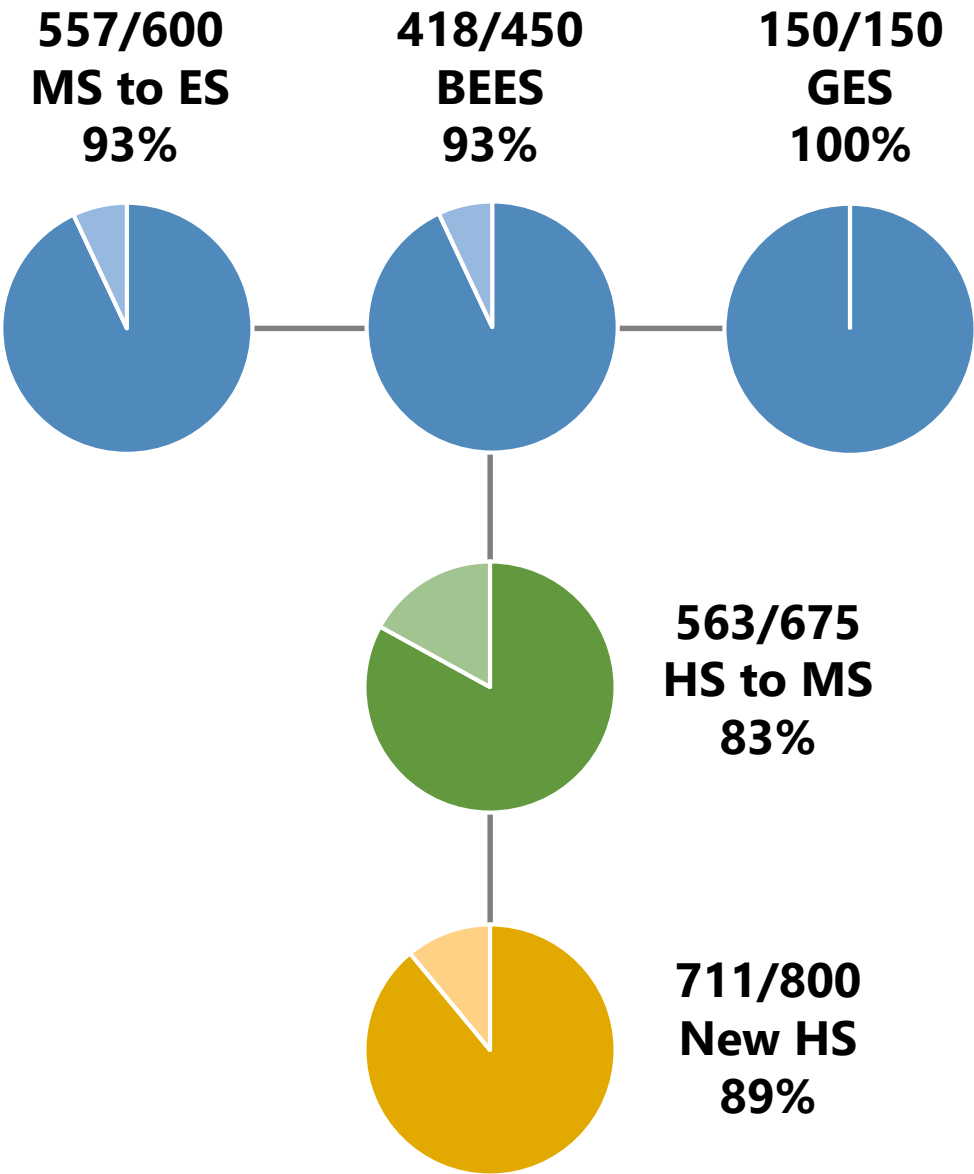


Year 10

**2029/2030
ACADEMIC YEAR**

2,409 Students*

***Assuming 2% Growth**

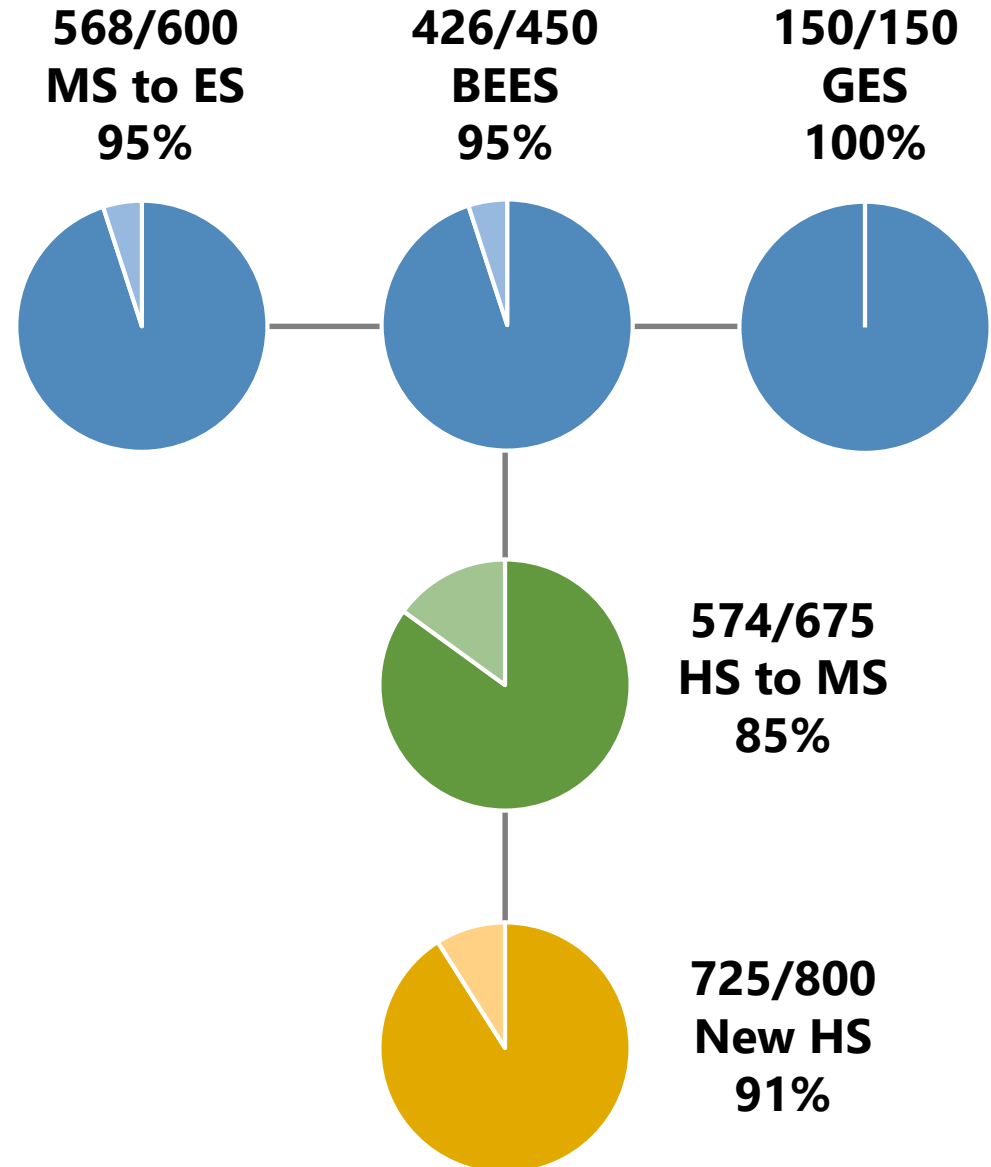


Year 11

2030/2031 ACADEMIC YEAR

2,457 Students*

*Assuming 2% Growth

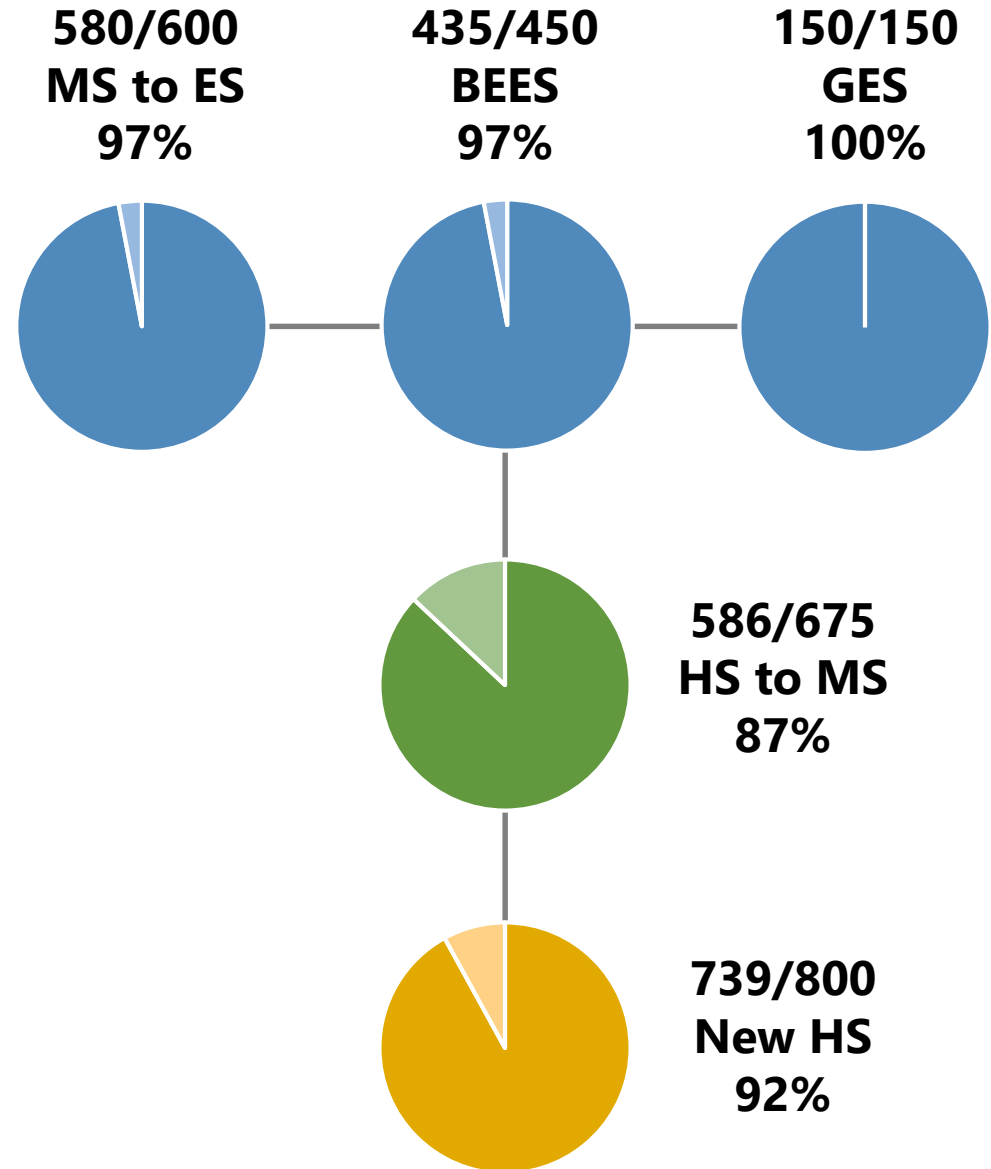


Year 12

2031/2032 ACADEMIC YEAR

2,506 Students*

***Assuming 2% Growth**

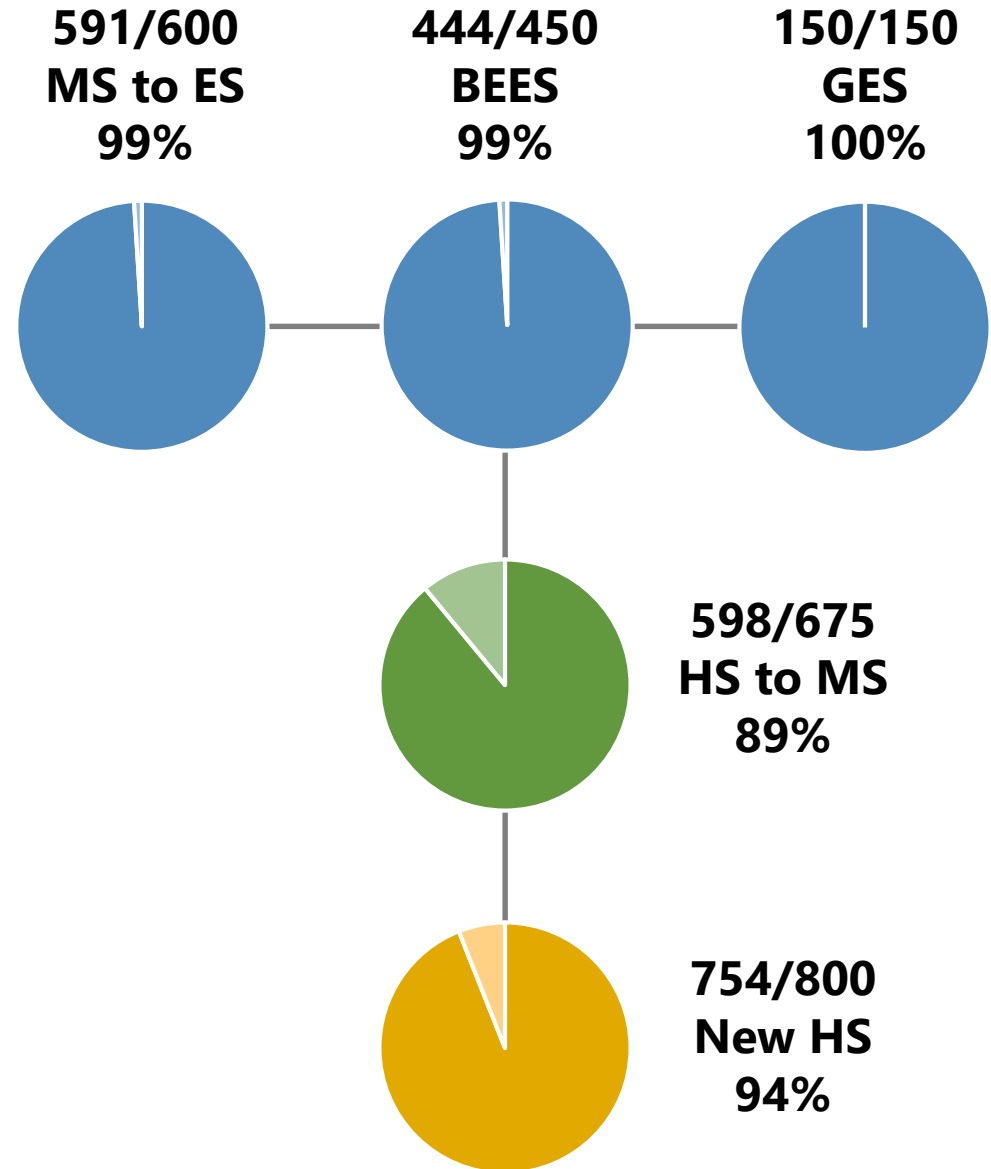


Year 13

2032/2033 ACADEMIC YEAR

2,556 Students*

***Assuming 2% Growth**

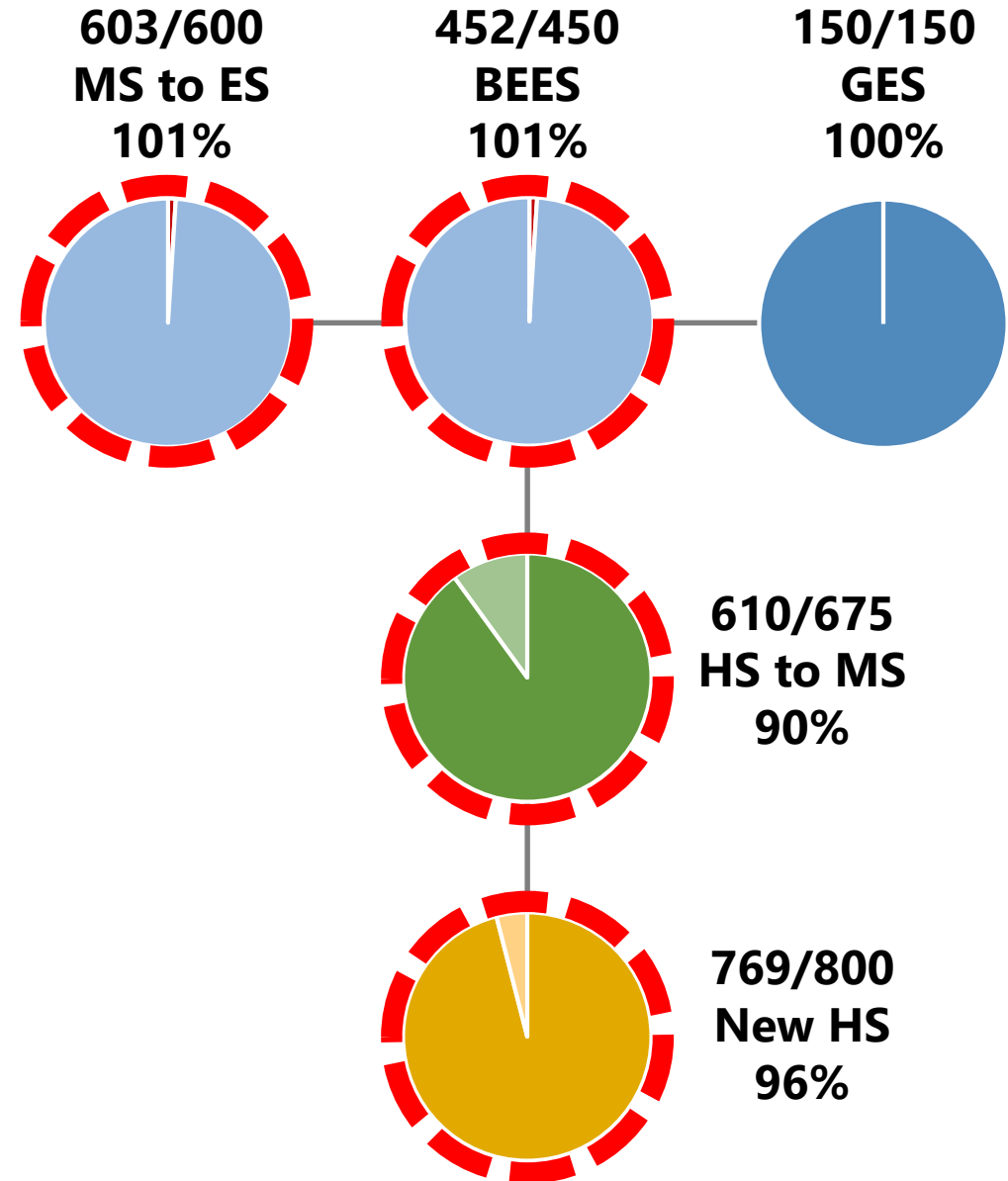


Year 14

2033/2034 ACADEMIC YEAR

2,607 Students*

***Assuming 2% Growth**

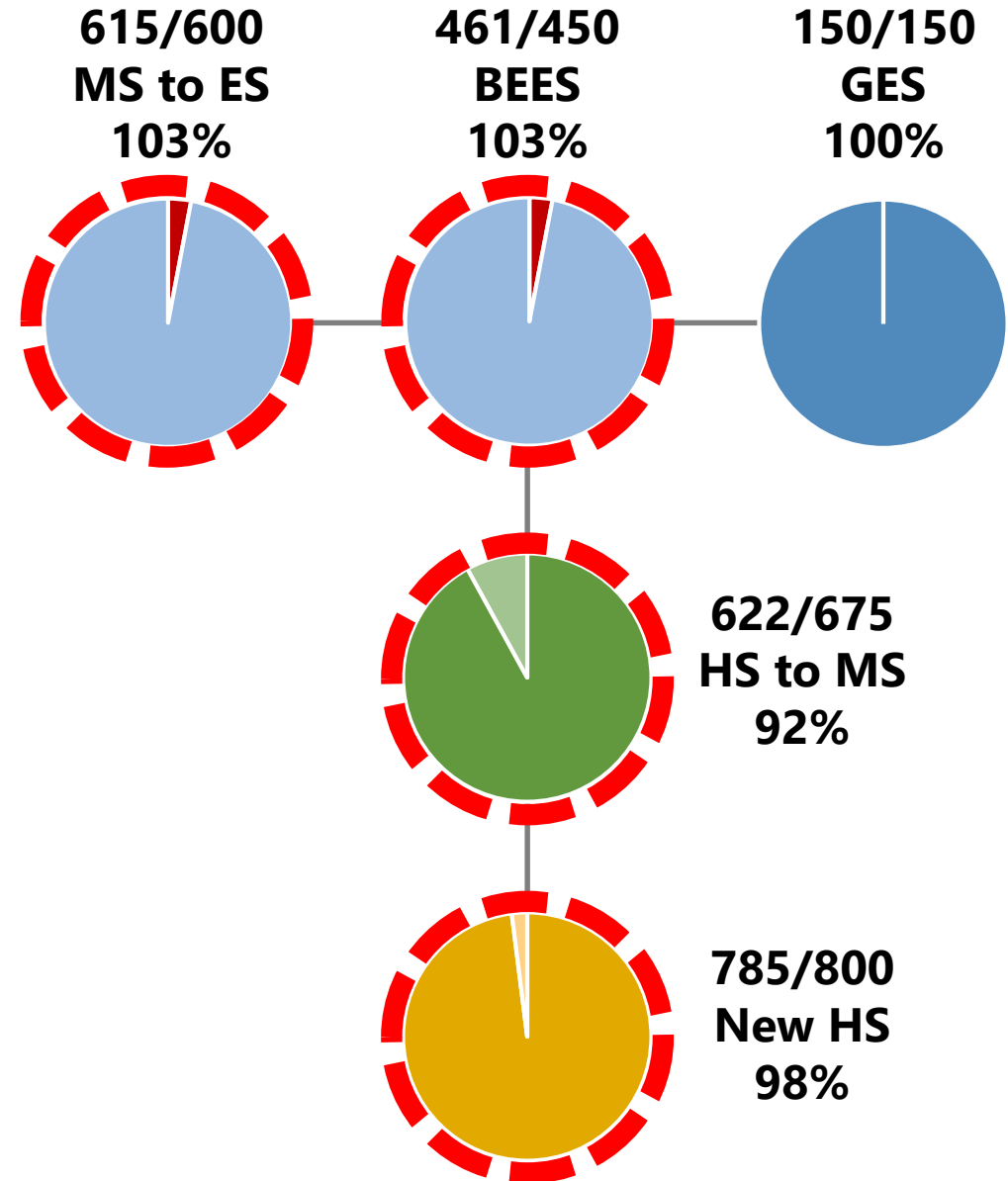


Year 15

2034/2035 ACADEMIC YEAR

2,659 Students*

***Assuming 2% Growth**



Year 16

2035/2036 ACADEMIC YEAR

2,713 Students*

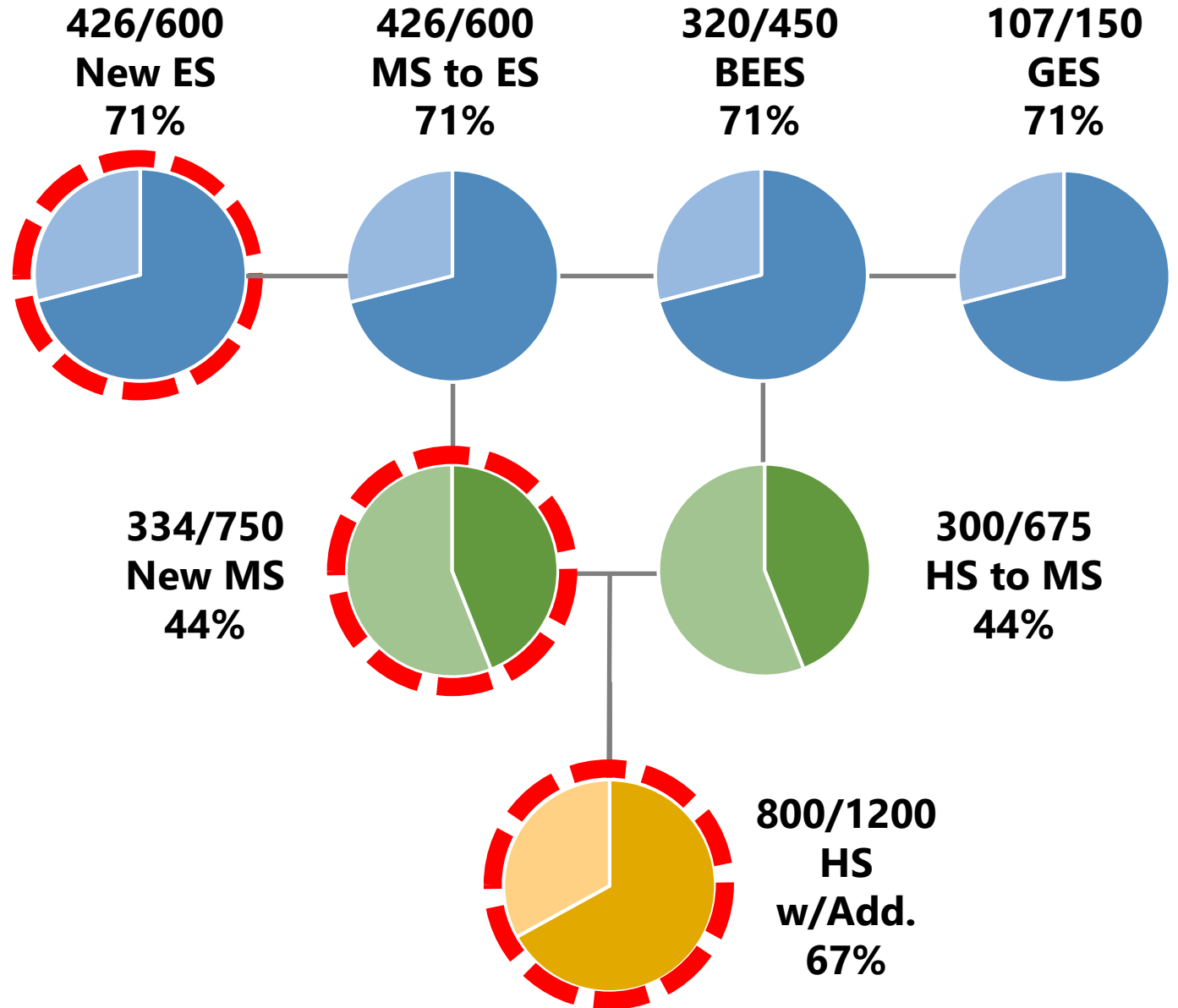
BOND 2

New ES

New MS

Addition to HS

*Assuming 2% Growth

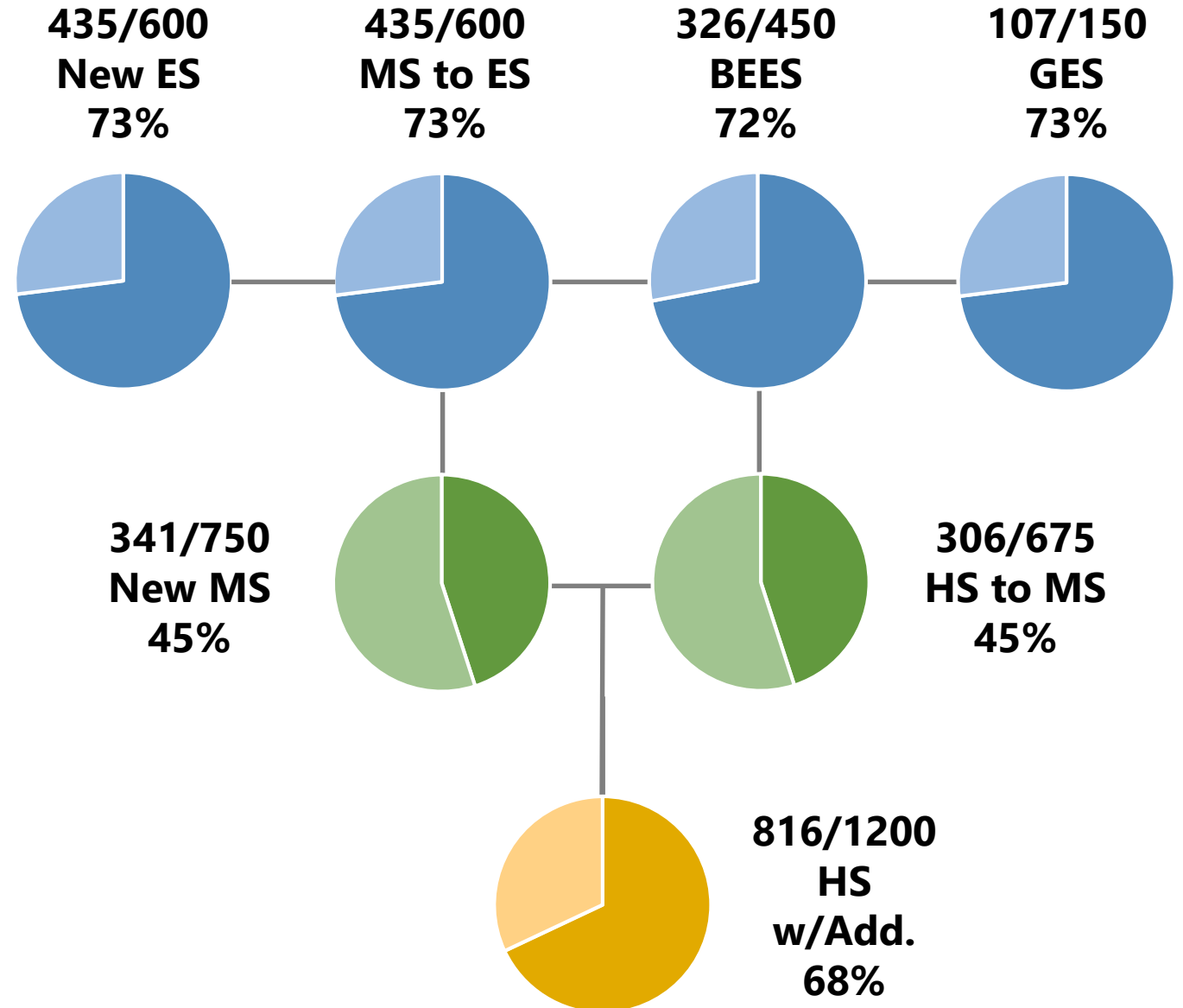


Year 17

2036/2037 ACADEMIC YEAR

2,766 Students*

***Assuming 2% Growth**



01

02

03

04 District Enrollment and Individual School's Needs

05

06

Current Enrollment: 1,976

(Current Capacity: 1,955)

131 (150) = Galeton ES

412 (315) = Eaton ES

388 (450) = Benjamin Eaton ES

462 (490) = Eaton MS

583 (550) = Eaton HS

Total Deferred Maintenance of up to \$41.5 Million

GALETON ELEMENTARY SCHOOL:

131 (150) STUDENTS
87% Capacity

K	21 Students
1	21 Students
2	28 Students
3	19 Students
4	21 Students
5	21 Students

1-Track K-5

131 Students (150 Capacity)

Galeton Elementary School

1918, 1968, 1999

Deferred Maintenance	\$0.33 M
Renovations and Additions	\$0.37 M
Total	\$0.70 M

Deferred Maintenance

\$3.86 Million Identified

\$0.33 Million is recommended (Includes safety/security projects)

Proposed 2019 Projects

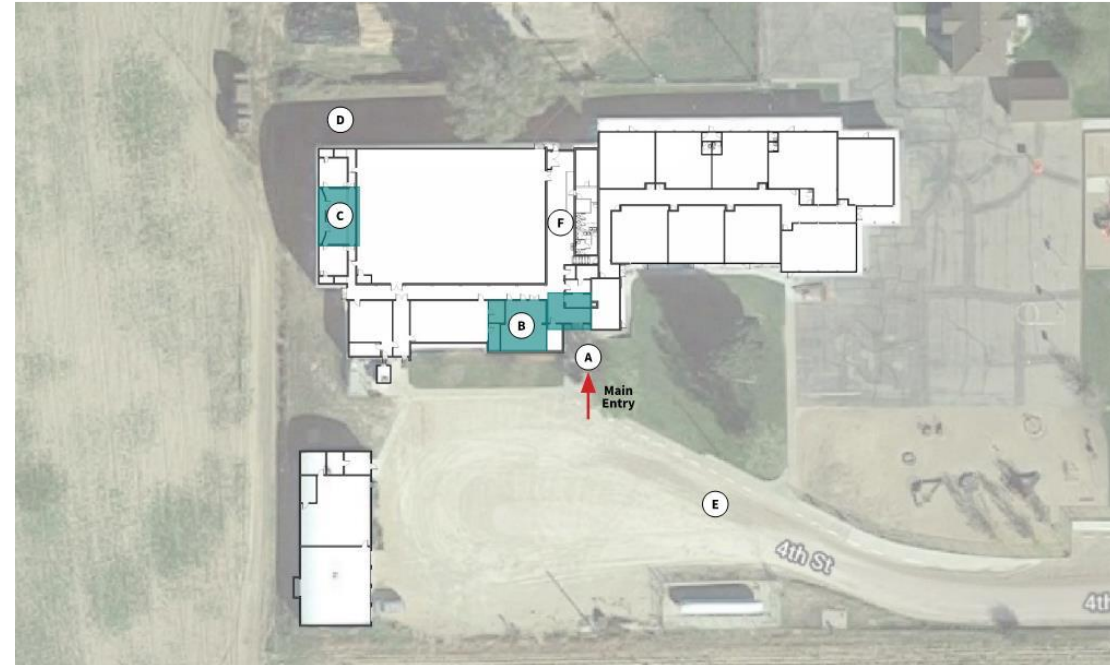
Secure Entry
Move Art Classroom from Bus Garage to ES.
Stage/Music Classroom renovation
Decommission Basement/Locker Room.

Alternate Projects

Playground Improvements
Parking and Road Improvements
Boys and Girls Club Improvements

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

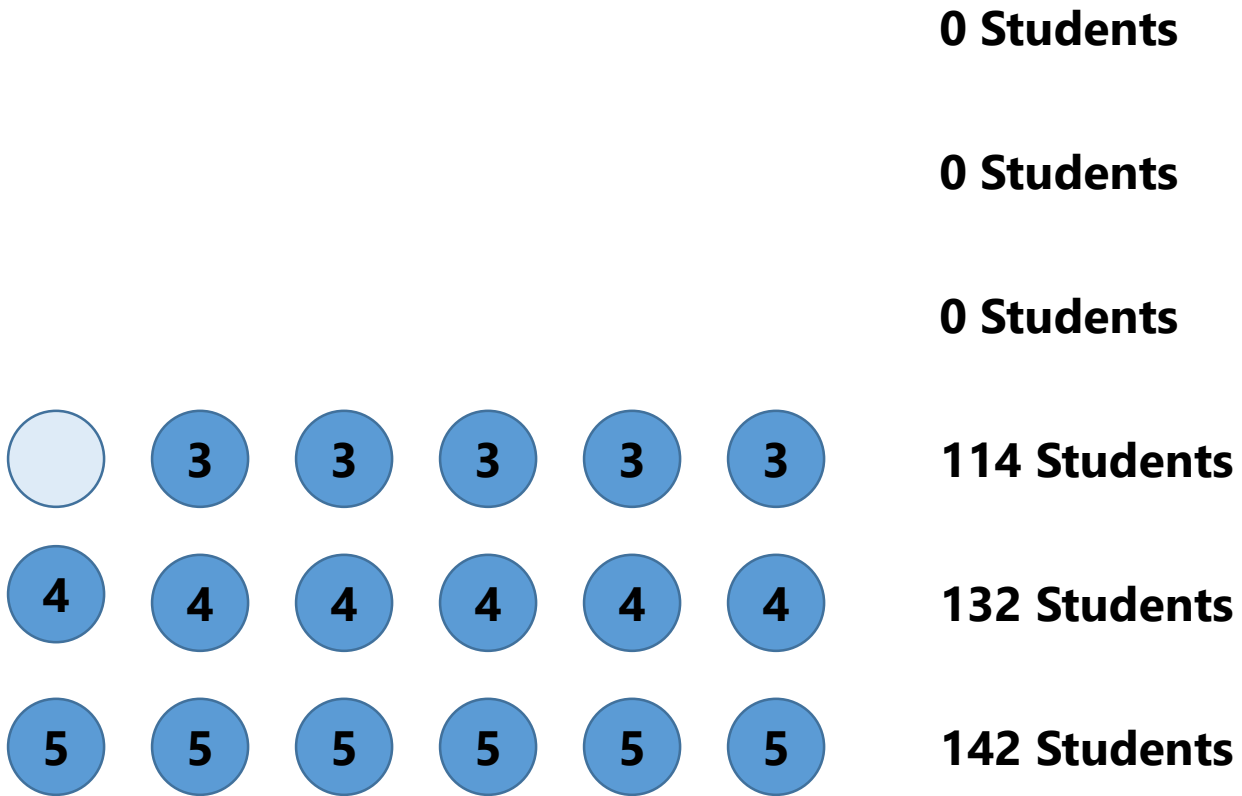
Address Deferred Maintenance
Safety and Security Improvements

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.

*Conceptual design only. Design meetings will start in November.
Contact bmuse@eaton.k12.co.us if interested in participating.





6-Track 3-5

388 Students (450 Capacity)

**CURRENT
BENJAMIN EATON
ELEMENTARY
SCHOOL:**

388 (450) STUDENTS
86% Capacity

Benjamin Eaton Elementary School

2002

Deferred Maintenance	\$0.25 M
Renovations and Additions	\$0.20 M
Total	\$0.45 M

Deferred Maintenance

\$2.42 Million Identified

\$0.25 Million is recommended (Includes safety/security projects)

Proposed 2019 Projects

Secure Entry

Begin K-5 Framework

Alternate Projects

Add 6 Classrooms

K	K	K	60 Students
1	1	1	61 Students
2	2	2	61 Students
3	3	3	60 Students
4	4	4	61 Students
5	5	5	61 Students

3-Track K-5

364 Students (450 Capacity)

PROPOSED K-5 BENJAMIN EATON ELEMENTARY SCHOOL:

364 (450) STUDENTS
81% Capacity

EHS

EMS

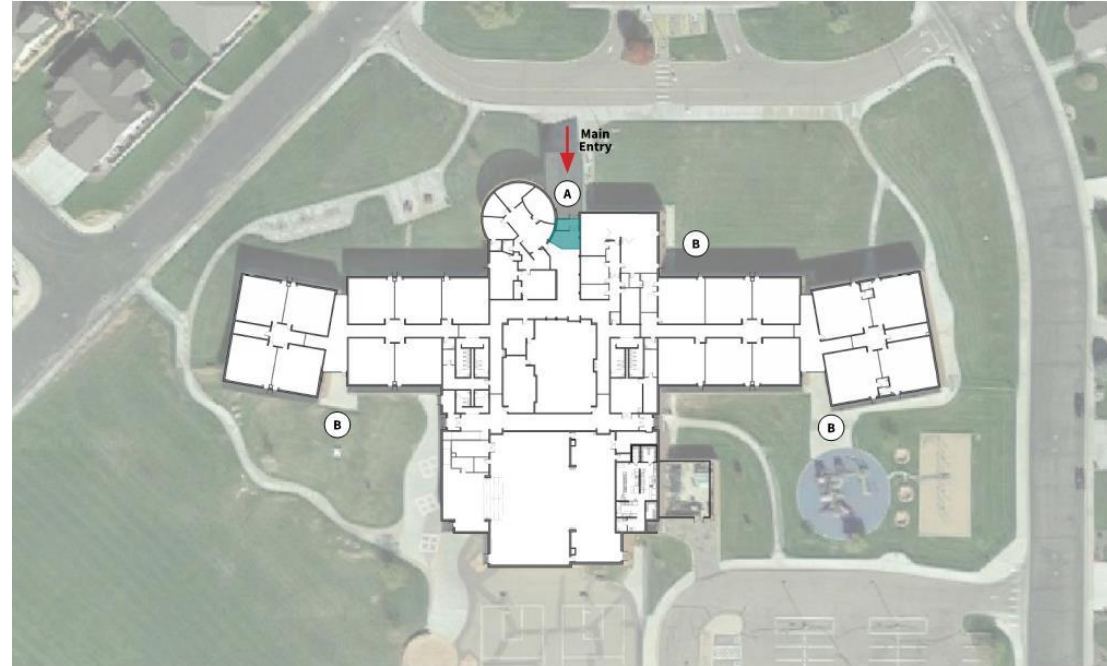
EES

BEES

GES

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

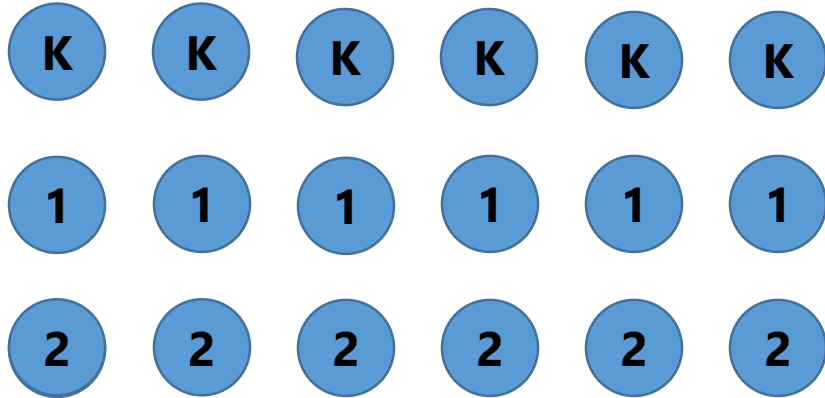
Project Summary

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.

*Conceptual design only. Design meetings will start in November.
Contact bmuse@eaton.k12.co.us if interested in participating.



A collaboration between RLH Engineering | RB+B Architects | FCI Constructors, August 2019



141 Students

133 Students

138 Students

0 Students

0 Students

0 Students

6-Track K-2

412 Students (315 Capacity)

CURRENT EATON ELEMENTARY SCHOOL:

412 (315) STUDENTS
131% Capacity

Eaton Elementary School

1955, 1960, 1972

Decommission EES	\$0.30 M
Total	.30 M

Deferred Maintenance

\$11.06 Million Identified

\$0.0 Million is recommended.

(If retained, \$7.27 would be recommended.)

Proposed 2019 Projects

Decommission School (Includes abatement)

Alternate Projects

Site is too small at only 3.9 acres. Typical ES sites are 10 acres.

Unsafe pick-up and drop-off areas on adjacent streets, no on-site parking.

Need additional space.

Separated educational areas in modular buildings.

Building needs major maintenance to extend it's life past (60+ years)

Eaton Middle School to EES

1977, 2002, 2006

Deferred Maintenance	\$2.03 M
Renovations and Additions	\$7.73 M
Total	\$9.76 M

Deferred Maintenance

\$4.40 Million Identified

\$2.99 Million is recommended (Includes safety/security projects and abatement)

Proposed 2019 Projects

Secure Entry

Classroom Addition

Interior Renovations

Misc. Renovations

Administrative, Nurse, and Counseling Addition/Renovation

Air Conditioning

Playgrounds

Begin K-5 Framework

Alternate Projects

Site parking or road reconfiguration.

Other interior Renovations

K K K K

80 Students

1 1 1 1

81 Students

2 2 2 2

81 Students

3 3 3 3

81 Students

4 4 4 4

81 Students

5 5 5 5

81 Students

4-Track K-5

485 Students (600 Capacity)

PROPOSED K-5 EATON ELEMENTARY SCHOOL:

485 (600) STUDENTS
81% Capacity

EHS

EMS

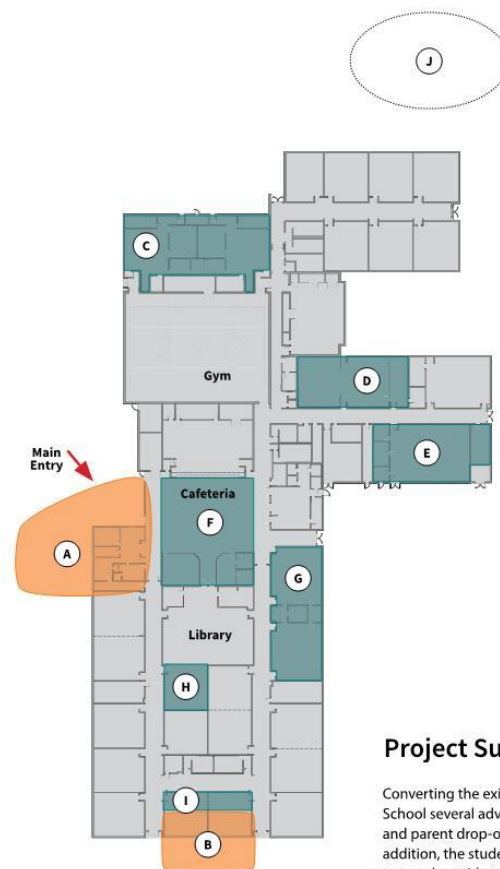
EES

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

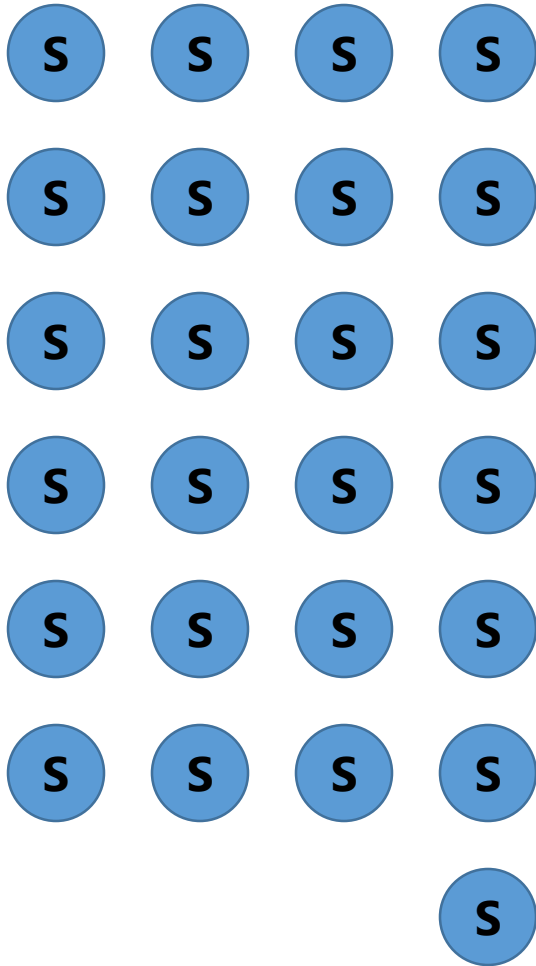
- New Air Conditioning
- Address Deferred Maintenance
- Safety and Security Improvements

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.

*Conceptual design only. Design meetings will start in November.
Contact bmuse@eaton.k12.co.us if interested in participating.





6TH Grade – 165 Students

7th Grade – 160 Students

8th Grade – 137 Students

7-Track 6-8

462 Students (490 Capacity)

EATON MIDDLE SCHOOL:

462 (490) STUDENTS
94% Capacity

Eaton High School to EMS

1928, 1962, 1988, 2002 (1940 AG, 1977 STEM)

Deferred Maintenance	\$7.35 M
Renovations and Additions	\$18.98 M
Total	\$26.33 M

Deferred Maintenance

\$20.31 Million Identified

\$9.63 Million is recommended by keeping 1962 Wing but replacing the Stem Building, and Ag/Shop.

(Includes safety/ security projects and abatement)

Proposed 2019 Projects

Secure Entry

New Construction
(24,000 SF)

Renovation of 25,000 SF

Additional Parking

Air Condition
(Classrooms and Auditorium)

Alternate Projects

Air Condition (Gyms)

EHS

EMS

EES

BEES

GES

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

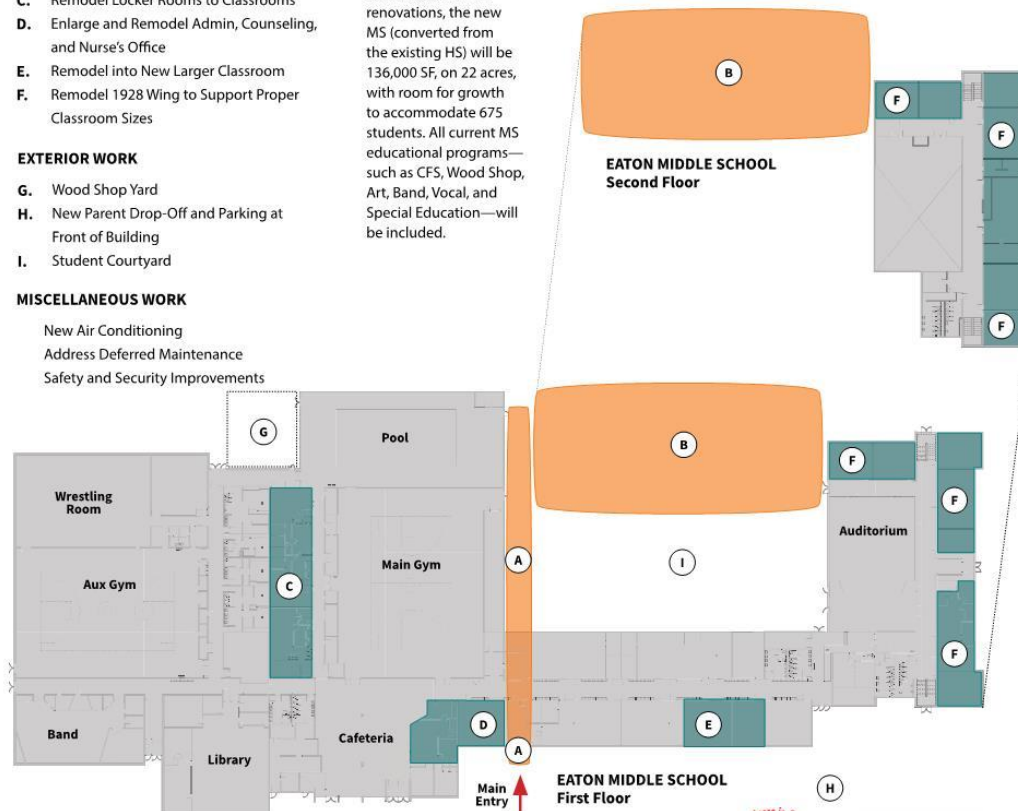
MISCELLANEOUS WORK

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.



*Conceptual design only. Design meetings will start in November.
Contact bmuse@eaton.k12.co.us if interested in participating.



Eaton High School to EMS

1928, 1962, 1988, 2002 (1940 AG, 1977 STEM)

Original 1928 Building and the 1962 Gym are Registered Historic Buildings and can't be torn down. Their building exteriors are to remain original.

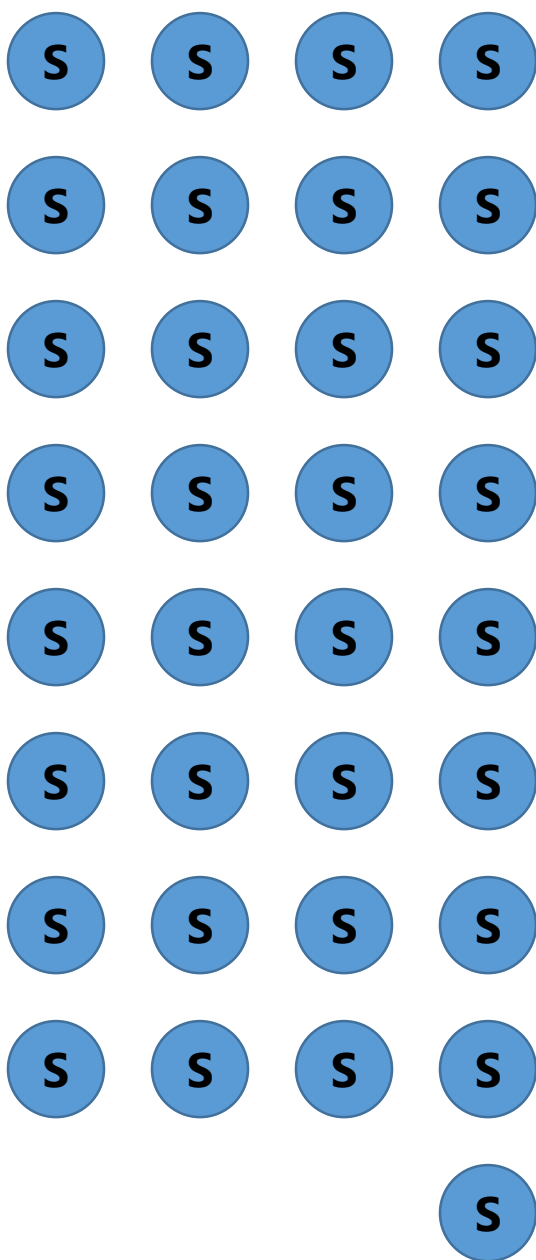
123,000 SF – Existing School (Includes Stem/AG/Modular buildings)

14,000 SF – Proposed to be demolished (Stem/AG/Modular buildings)

25,300 SF – Proposed Addition

18,100 SF – Proposed Renovations

134,300 SF – Eaton High School to EMS with proposed Additions and Renovations



7-Track 9-12

9TH Grade – 160 Students

10th Grade – 162 Students

11th Grade – 135 Students

12th Grade – 126 Students

583 Students (550 Capacity)

EATON HIGH SCHOOL:

583 (550) STUDENTS
106% Capacity

EHS

EMS

EES

BEES

GES

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 its 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 if interested in participating.



Transportation Facility

Total

\$2.54 M

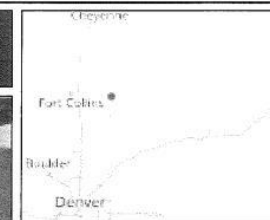
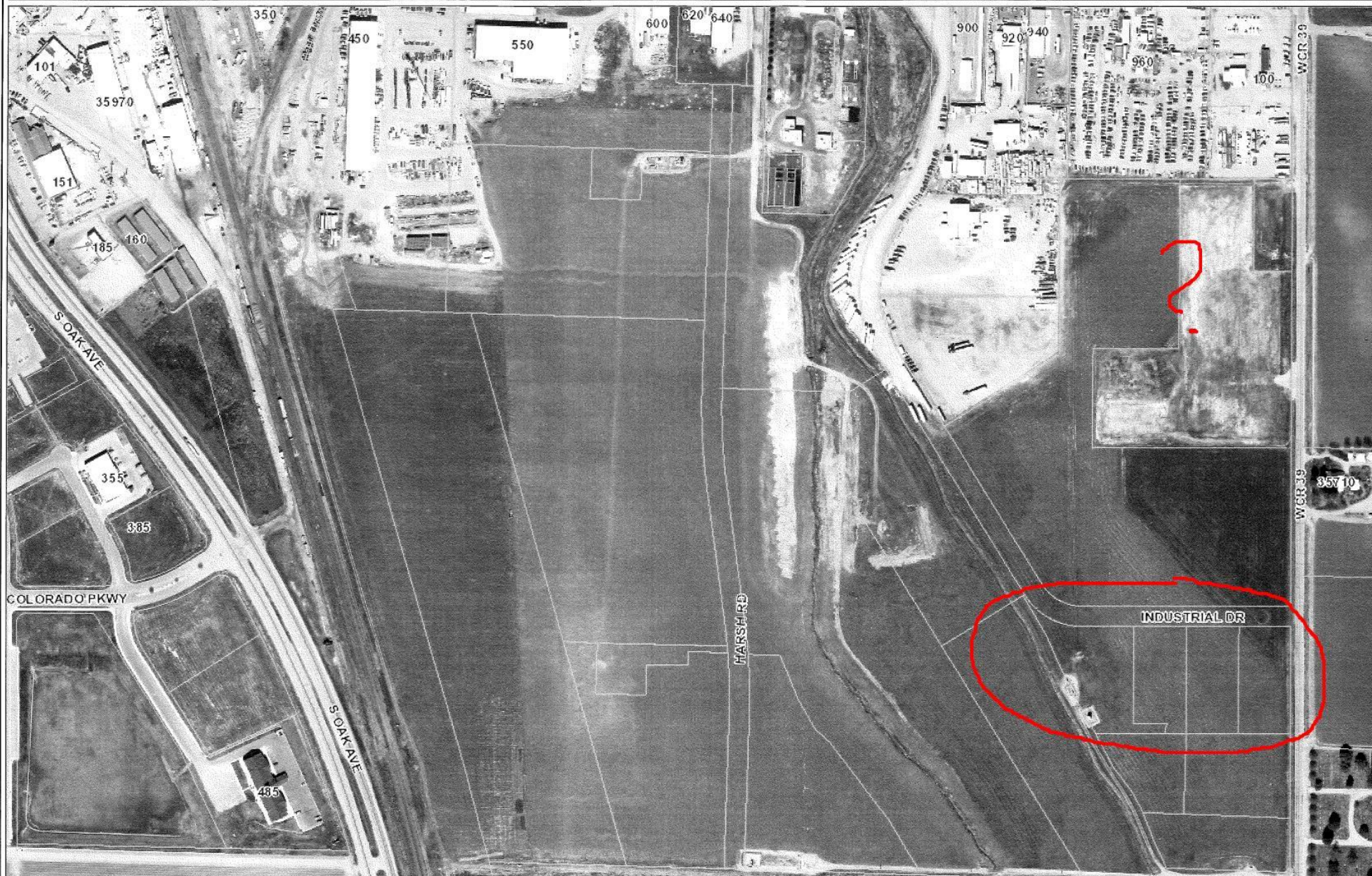
Deferred Maintenance

Proposed 2019 Projects

Build a new transportation facility to house and maintain school transportation vehicles.

Alternate Projects

Add



Legend

- Parcels
- Highway
- County Boundary

1:3,432



Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

572.1 0 286.04 572.1 Feet



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

New Eaton High School (EHS)	\$ 63,077,649
Eaton Middle School (EMS) Convert existing HS building to EMS	\$ 26,329,916
Eaton Elementary School (EES) Convert existing MS building to EES Decommission existing school and site	\$ 9,755,486 \$ 295,000
Benjamin Eaton Elementary School (BEES)	\$ 451,971
Galeton Elementary School (GES)	\$ 696,500
New Transportation Facility	\$ 2,544,000
Soft Costs 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	\$ 25,787,630
Less BEST Grant Funds received	\$ (438,152)

Total Bond Request: \$ 128,500,000



Proposed Long Range Facility Plan - Phase I

A collaboration between RLH Engineering | RB+B Architects | FCI Constructors, August 2019

01

02

03

04

05

Long-Term District Facility Framework

06

EATON RE-2 FRAMEWORK (DRAFT)

RB+B Architects, Inc.

Version 8.12.2019

EXISTING CONDITIONS		BOND 1		BOND 2		BOND 3	
JANUARY 2019 District Capacity 1,955		NOVEMBER 2019 District Capacity 2,675		2034 District Capacity 4,425		2054 District Capacity 5,825	
GALETON ELEMENTARY SCHOOL Capacity 150	➡	GALETON ELEMENTARY SCHOOL Renovations 150 Students	➡	GALETON ELEMENTARY SCHOOL 150 Students	➡	GALETON ELEMENTARY SCHOOL 150 Students	➡
EATON ELEMENTARY SCHOOL Capacity 315		Decommission					
BENJAMIN EATON ELEMENTARY SCHOOL Capacity 450	➡	BENJAMIN EATON ELEMENTARY SCHOOL Renovations 450 Students	➡	BENJAMIN EATON ELEMENTARY SCHOOL 450 Students	➡	BENJAMIN EATON ELEMENTARY SCHOOL 450 Students	➡
EATON MIDDLE SCHOOL Capacity 490	➡	EATON ELEMENTARY SCHOOL Convert to an Elementary School 600 Students	➡	EATON ELEMENTARY SCHOOL 600 Students	➡	EATON ELEMENTARY SCHOOL 600 Students	➡
				NEW ELEMENTARY SCHOOL 1 New Construction 600 Students	➡	ELEMENTARY SCHOOL 1 600 Students	➡
						NEW ELEMENTARY SCHOOL 2 New Construction 600 Students	➡
EATON HIGH SCHOOL Capacity 550	➡	EATON MIDDLE SCHOOL Convert to a Middle School 675 Students	➡	EATON MIDDLE SCHOOL 675 Students	➡	EATON MIDDLE SCHOOL 675 Students	➡
				NEW EATON MIDDLE SCHOOL 1 New Construction 750 Students	➡	EATON MIDDLE SCHOOL 1 750 Students	➡
		NEW EATON HIGH SCHOOL 1 New Construction 800 Students	➡	EATON HIGH SCHOOL 1 Addition 1,200 Students	➡	EATON HIGH SCHOOL 1 1,200 Students	➡
BUS BARN		Decommission				NEW EATON HIGH SCHOOL 2 New Construction 800 Students	➡
		NEW TRANSPORTATION FACILITY New Construction	➡	TRANSPORTATION FACILITY	➡	TRANSPORTATION FACILITY	➡

01

02

03

04

05

06

Next Steps

SECURE FUNDING

- Proposed Budget of \$128.5 million (limited by assessed value)
- Grant Funding
 - 2019 Secure Entry BEST Grant
 - Matching Grant Program (ESD 76% & State 24%)
 - Approved for \$1.83 million project, ESD =\$1.39 million & State = \$438,152
 - Safety Disbursement Grant
 - ESD Awarded \$192,000

ADDITIONAL ONGOING FUNDING

- Mill Levy Override
 - The new high school building will be built on a 63 acre lot that the school district already owns, but it will require ongoing maintenance.

Thank You.

Point of Contact:
Bridgette Muse
bmuse@eaton.k12.co.us

Point of Contact:
Derek Young
dyoung@rbbarchitects.com

