

CARBONDALE

OSAGE COUNTY

5.5 MILES

USD 434

OVERBROOK

Santa Fe Trail

SCRANTON

HIGH SCHOOL

Master Planning



Board of Education Workshop

02-11-2026



DOUGLAS COUNTY

FRANKLIN COUNTY

AGENDA

- RECAP Community Feedback
- Scenario Studies
- Assessments
- Costs



| RECAP – Meeting #1

Defined the *WHY*

- Aging Buildings (Infrastructure + Facility Conditions Assessment)
- Too many grade level transitions
- Transportation (complex routes throughout district)
- Declining Enrollment (fewer students in same # of buildings)

Configuration Scenario Concepts

- 1-Campus through 4-Campus

Understand Long-Range Goals

- Sentiment that **1-Campus is ideal, but not feasible** immediately.
How can we build into that concept?

| RECAP – Meeting #2

Committee & Community Priorities

- Top priorities were **Operational Efficiency & Minimizing Cost**
- **Security** was shared as #2 priority
- Athletics was a lower priority

School Finance

- School finance comes from several sources
- \$1.2M Capital Outlay is not enough to maintain buildings alone
- Talked through bond costs & scenarios

Reconfiguration Scenario Options

- Talked through building needs & scenarios in detail

| RECAP – Meeting #3

Santa Fe Trail HS Building Tour

Scenarios + Cost

- Asked the group # of buildings they would support (2 or 3)
- Max cost/month the group would support (\$20-\$40/month)

Group Discussion

- How does your feedback on \$ align with your facility priorities?
Group said yes, the amount we're willing to spend aligns with facility priorities
- Do you think the community would align with you?
Feedback is split, but think the community will have less appetite for tax increase

| FEEDBACK

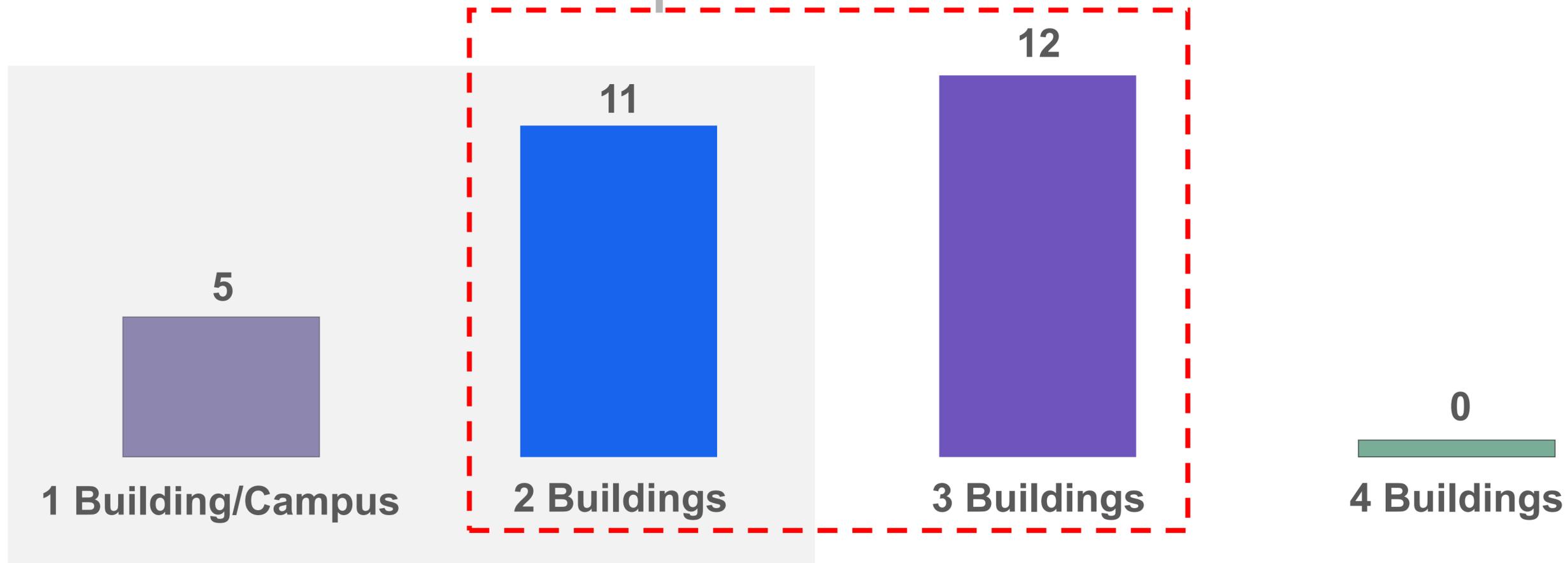
How does *your* feedback on cost and the aligned scenario compare to your priorities for facility needs at SFT?

costs plan sports
needs balance
3-campus
2-campus
support work
changed aligned
buildings

- The majority felt that their priorities aligned with the amount they want to spend
- Many recognize that 1-campus is ideal, but not feasible right away
- Classrooms and building spaces need a “glow up”

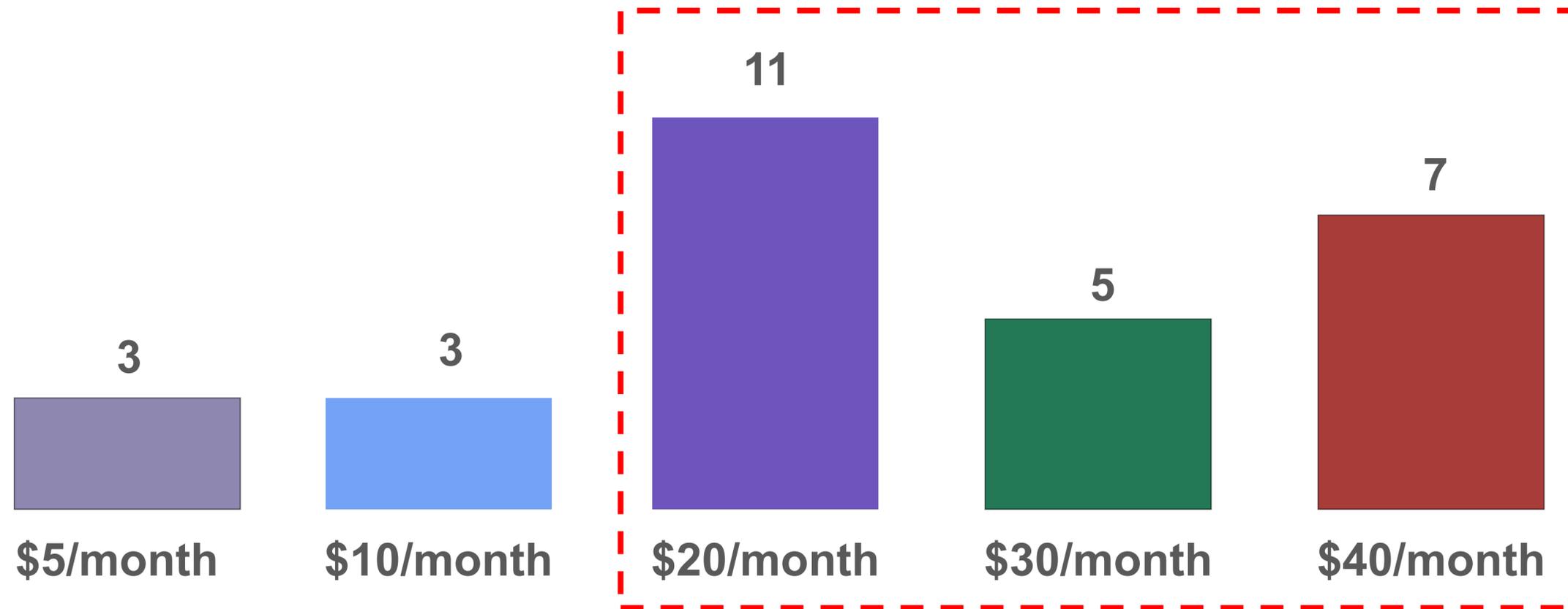
FEEDBACK

Based on our District demographics & projected enrollment, **what is the appropriate number of buildings** our community feels would best support long-term success & responsible use of resources?



FEEDBACK

What is the *maximum cost per month* you would support?



| RECAP – Meeting #4

# of 	2 or 3 buildings/campus
\$/MONTH	\$20-40/month
BOND	\$11-24 Million

Is the group comfortable recommending 2 or 3-campus options, & eliminating 1-campus and 4-campus as options?

The group agreed that this made sense

| FEEDBACK

Do you think the community's feelings would align with yours on dollars and facility improvement priorities?

polarizing
spend
stuck **yes**
conservative
money

- Many expressed the community's desire for improvements, but they will be conservative with how much they spend.
- Will depend on how much time they have spent in the classroom.
- **Yes** on improvement, **no** on costs.
- Feel the majority will want to spend as little as possible

RECAP SCENARIOS



CONFIGURATIONS

4
CURRENT

PreK
& DO

K-3

4-8

9-12

3

PreK-5

6-8

9-12

\$8-13M

2

PreK-5

6-8

9-12

\$20-26M

1

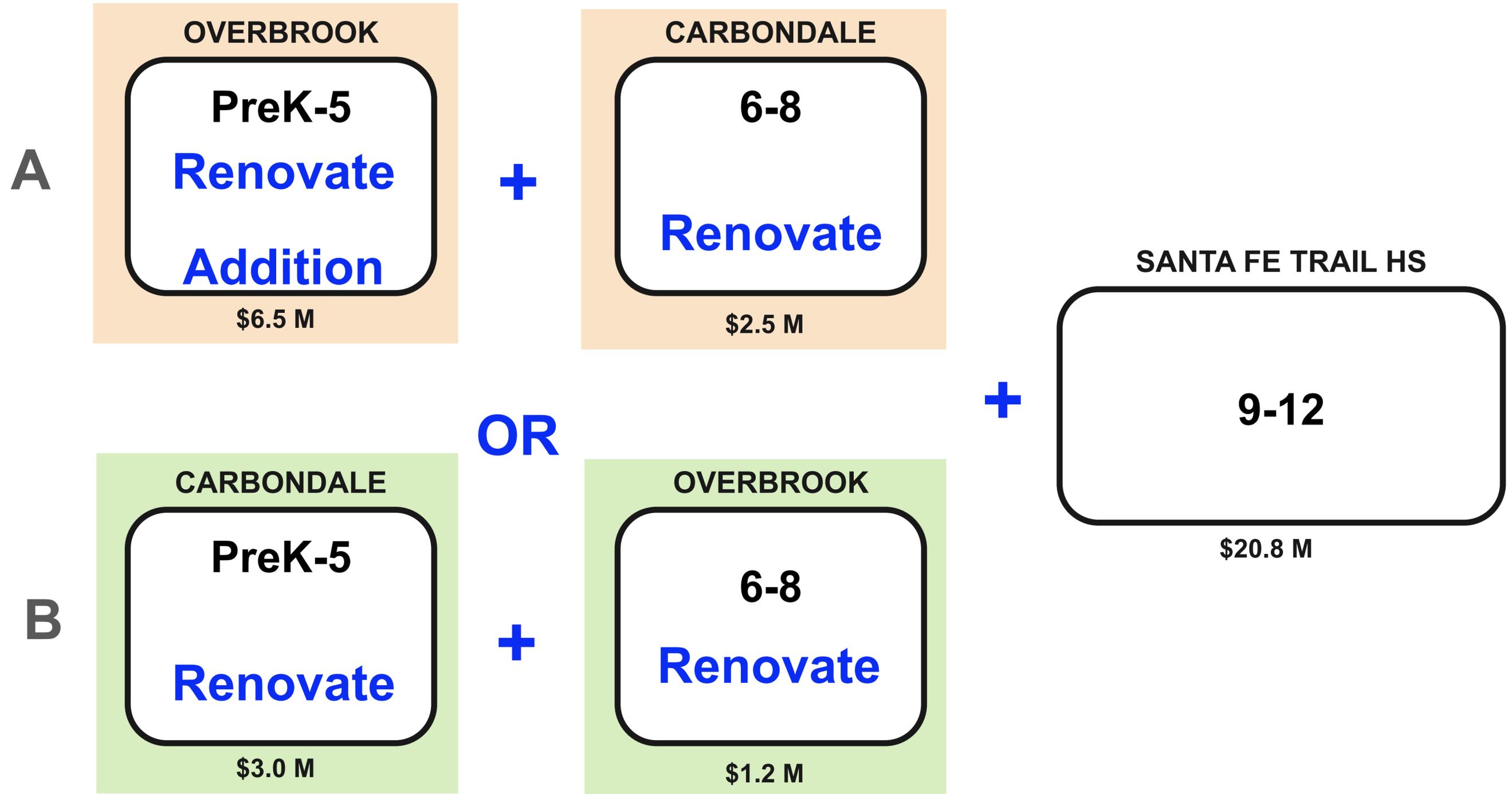
PreK-5

6-8

9-12

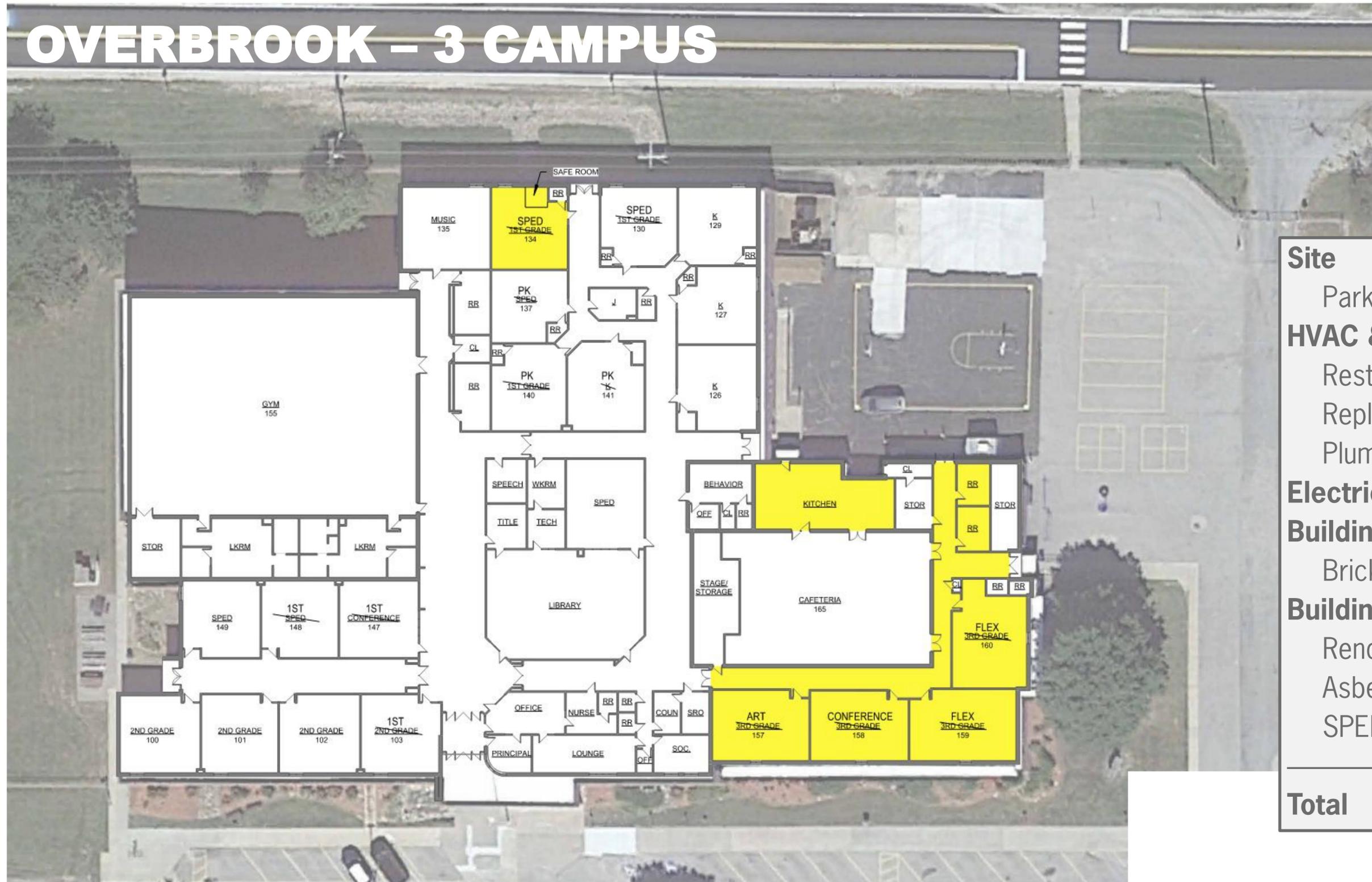
\$50M

Three Campus Options



FLOOR PLANS – CONCEPT B

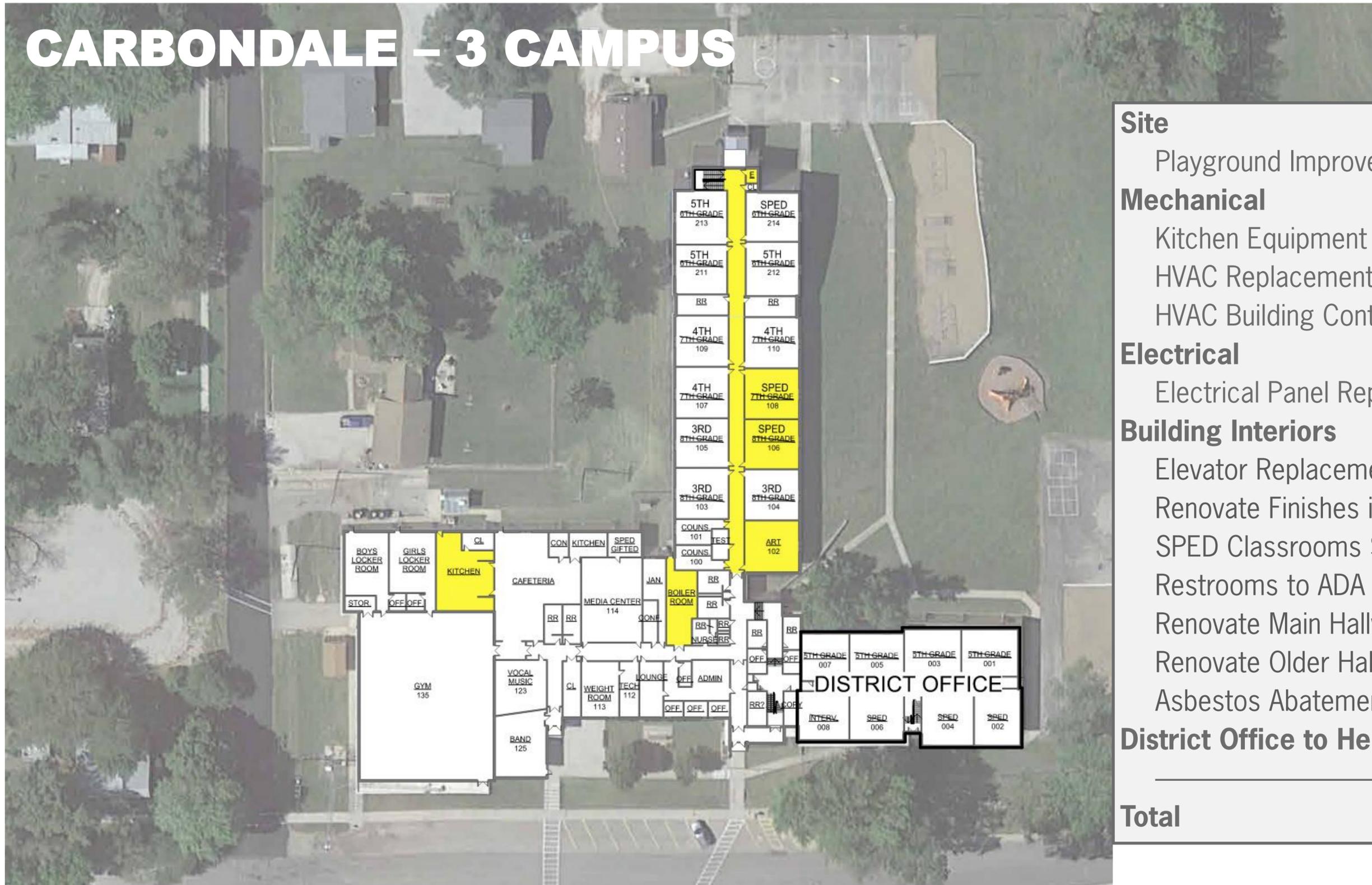
OVERBROOK – 3 CAMPUS



Site	183,000
Parking & Sidewalk Improvements	
HVAC & Plumbing	\$270,000
Restroom Renovations	
Replace Kitchen Hood	
Plumbing Piping Replacement	
Electrical	\$18,500
Building Envelope	\$24,500
Brick Facade Repairs	
Building Interiors	\$662,000
Renovate Finishes in Older Classrooms	
Asbestos Abatement	
SPED Safe Room	
Total	\$1,158,000

FLOOR PLANS – CONCEPT B

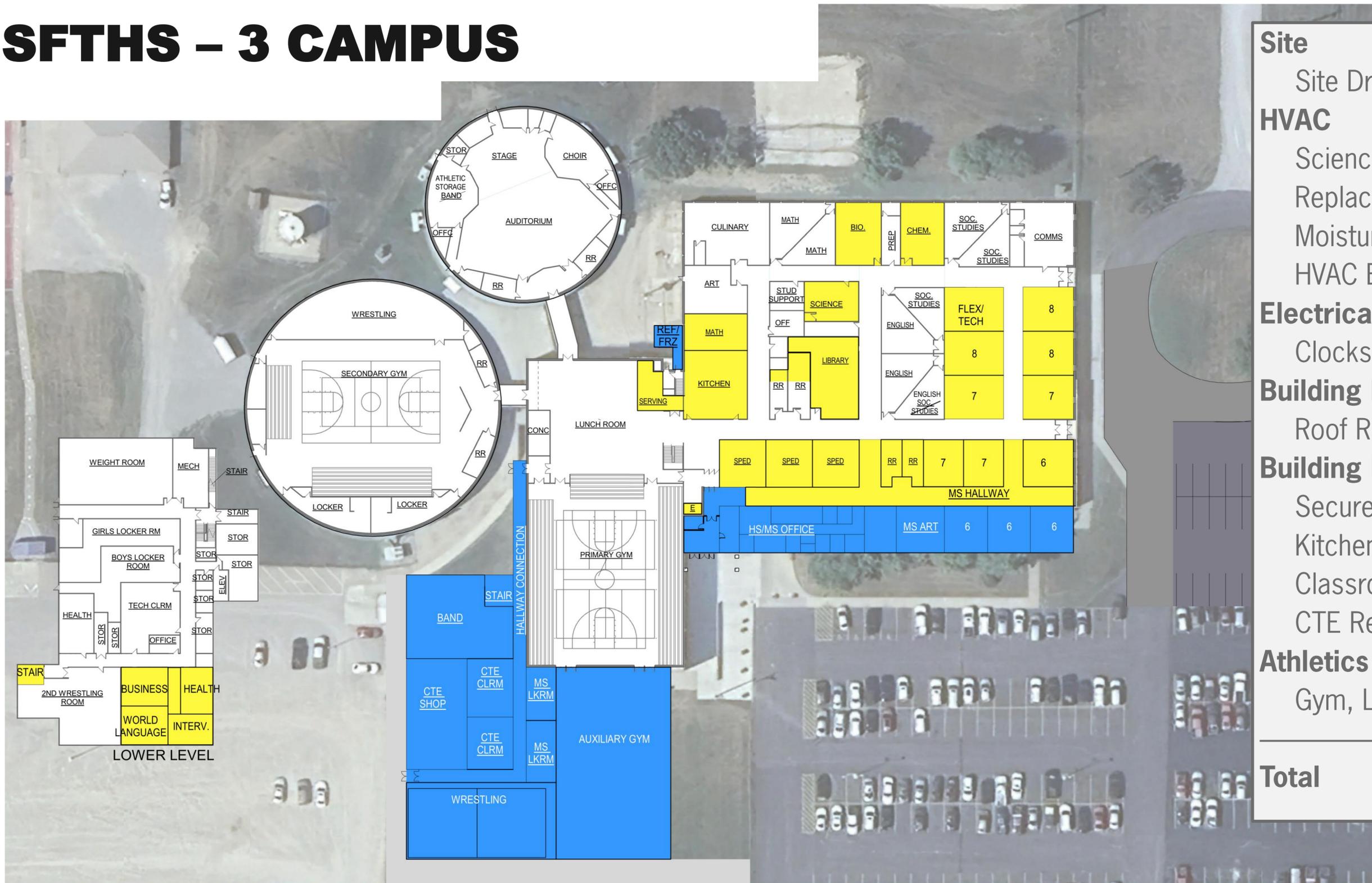
CARBONDALE – 3 CAMPUS



Site	\$271,200
Playground Improvements	\$271,200
Mechanical	\$579,500
Kitchen Equipment	\$91,500
HVAC Replacement	\$183,000
HVAC Building Controls	\$305,000
Electrical	\$61,000
Electrical Panel Replacement & Outlets	
Building Interiors	\$2,046,000
Elevator Replacement	\$274,500
Renovate Finishes in Older Classrooms	\$536,800
SPED Classrooms	\$499,770+ Safe Room \$26,840
Restrooms to ADA	\$128,840
Renovate Main Hallway Finishes	\$88,000
Renovate Older Hallway Finishes	\$64,170
Asbestos Abatement	\$61,000
District Office to Here	\$366,080
Total	\$2,957,700

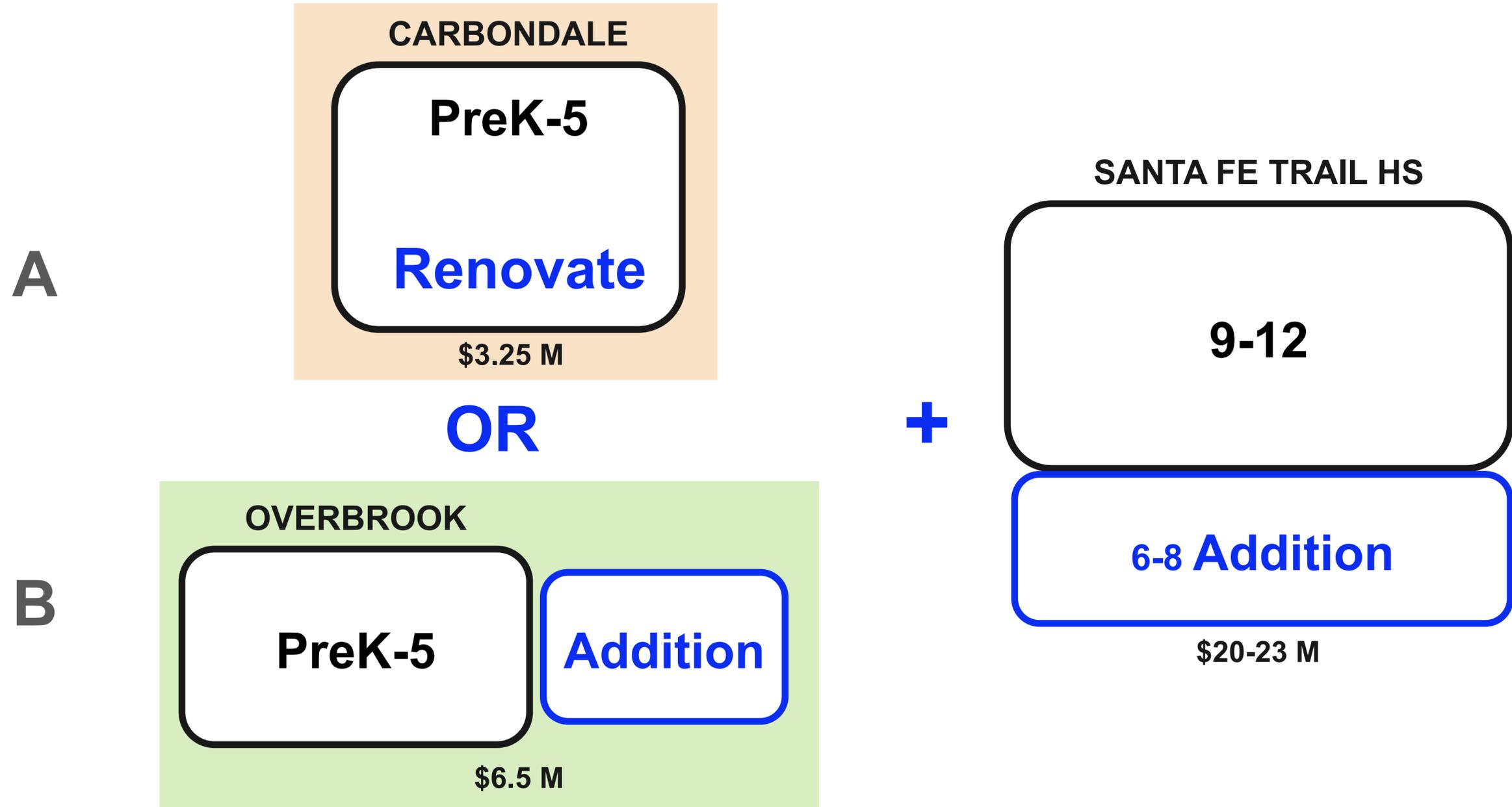
FLOOR PLANS – CONCEPT B

SFTHS – 3 CAMPUS



Site	\$864,630
Site Drainage, Parking, Drive, + Bus Loop	
HVAC	\$945,020
Science Labs Exhaust Replace HVAC Controls Moisture/Humidity in Basement HVAC Equipment Replacement	
Electrical	\$150,060
Clocks, Intercom, Electric Panels	
Building Envelope	\$808,200
Roof Repairs at Domes	
Building Interiors	\$12,651,110
Secure Entry and Office Addition Kitchen Relocation + Band Expansion Classroom Renovation CTE Renovation @ Annex	
Athletics	\$5,411,020
Gym, LKRM, and Athletics Storage	
Total	\$20,827,040

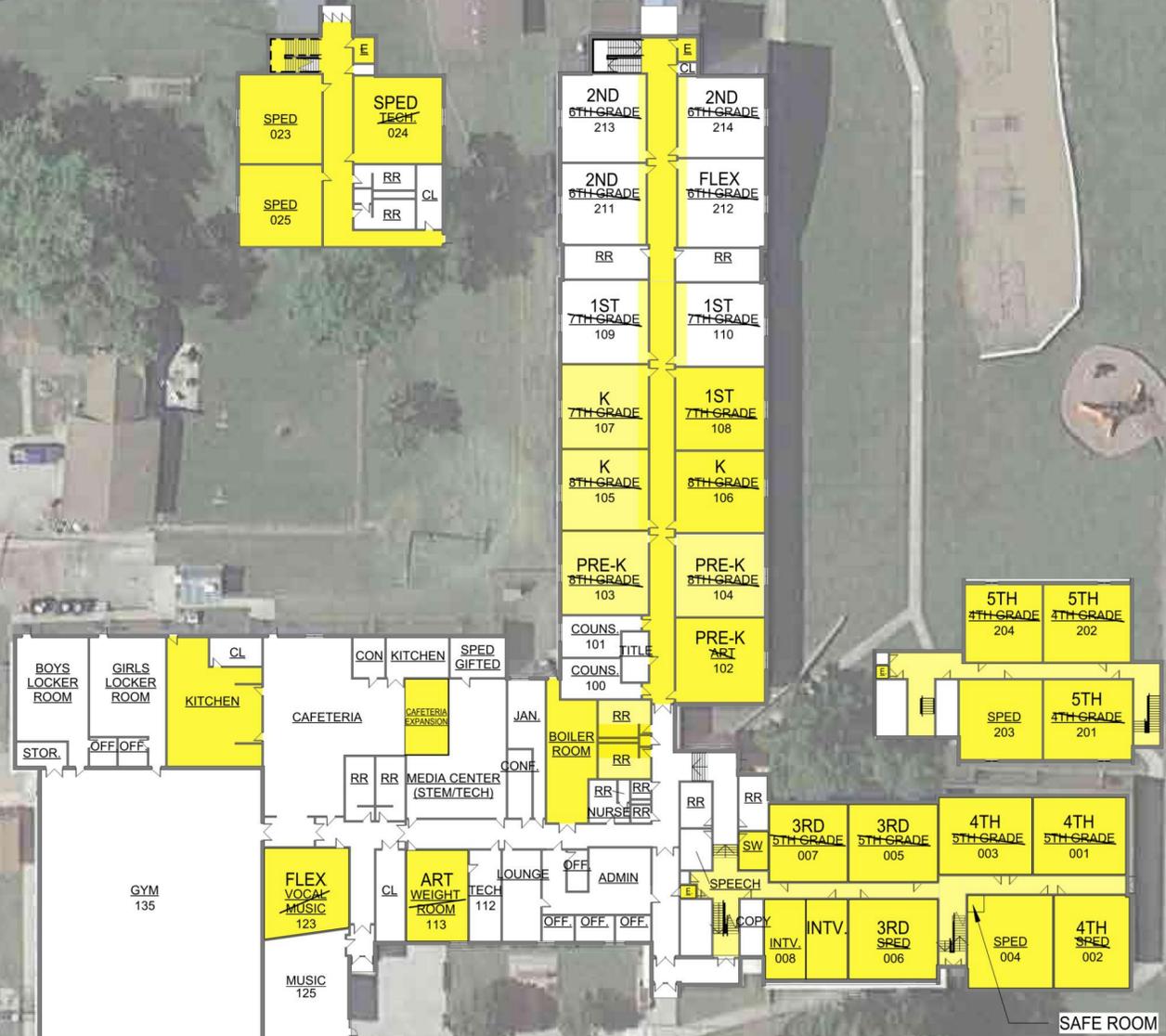
Two Campus Options



FLOOR PLAN

CONCEPT A - TWO CAMPUS

CARBONDALE (PREK-5)

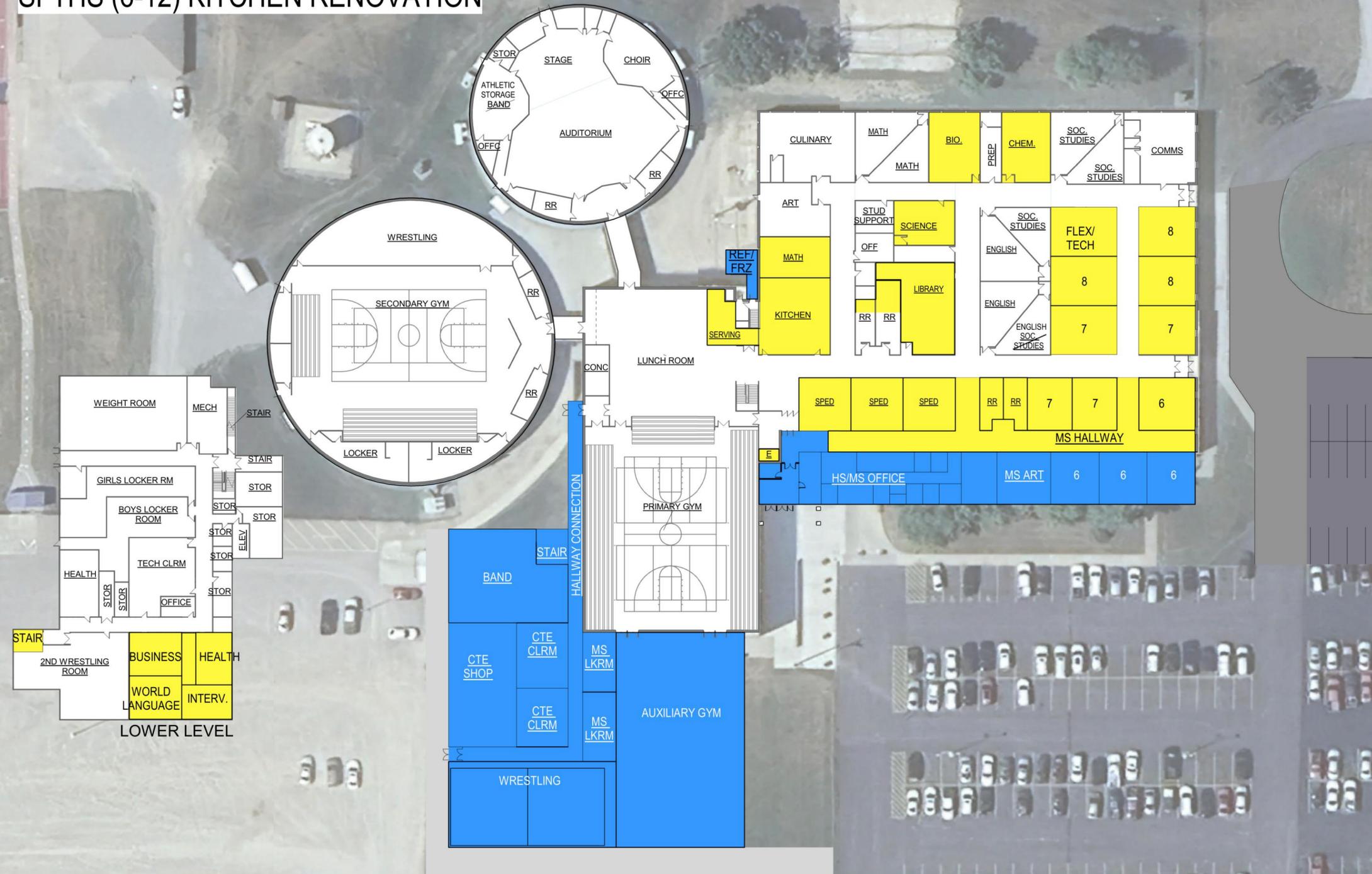


Site	\$271,200
Parking and site improvements	\$152,500
Playground Improvements	\$271,200
Mechanical	\$762,500
Kitchen Equipment	\$91,500
HVAC Replacement	\$183,000
HVAC Building Controls	\$305,000
Plumbing for use by younger kids	\$183,000
Electrical	\$61,000
Electrical Panel Replacement & Outlets	
Building Interiors	\$2,155,300
Elevator Replacement	\$274,500
Renovate Finishes in Older Classrooms	\$536,800
Renovate PK-K Classrooms	\$395,580
SPED Classrooms	\$499,770+ Safe Room \$26,840
Restrooms to ADA	\$128,840
Renovate Main Hallway Finishes	\$88,000
Renovate Older Hallway Finishes	\$64,170
Asbestos Abatement	\$61,000
Cafeteria Expansion	\$79,800
Total	\$3,250,000

FLOOR PLAN

CONCEPT A - TWO CAMPUS

SFTHS (6-12) KITCHEN RENOVATION



Site	\$864,630
Site Drainage, Parking, Drive, + Bus Loop	
HVAC	\$945,020
Science Eyewash, Exhaust, Flooring	\$97,120
Replace HVAC Controls	\$427,000
ADA Plumbing + Sump Pump	\$80,520
HVAC/Humidity in Basement	\$181,780
HVAC Equipment Replacement	\$158,600
Electrical	\$150,060
Switchboard, Breaker, Panelboards	\$134,200
Parking Lot Lighting to LED	\$15,860
Building/Dome Envelope	\$805,200
Building Interiors	\$12,651,110
Secure Entry, Office, MS Addition	\$3,416,000
Kitchen Renovation + Ref/Frz	\$579,500
Band Room Add	\$1,464,000
Classroom Reno Main & Lower	\$5,043,050
CTE Addition	\$2,148,560
Athletics	\$7,333,980
Aux. Gym (smaller)	\$3,746,920
Wrestling	\$1,922,960
MS LKRM + Hallway	\$1,664,100
Total	\$22,750,000

ESTIMATE

HARD COST VS. SOFT COST

- Renovation (\$100-\$200 / SF) or New Construction (\$375 - \$400 / SF)
- Soft Costs ~22% for Bond Financing, Design, Engineering, Survey, Permits and 5% Contingency & 7% Escalation

LINE ITEM COSTS:

- CAC HVAC (5 @ \$30K+) and Controls (\$305,000) = \$488,000 TOTAL
- CAC Elevators = \$274,500
- CAC Gym Wall Skin + Roof Issue = \$688,970 budgeted for finish updates
- CAC Kitchen = \$79,800 includes Cafeteria expansion

- HS Front Entrance (Secured) = \$1,786,080
- Foundation Issues = \$375,000
- Dome Roof and cable repairs = \$805,200
- HS Kitchen Renovation = \$579,500
- HS HVAC (\$340,380) and Controls (\$427,000) = \$767,380
- HS Electrical (\$150,060) + Plumbing (\$80,520) = \$230,580

| RECAP – Meeting #5

Overbrook Building Tour

- Reviewed existing conditions at Overbrook to understand needs

Feedback

- Asked the group to discuss pros & cons of ES at Overbrook vs. Carbondale
Pro of ES at Carbondale is primarily available space.
Cons include building age and floor levels

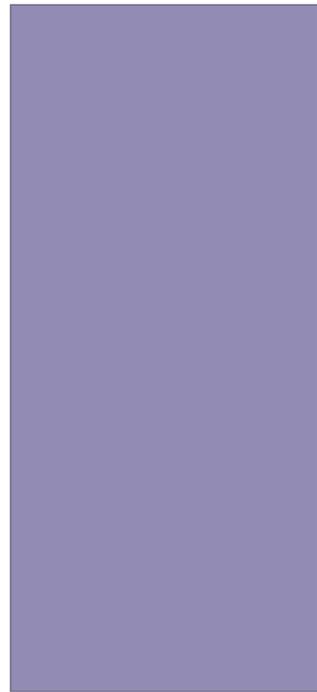
Pro of ES at Overbrook is the building was built for an ES.
Cons include condition of older wing, available space (addition needed), & parking area

- Asked the group if they could eliminate any building organization scenarios Lots of discussion, but group was split between 2 & 3 campus scenario with a 6-8 addition at SFTHS

Feedback also indicated to add more for Ag/CTE at SFTHS

FEEDBACK

Which scenario is best for student learning environment and grade level transitions?



S1: 2-Campus
PreK-5 @ CAC
6-8 Addition @ SFTHS



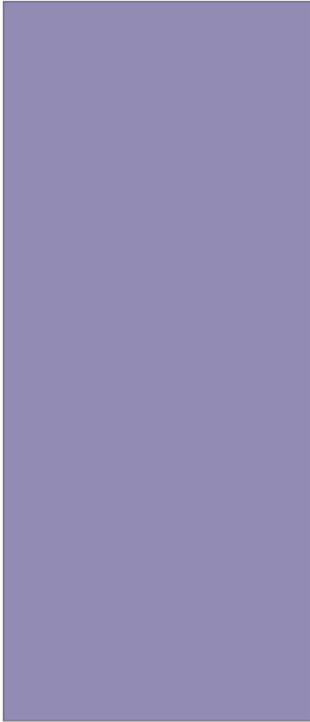
S2: 3-Campus
PreK-5 @ CAC
6-8 @ OAC
9-12 @ SFTHS



S3: 3-Campus
PreK-2 @ OAC
3-5 @ CAC
6-8 Addition @ SFTHS

FEEDBACK

Rank the following scenarios:



S1: 2-Campus
PreK-5 @ CAC
6-8 Addition @ SFTHS



S3: 3-Campus
PreK-2 @ OAC
3-5 @ CAC
6-8 Addition @ SFTHS



S2: 3-Campus
PreK-5 @ CAC
6-8 @ OAC
9-12 @ SFTHS

FEEDBACK

Do you support 6th grade being included with a 7-8 Middle School at SFTHS?

Yes, they already transition hourly and would have more elective choices

No. The maturity gap between 6-8 & 9-12 is too large. Only support in separate building

Yes, the transition to High School would be easier

Yes, more elective options for middle school

Yes, building can share resources and better access to programs

Yes, but the younger grades need to be separated as much as possible

No, we should not put younger students into HS environment

Yes, students in one location is better for logistics

| RECAP – Meeting #6

Reviewed Refined Scenarios

- Feedback directed us to narrow down to Concept A and Concept B
Concept A: 2-Campus – PreK-5 @ CAC & 6-12 + DO @ SFTHS
Concept B: 3-Campus – PreK-2 @ OAC, 3-5 + DO @ CAC, & 6-12 @ SFTHS

Feedback

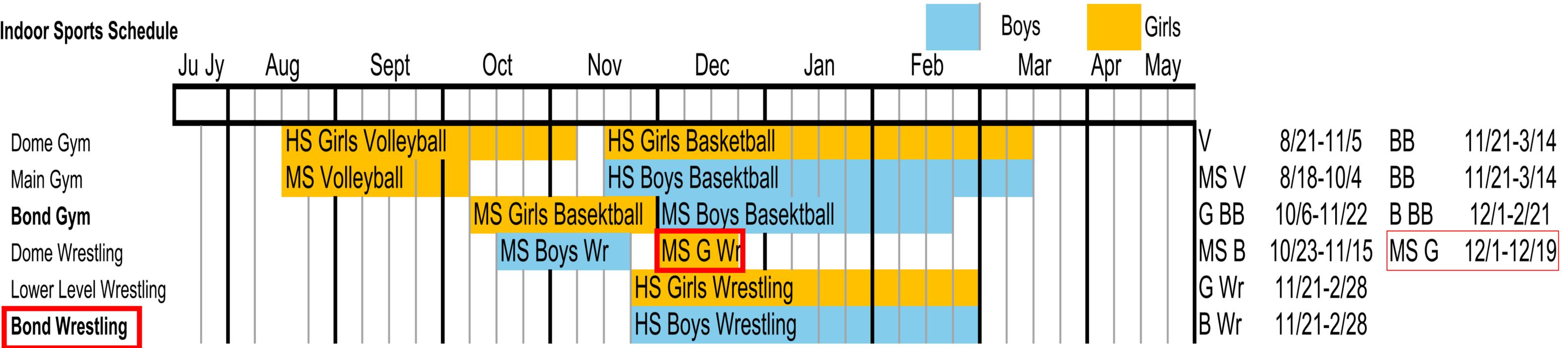
- Asked the group to discuss **Highlights & Concerns of each Concept**
Highlights of Concept A: Fewer transitions, shared ES staff, 4th away from MS, closer to long range goal of fewer facilities to maintain, AG/CTE at SFTHS
Concerns of Concept A: Traffic @ SFTHS, Closing 2 buildings, Lunch schedules

Highlights of Concept B: OAC better for littles, room for growth, only closing 1 building, keeps a school in Overbrook

Concerns of Concept B: Transition at 3rd grade, sharing resources between schools, less money for Ag/CTE, plan for repurposing old buildings, not enough of a change from current configuration

SCHEDULE

SFT Indoor Sports Schedule



Carbondale Gym
Overbrook Gym

Building Transitions Discussion

# Buildings	1	2	3	4		
# Towns	1	2	3	4		
Existing	DO PreK	K 1 2 3	4 5 6 7 8	9-12		
2-Campus	2A	Carbondale		SFTHS w/ Addition	\$26 M	
	2B	Overbrook w/ Addition		SFTHS w/ Addition	\$30 M	
	3A	Carbondale		Overbrook	SFTHS	\$11.2 M
3-Campus	3B	Overbrook w/ Addition		Carbondale	SFTHS	\$14.4 M
	3C	Overbrook	Carbondale	SFTHS w/ Addition	\$25 M	

SCHEDULE



| SCHEDULE

- **October**

- 29 – Board Meeting

- **November**

- 12 – Board Meeting

- **December**

- 10 – Board Meeting



- **February**

- 10 – Board Meeting

- **March**

- Board Meeting

- **April**

- Board Meeting

- **May**

- Resolution Deadline for August Election

- **June**

- Campaign / Town Hall

- **July**

- Campaign / Town Hall

- **August**

- 4 – Bond Election

| ELECTION

• **AUGUST** (With Escalation: \$26.75 M)

• PROS

- Fewer Ballot Questions
- Less inflation
- Shared election cost
- More time to plan for March 2027 if August fails
- More time for contractor to procure long lead time items & avoid year-end price increases

• CONS

- Higher election cost vs. November
- Timing of County Clerk mailing rate notices could disrupt campaign
- Campaign during the summer is difficult

• **NOVEMBER** (With Escalation: \$27.2 M)

• PROS

- No election cost
- RNR notices likely won't disrupt campaign
- Easier to campaign around school events

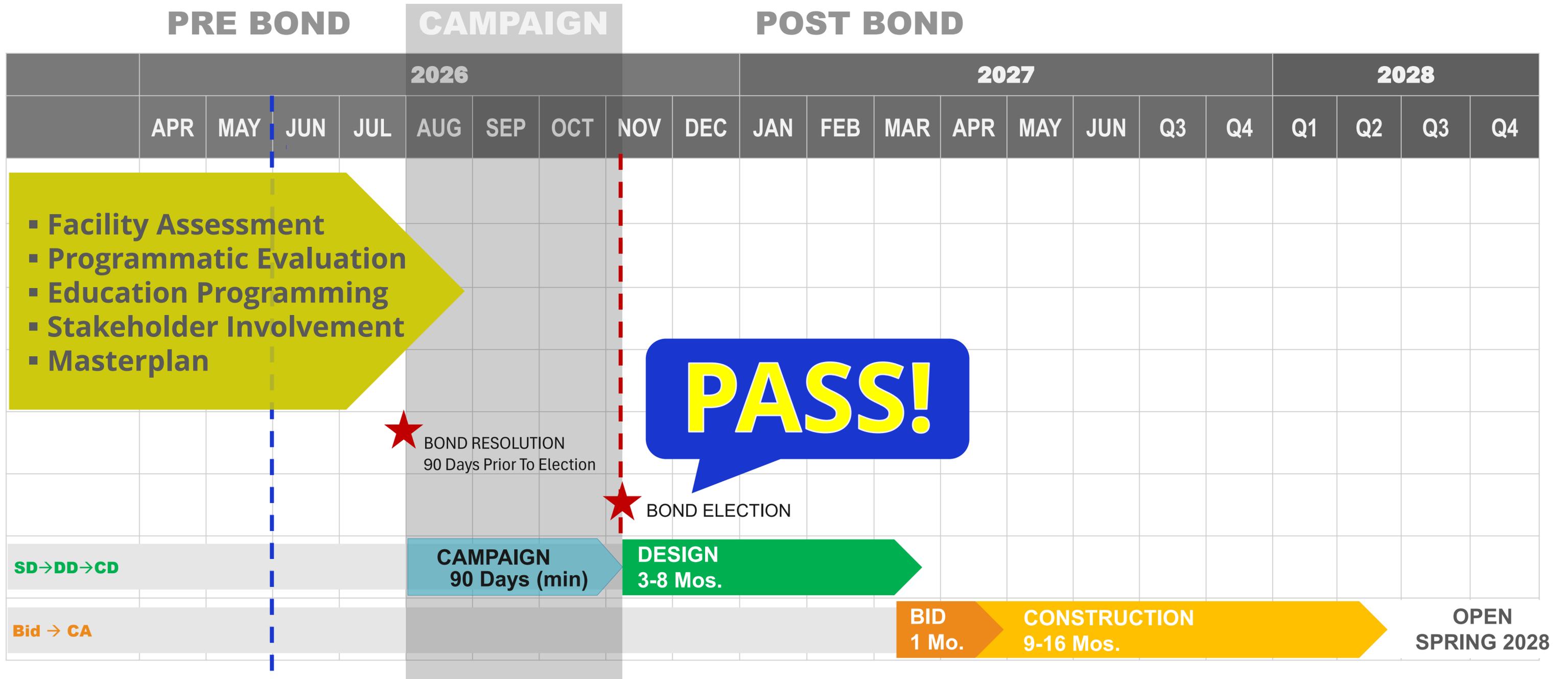
• CONS

- More ballot questions (less targeted messaging)
- Later start to construction (more inflation)
- Little time to plan for March '27 if November fails
- Less time for contractors to procure long lead time items & would push the completion date



POST-BOND

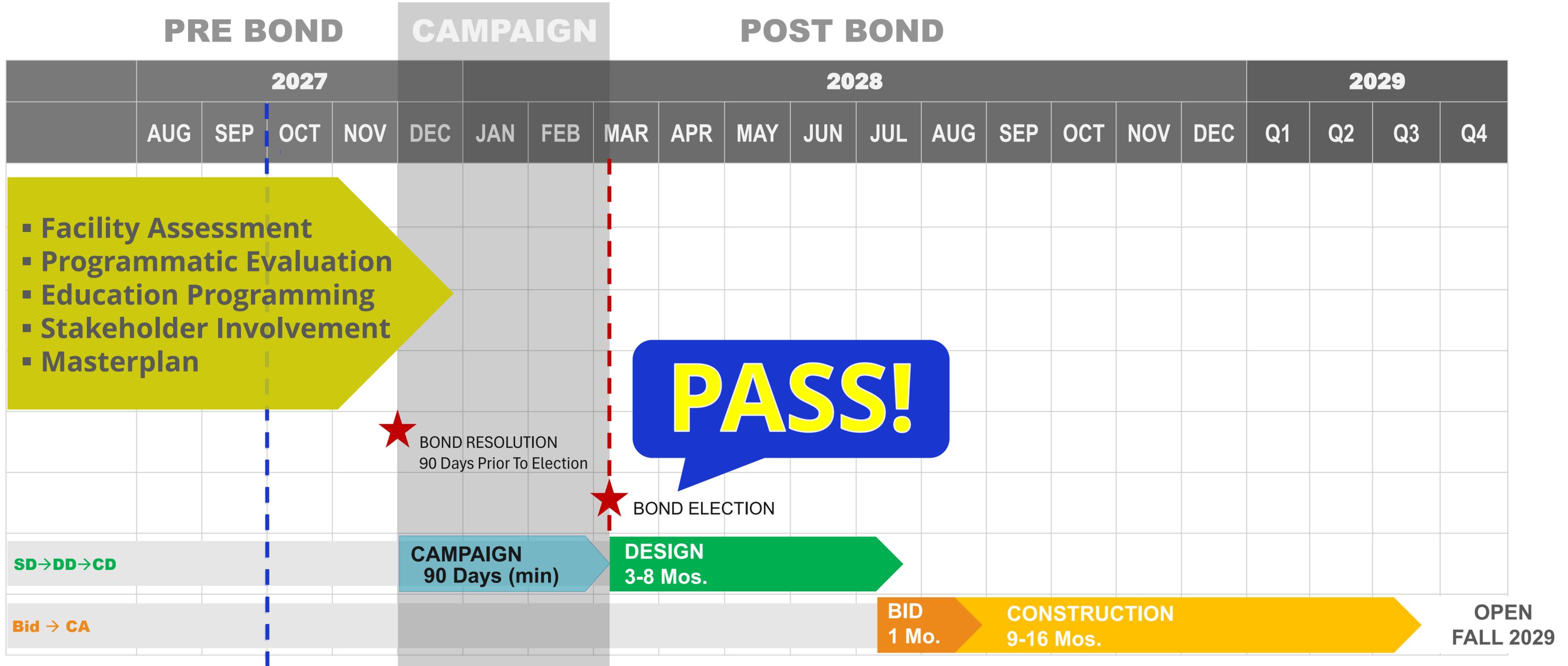
SCHEDULE EXAMPLE NOVEMBER 2026 BOND ELECTION





POST-BOND

SCHEDULE EXAMPLE MARCH 2027 BOND ELECTION



EXIT

Rest Room

Welcome to Santa Fe Trail

Home of the
Chargers

QUESTIONS

