



**Board Meeting  
February 19th, 2025**



**GOAL #1**

We will ensure all learners, regardless of their identity, feel safe and valued.

**GOAL #2**

We will commit to the educational growth of our learners through an equitable, personalized and individualized learning experience.

**GOAL #3**

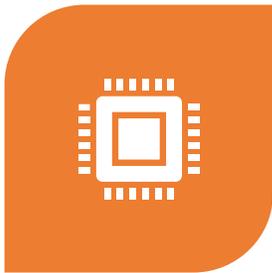
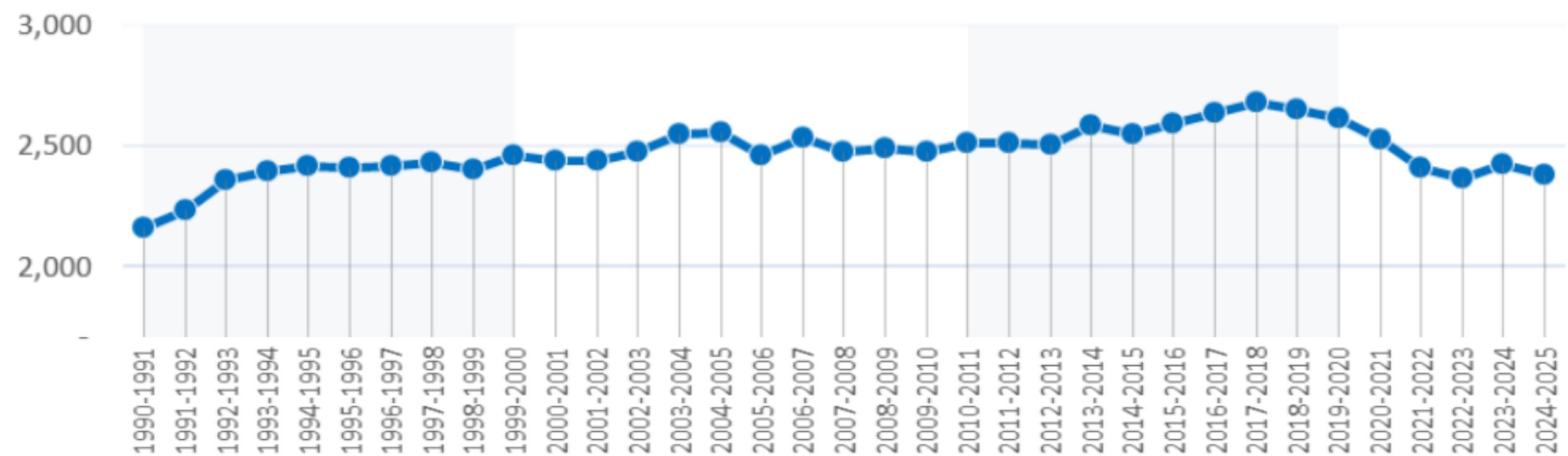
We will be dedicated to the personal growth of our learners in their social, emotional and physical well-being.





# Establishing a Foundation

- Learners are different now than when our schools were built, especially those buildings built in the 1920's & 1930's
- Districts around Clayton have invested a lot of money in facilities and are future ready
- For Clayton to continue to be the premier school district not only locally, but nationally, we must be on the cutting edge of education, by providing state of the art facilities
- While resident enrollment is projected to slowly decline, overall enrollment is projected to remain stable over the next 10-15 years as the district typically sees an increase in tuition paying students in 6th grade through 9th grade
- All schools meet the Americans with Disabilities Act (ADA) but may not be ADA convenient
- Athletic & Activity facility needs are not currently supported, especially at the HS level
- All spaces are learning spaces; the location and the facilities at Gay field is less than ideal
- The relationship with the city is crucial in the LRFMP process and beyond
- Based upon the current debt levy of \$0.5110, district can borrow up to \$90m without increasing the debt levy
- The district spends an average of \$4m annually for capital maintenance



ENROLLMENT IN  
1994-95 = 2,417  
2023-24 = 2,427



APPROXIMATELY 10% OF  
THE K-12 ENROLLMENT IS  
NON-RESIDENT



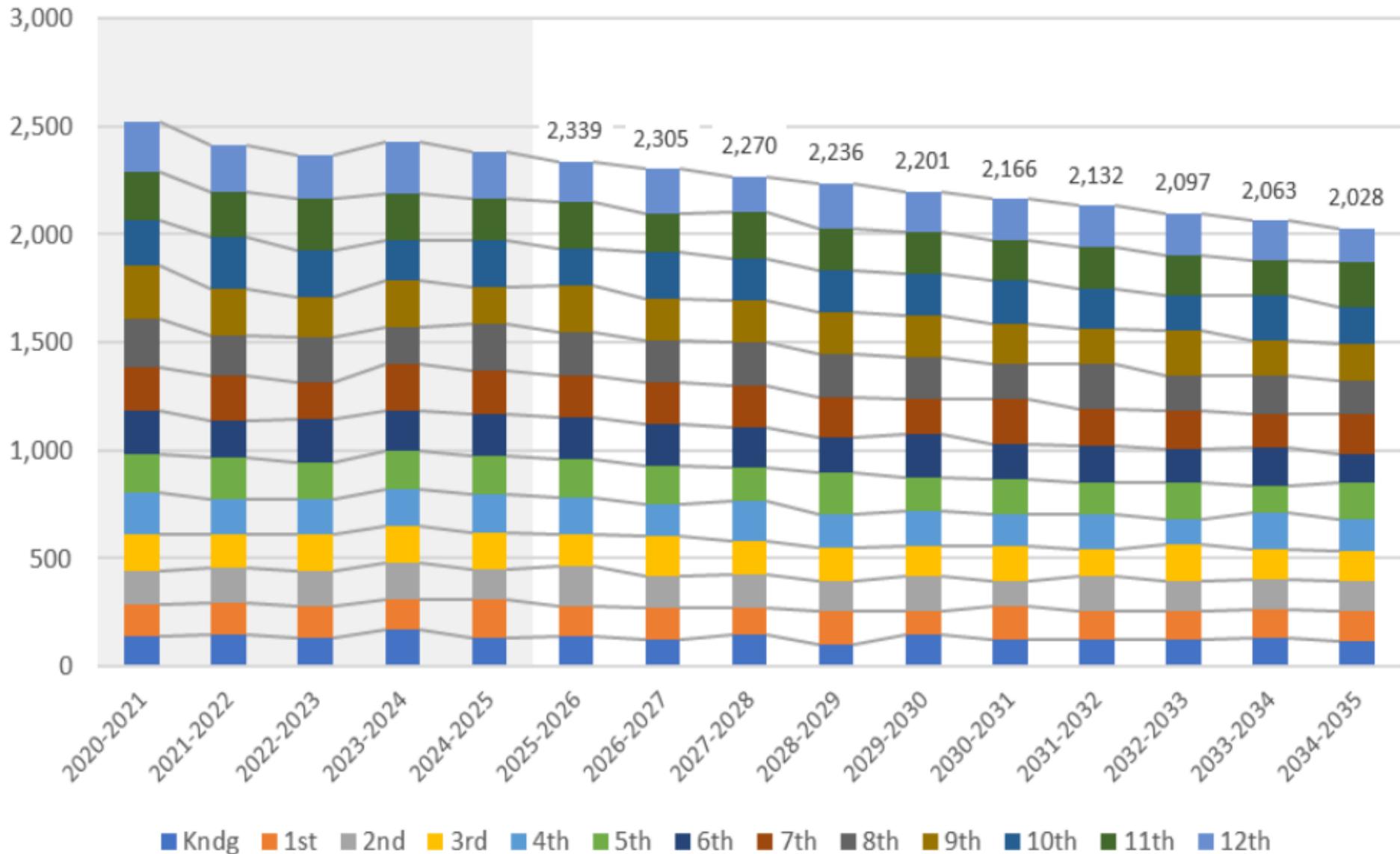
THE DISTRICT  
COVERS ONLY 3.21  
SQ MILES, ONLY 7  
ARE SMALLER



AGING POPULATION &  
LOWER BIRTH RATES

# K-12 Enrollment Projections

Projection Model 1  
Clayton | 2021-2035



# Capacity

	2024-2025	2029-2030	2034-2035			2024-2025	2029-2030	2034-2035
	Current Enrollment (#)	Projected Enrollment (#)	Projected Enrollment (#)	Teaching Stations; Specials (#)	Functional Capacity (#)	Current Utilization (%)	Projected Utilization (%)	Projected Utilization (%)
<b>Captain Elementary School</b>	286	290	269	18; 19	337	85%	86%	80%
<b>Glenridge Elementary School</b>	323	292	272	18; 18	348	93%	84%	78%
<b>Meramec Elementary School</b>	369	330	318	19; 17	366	101%	90%	87%
<b>Wydown Middle School</b>	607	554	500	47; 30	696	87%	80%	72%
<b>Clayton High School</b>	799	773	724	72; 34	1002	80%	77%	72%

## Capacity

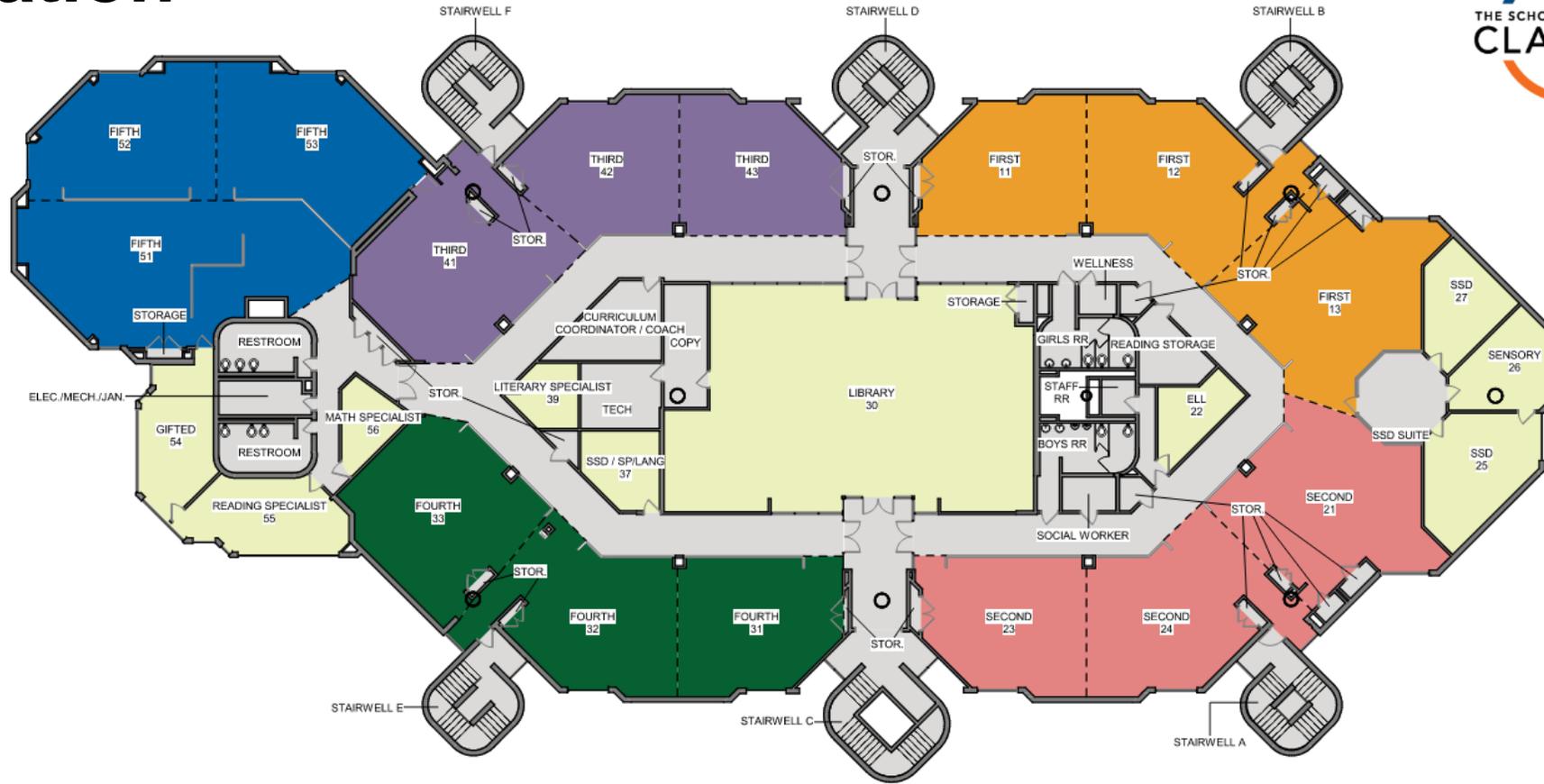
- Pre-K is not part of demographic projections
- While resident enrollment is projected to slowly decline, overall enrollment is projected to be stable. Individual school enrollment will fluctuate.
- This indicates that the School District of Clayton can invest in specialized & innovative learning environments, as well as larger indoor spaces for school wide & community events.

Utilization (%)	Capacity
95%+	Over Functional Capacity
90-94%	Approaching Over Capacity
80-89%	At Functional Capacity
70-79%	Approaching Underutilization
0-69%	Underutilized

# Utilization



**SPACE UTILIZATION**  
THE SCHOOL DISTRICT OF CLAYTON // CAPTAIN ELEMENTARY  
SECOND LEVEL FLOOR PLAN



TEACHING STATIONS		DESE SF	DISTRICT MAX
NO.	NAME	AREA	CAPACITY
11	FIRST	659 SF	18
12	FIRST	841 SF	23
13	FIRST	948 SF	26
21	SECOND	912 SF	25
23	SECOND	662 SF	18
24	SECOND	828 SF	23
31	FOURTH	660 SF	18
32	FOURTH	795 SF	22
33	FOURTH	806 SF	22
41	THIRD	915 SF	25
42	THIRD	631 SF	17
43	THIRD	648 SF	17
51	FIFTH	1,210 SF	33
52	FIFTH	688 SF	19
53	FIFTH	798 SF	22

SPECIALS STATIONS		
NO.	NAME	AREA
22	ELL	153 SF
25	SSD	375 SF
26	SENSORY	248 SF
27	SSD	243 SF
30	LIBRARY	2,392 SF
37	SSD/SP/LANG	175 SF
39	LITERARY SPECIALIST	119 SF
54	GIFTED	313 SF
55	READING SPECIALIST	336 SF
56	MATH SPECIALIST	126 SF

**SPACE UTILIZATION LEGEND**

- ADMINISTRATION
- RESTROOMS
- MECHANICAL
- SPECIALS (NOT INCLUDED IN CAPACITY)
- KINDERGARTEN
- FIRST
- SECOND
- THIRD
- FOURTH
- FIFTH



# Assessment Process

The Paragon team went on a tour led by each building administrator of their respective schools, discussing key facility needs and insights. During these building tours, the Paragon team asked targeted questions to capture specific feedback.

Paragon then worked closely with the head of maintenance at each facility to conduct more detailed assessments.

This deeper dive focused on evaluating the condition of individual rooms and identifying specific exterior issues to start to build a more comprehensive understanding of each facility's needs.

## Site Assessments

- Assessed district's playgrounds, playfields, tracks, courts, parking lots, drives, exterior lighting, etc.

## Facility Assessments

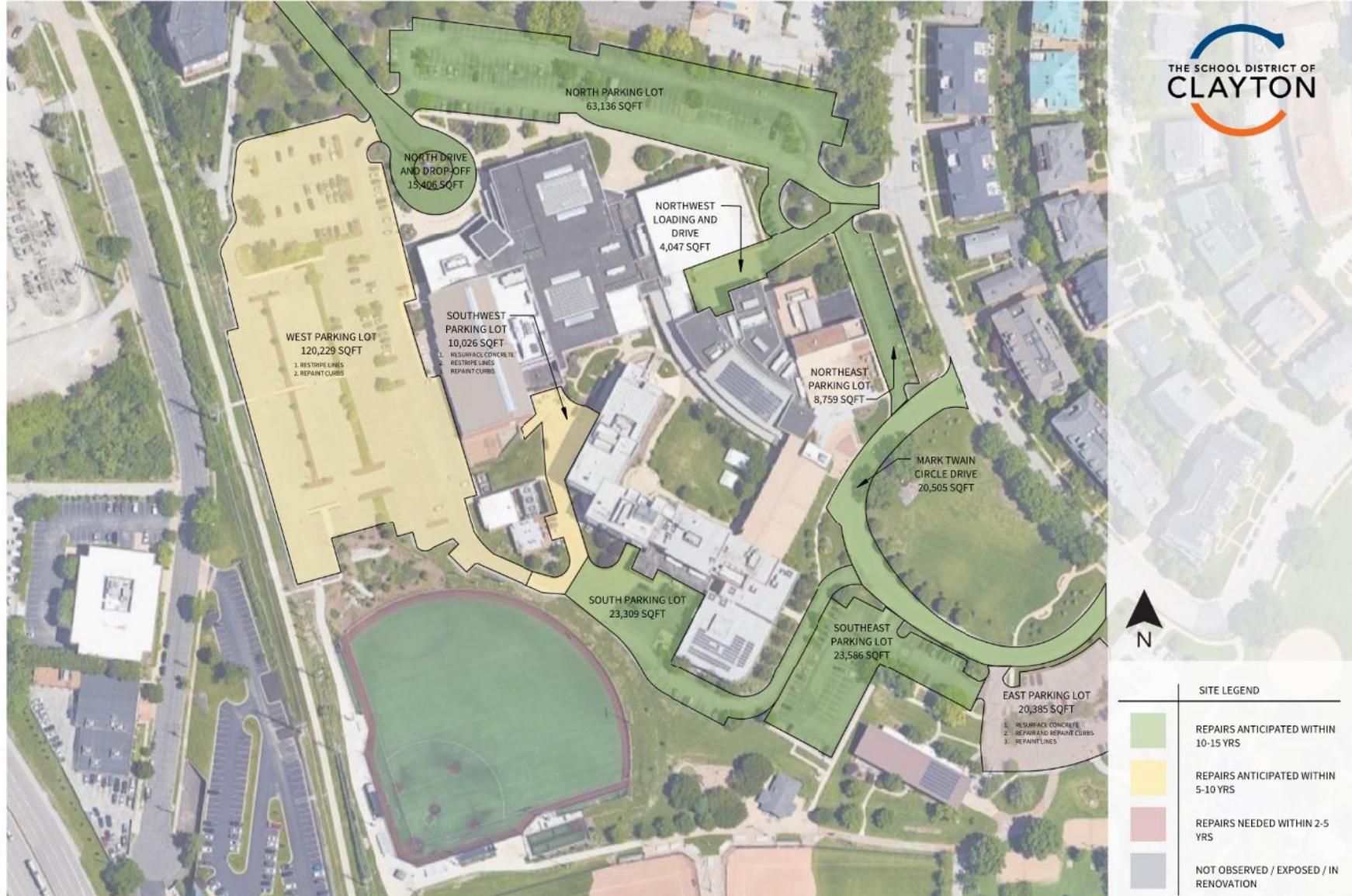
- Assessed each facility's floors, walls, and ceilings.
- Documented district's long-term HVAC replacement plan.
- Assessed each facility's exterior building envelope, such as roofing, brick/masonry, & windows.
- Analyzed the district-wide building material standards.

## Safety Assessments

- District completed the Tier One Safety & Security Audit.

# Parking Lots & Drives

**PARKING LOTS AND DRIVES ASSESSMENT**  
THE SCHOOL DISTRICT OF CLAYTON // CLAYTON HIGH SCHOOL



# Exterior Lighting

**EXISTING EXTERIOR LIGHTING ASSESSMENT**  
THE SCHOOL DISTRICT OF CLAYTON // WYDOWN MIDDLE SCHOOL



LEGEND

-  UNDERMOUNT OVERHEAD LIGHTING
-  BUILDING-MOUNTED GENERAL SITE LIGHTING
-  STREET LAMP

LIGHT TAGS SHOWN IN RED INDICATE OFF OR NOT OPERATIONAL DURING ASSESSMENT

-  LIGHTING MEETS RECOMMENDED LEVELS
-  LIGHTING LEVELS NEED IMPROVEMENT
-  LIGHTING DOES NOT MEET RECOMMENDED LEVELS

LIGHTING LEVELS, INDICATED IN FOOTCANDLES CAN BE FOUND WITHIN THE COLORED REGIONS

# Playgrounds & Fields

**PLAYGROUNDS AND FIELDS ASSESSMENT**  
THE SCHOOL DISTRICT OF CLAYTON // CAPTAIN ELEMENTARY



SITE LEGEND	
	REPAIRS ANTICIPATED WITHIN 10-15 YRS
	REPAIRS ANTICIPATED WITHIN 5-10 YRS
	REPAIRS NEEDED WITHIN 2-5 YRS
	NOT OBSERVED / EXPOSED / IN RENOVATION

# Roofing & Building Envelope

400 S Meramec Ave, Clayton, MO 63105

May 31, 2024

## Images

The following aerial images show different angles of this structure for your reference.



400 S Meramec Ave, Clayton, MO 63105

May 31, 2024

## Window and Door Diagram

Total Window and Door Area = 5875 sq ft, with 142 windows and doors

Total Window and Door Perimeter = 3696 ft



North	East	South	West
BX1 - 30 sq ft	AI1 - 30.3 sq ft	AS1 - 29.8 sq ft	BP1 - 51 sq ft
BX2 - 30 sq ft	AZ1 - 21 sq ft	AT1 - 34 sq ft	BP2 - 51 sq ft
CB1 - 42 sq ft	BI1 - 96 sq ft	BG1 - 76.5 sq ft	BP3 - 51 sq ft
CB2 - 40.5 sq ft	BJ1 - 96 sq ft	BG2 - 24 sq ft	BY1 - 72 sq ft
CB3 - 40.5 sq ft	BL1 - 96 sq ft	BU1 - 45 sq ft	BY2 - 40.5 sq ft
CB4 - 40.5 sq ft	BM1 - 96 sq ft	BU2 - 35 sq ft	BY3 - 40.5 sq ft
CB5 - 40.5 sq ft	BT1 - 44 sq ft	BU3 - 15 sq ft	BY4 - 72 sq ft
CB6 - 40.5 sq ft	BT2 - 18 sq ft	CA1 - 38.3 sq ft	BY5 - 40.5 sq ft
CB7 - 40.5 sq ft	BT3 - 78 sq ft	CA2 - 38.3 sq ft	BY6 - 40.5 sq ft
CB8 - 40.5 sq ft	BT4 - 78 sq ft	CA3 - 38.3 sq ft	BY7 - 36 sq ft
CB9 - 40.5 sq ft		CA4 - 38.3 sq ft	BY8 - 20.3 sq ft
CC1 - 40.5 sq ft		CA5 - 38.3 sq ft	BY9 - 20.3 sq ft
CC2 - 40.5 sq ft		CA6 - 38.3 sq ft	BZ1 - 72 sq ft
CC3 - 72 sq ft		CA7 - 38.3 sq ft	BZ2 - 40.5 sq ft
CC4 - 72 sq ft		CA8 - 38.3 sq ft	BZ3 - 40.5 sq ft
CC5 - 72 sq ft		CA9 - 21 sq ft	BZ4 - 72 sq ft
CC6 - 72 sq ft		CA10 - 42 sq ft	BZ5 - 40.5 sq ft
CC7 - 40.5 sq ft		CE1 - 13.8 sq ft	BZ6 - 40.5 sq ft
CC8 - 40.5 sq ft		CE2 - 13.8 sq ft	BZ7 - 32 sq ft

# HVAC Inventory



**HVAC EXISTING CONDITIONS**  
CLAYTON HIGH SCHOOL

Room/ Location	Type	Building Component Code	Equipment Number	Tag Number	EMG Equipment Description	Manufacturer	Model Number	Serial Number	Date of Install	Life Expectancy	Estimated Replacement Date	Priority
Boiler Building	Unit Heater	635157			Unit Heater, Hydronic, 37 to 85 MBH, Replace	McQuay			01/01/2012	20	01/01/2032	Yellow
Boiler Building	Unit Heater	635159			Unit Heater, Hydronic, 37 to 85 MBH, Replace	McQuay	UHH048JL	79C00604 00	01/01/2012	20	01/01/2032	Yellow
Boiler Building	Unit Heater	635160			Unit Heater, Hydronic, 37 to 85 MBH, Replace				01/01/2012	20	01/01/2032	Yellow
Boiler Building	Unit Heater	635161			Unit Heater, Hydronic, 37 to 85 MBH, Replace	McQuay	UHH080BJ		01/01/2012	20	01/01/2032	Yellow
Boiler Building	Unit Heater	635156			Unit Heater, Hydronic, 37 to 85 MBH, Replace				01/01/2012	20	01/01/2032	Yellow
Boilers Building	Tank, Expansion	635152			Expansion Tank, 101 to 175 GAL, Replace	Taco	CA160D-125	Z066489	01/01/2010	25	01/01/2035	Green
Boiler Building	Pump	635139	PU-735	PU-735 / 147277	Circulation Pump, Chiller & Condenser Water, 10 HP, Replace	Taco	EM3313T	F0912302005	01/01/2010	20	01/01/2030	Yellow
Boiler Building	Pump	635138	PU-734	PU-734 / 147278	Circulation Pump, Chiller & Condenser Water, 10 HP, Replace	Taco	EM3313T	F0912302095	01/01/2010	20	01/01/2030	Yellow
Boiler Building	Pump	635140	PU-736	PU-736 / 147279	Circulation Pump, Chiller & Condenser Water, 10 HP, Replace	Taco	EM3313T	F0912301195	01/01/2010	20	01/01/2030	Yellow
Boiler Building	Pump	635132	PU-700	PU-700	Circulation Pump, Chiller & Condenser Water, 15 HP, Replace	Bell & Gossett			01/01/2009	20	01/01/2029	Yellow
Boiler Building	Pump	635133	PU-701	PU-701 / 80769	Circulation Pump, Chiller & Condenser Water, 15 HP, Replace	Bell & Gossett	6E10.125BF	2125022	01/01/2009	20	01/01/2029	Yellow
Boiler Building	Pump	635134	PU-730	PU-730 / 147282	Circulation Pump, Chiller & Condenser Water, 15 HP, Replace	Taco	EM2524T	Z0907291161	01/01/2010	20	01/01/2030	Yellow
Boilers Building Basement	Tank, Expansion	635674			Expansion Tank, 251 to 400 GAL, Replace	Taco	74876		01/01/2002	25	01/01/2027	Red
Boilers Building Basement	Pump	635670	PU-731	PU-731 / 147281	Circulation Pump, Chiller & Condenser Water, 20 HP, Replace	Taco	EM2528T	C1006160338	01/01/2010	20	01/01/2030	Yellow
Boilers Building Basement	Pump	635753	PU-705	PU-705/ 80774	Circulation Pump, Chiller & Condenser Water, 20 HP, Replace	Bell & Gossett	3G12.250BF	2147560	01/01/2010	20	01/01/2030	Yellow
Boilers Building Basement	Pump	635756	PU-704	PU-704/ 80773	Circulation Pump, Chiller & Condenser Water, 20 HP, Replace	Bell & Gossett	3G12.250BF	2147559	01/01/2015	20	01/01/2035	Green
Boiler Building	Heat Exchanger	635142			Heat Exchanger, Water-to-Water, 41 to 75 GPM, Replace	Bell & Gossett	8Y544400047300	145428-01-1	01/01/2010	35	01/01/2045	Green
Boiler Building	Heat Exchanger	635143			Heat Exchanger, Water-to-Water, 41 to 75 GPM, Replace	Bell & Gossett	8Y544400047300	145428-01-2	01/01/2010	35	01/01/2045	Green
Boilers Building Basement	Pump	635676	PU-703	PU-703 / 80772	Circulation Pump, Chiller & Condenser Water, 50 HP, Replace	Bell & Gossett	5G12.5005F	2128739	01/01/2012	20	01/01/2032	Yellow
Boilers Building Basement	Pump	635677	PU-702	PU-702 / 80770	Circulation Pump, Condenser Water, 50 HP, Replace	Bell & Gossett	5G125005F	2128740	01/01/2012	20	01/01/2032	Yellow
Boiler Building	Pump	635137	PU-733	PU-733 / 147279	Circulation Pump, Chiller & Condenser Water, 40 HP, Replace	Taco	EM2539T	Z1002080916	01/01/2010	20	01/01/2030	Yellow
Boiler Building	Pump	635136	PU-732	PU-732 / 147280	Circulation Pump, Chiller & Condenser Water, 40 HP, Replace	Taco	EM2539T	Z1002080921	01/01/2010	20	01/01/2030	Yellow
Boilers building basement	Pump	635666	PU-707	PU-707 / 80776	Circulation Pump, Condenser Water, 40 HP, Replace	Bell & Gossett	6E9.75BF	2128652	01/01/2012	20	01/01/2032	Yellow

## SERV FACILITY SERVICES BUILDING

**BUILDING SQUARE FOOTAGE:**  
8,783

Replace existing equipment as prioritized in yellow on the building equipment schedule  
\$ 8,000 to \$ 10,000

Replace existing equipment as prioritized in red on the building equipment schedule  
\$ 200,000 to \$ 300,000

Replace all existing system with a new energy efficient variable air volume system (VAV) System will include new condensing type boiler system, rooftop units, electrical, piping, ductwork and BAS upgrade.  
\$ 600,000 to \$ 700,000

## FH FIELD HOUSE

**BUILDING SQUARE FOOTAGE:**  
12,640

Replace existing equipment as prioritized in red on the building equipment schedule  
\$ 200,000 to \$ 300,000

## FC THE FAMILY CENTER

**BUILDING SQUARE FOOTAGE:**  
19,854

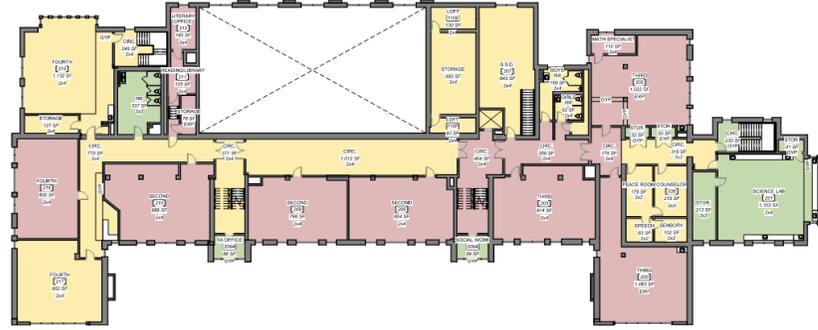
Replace existing equipment as prioritized in yellow on the building equipment schedule  
\$ 60,000 to \$ 80,000

Replace existing equipment as prioritized in red on the building equipment schedule  
\$ 800,000 to \$ 1,200,000

Replace all existing system with a new energy efficient variable air volume system (VAV) System will include new condensing type boiler system, air handlers, chillers, electrical, piping, ductwork and BAS upgrade. Rooftop units could be used if building will accommodate  
\$ 1,200,000 to \$ 1,300,000

# Ceilings, Walls & Flooring

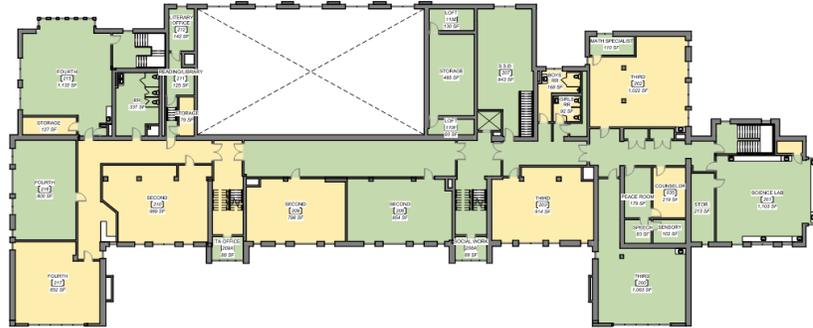
**EXISTING CEILING ASSESSMENT**  
THE SCHOOL DISTRICT OF CLAYTON // GLEN  
SECOND LEVEL FLOOR PLAN



**EXISTING FLOORING ASSESSMENT**  
THE SCHOOL DISTRICT OF CLAYTON // GLEN  
GROUND LEVEL FLOOR PLAN



**EXISTING WALLS ASSESSMENT**  
THE SCHOOL DISTRICT OF CLAYTON // GLEN  
SECOND LEVEL FLOOR PLAN



**SITE LEGEND**

- REPAIRS ANTICIPATED WITHIN 10-15 YRS
- REPAIRS ANTICIPATED WITHIN 5-10 YRS
- REPAIRS NEEDED WITHIN 2-5 YRS
- NOT OBSERVED / EXPOSED / IN RENOVATION



# Interior Building Standards



## PAINT & WALL BASE INTERIOR BUILDING STANDARDS

CUSTOM PAINT MIXES	FIELD PAINT	FIELD PAINT	ACCENT PAINT	ACCENT PAINT	DOOR & FRAME PAINT
<b>FIELD PAINT</b> SHERWIN WILLIAMS CLAYTON WHITE CUSTOM MIX EGGSHELL & SEMI-GLOSS HALLWAYS AND PUBLIC SPACES AS DIRECTED	<b>FIELD PAINT</b> SHERWIN WILLIAMS FAMILY CENTER TAN CUSTOM MIX EGGSHELL FAMILY CENTER FIELD PAINT	<b>ACCENT PAINT</b> SHERWIN WILLIAMS ADMIN BLUE CUSTOM MIX EGGSHELL ADMINISTRATION OFFICES AS DIRECTED	<b>ACCENT PAINT</b> SHERWIN WILLIAMS REAL RED CUSTOM MIX ACRYLIC GLOSS FAMILY CENTER PLAYGROUND HANDRAIL PAINT	<b>DOOR &amp; FRAME PAINT</b> SHERWIN WILLIAMS MERAMEC BLUE CUSTOM MIX ALKALOID ENAMEL CAPTAIN AND MERAMEC ELEMENTARY DOOR FRAMES	
<b>FIELD PAINT</b> SHERWIN WILLIAMS ARCADE WHITE SW7100 EGGSHELL HALLWAYS AND PUBLIC SPACES AS DIRECTED	<b>FIELD PAINT</b> SHERWIN WILLIAMS PASSIVE SW7064 EGGSHELL HALLWAYS AND PUBLIC SPACES AS DIRECTED	<b>FIELD PAINT</b> SHERWIN WILLIAMS MAISON BLANCHE SW7256 EGGSHELL CLAYTON HIGHSCHOOL FIELD PAINT			
<b>ACCENT PAINT</b> SHERWIN WILLIAMS YELLOW BIRD SW9022 EGGSHELL FAMILY CENTER YELLOW ROOM AS DIRECTED	<b>ACCENT PAINT</b> SHERWIN WILLIAMS MILD BLUE SW6533 EGGSHELL FAMILY CENTER BLUE ROOM AS DIRECTED	<b>ACCENT PAINT</b> SHERWIN WILLIAMS RHUMBA ORANGE SW6642 EGGSHELL HIGH SCHOOL AS DIRECTED	<b>ACCENT PAINT</b> SHERWIN WILLIAMS NOTABLE HUE SW6521 EGGSHELL HIGH SCHOOL AS DIRECTED		
<b>ACCENT PAINT</b> SHERWIN WILLIAMS LEAF FROG SW6431 EGGSHELL PRINCIPALS OFFICE AS DIRECTED	<b>ACCENT PAINT</b> SHERWIN WILLIAMS TONY TAUPE SW7038 EGGSHELL CAPTAIN ELEMENTARY PRINCIPALS OFFICE AS DIRECTED				
<b>DOOR &amp; FRAME PAINT</b> SHERWIN WILLIAMS SMOKE HOUSE SW7080 ALKALOID ENAMEL GLENRIDGE DOOR FRAMES	<b>DOOR &amp; FRAME PAINT</b> SHERWIN WILLIAMS WEST CHESTER GRAY SW2949 ALKALOID ENAMEL MULTIPLE BUILDINGS DOOR FRAME COLOR				
<b>VINYL WALL BASE</b> TARKETT 4" TRADITIONAL WITH TOE, COLOR: 20 CHARCOAL *MATCH 6" EXISTING BASE WHERE NEEDED, 4" FOR ALL NEW CONSTRUCTION	<b>VINYL WALL BASE</b> TARKETT 4" TRADITIONAL WITH TOE, COLOR: 48 GREY	<b>VINYL WALL BASE</b> TARKETT 4" TRADITIONAL WITH TOE, COLOR: 80 FAWN			

## ELKAY® SPECIFICATIONS

### Elkay ezH2O® RetroFit Bottle Filling Station Kit for EZ Family Filtered Non-Refrigerated Model LZWSRK

**PRODUCT SPECIFICATIONS**

Elkay ezH2O® RetroFit Bottle Filling Station Kit for EZ Family Filtered Non-Refrigerated. Features shall include Antimicrobial\*, Filtered, Green Ticker™, Hands Free, Laminar Flow, Real Drain, Visual Filter Monitor. Electronic Bottle Filler Sensor activation. Product shall be Wall Mount (On Wall), for Indoor applications, serving 1 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120.

<b>Special Features:</b>	Antimicrobial, Filtered, Green Ticker™, Hands Free, Laminar Flow, Real Drain, Visual Filter Monitor
<b>Finish:</b>	Stainless Steel
<b>Power:</b>	115V/60Hz
<b>Bubbler Style:</b>	No Bubbler
<b>Activation by:</b>	Electronic Bottle Filler Sensor
<b>Mounting Type:</b>	Wall Mount (On Wall)
<b>Chilling Capacity:</b>	Non-refrigerated
<b>Full Load Amps</b>	1
<b>Rated Watts:</b>	15
<b>Dimensions (L x W x H):</b>	17-7/8" x 3-9/16" x 18-7/8"
<b>Approx. Shipping Weight:</b>	22 lbs.
<b>Installation Location:</b>	Indoor
<b>No. of Stations Served:</b>	1



Included with Product: Retrofit Bottle Filler, Basin with Drain Assy, Filter

Ships in one box.

A Century of Tradition and Quality. For more than 100 years, Elkay has been making innovative products and providing exceptional customer care. We take pride in offering plumbing products that make life easier, inspire change and leave the world a better place.



#### PRODUCT COMPLIANCE

ADA & ICC A117.1  
 CAN/CSA C22.2 No. 120  
 GreenSpec®  
 NSF/ANSI 42, 53, 61 (Qs1), 372 (lead free), & 401  
 UL 399



Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.  
[Installation Instructions \(PDF\) - 1000004724](#)  
[Installation Instructions \(PDF\) - Bottle Filling Station Retrofit Kit Compatibility Guide](#)

Electrical components and water system are warranted for 12 months from date of installation. **Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty.**

[Warranty \(PDF\)](#)

**Special Note: Need product compatibility info? Find retrofit compatibility guide under the product downloads section.**

- Visual Filter Monitor: LED Filter Status Indicator for when filter change is necessary.
- Filter is certified to NSF 42 and 53 for lead, cyst, particulate, chlorine, taste and odor reduction. 3,000 gal. capacity.
- Green Ticker: Informs user of number of 20 oz. plastic water bottles saved from waste.
- Laminar flow provides clean fill with minimal splash.
- Key plastic components are manufactured with silver ion antimicrobial agent helping to provide clean, stain- and odor-free surfaces.
- Real Drain System eliminates standing water.

\*Antimicrobial claims are in reference to components manufactured antimicrobial agents, helping to provide clean, stain- and odor-free surfaces.

PART: \_\_\_\_\_ QTY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CONTACT: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTES: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit [elkay.com](#) for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

Elkay REV 07182024  
[LZWSRK](#)

1-800-260-6640 | [SVtechservice@Elkay.com](mailto:SVtechservice@Elkay.com)  
 Patent [zum-elkay.com/patents](#)

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 LZWSRK\_spec.pdf

# Long Range Improvement Costs by Scope (Capital Improvements)

ASSESSMENT SCOPE	PRIORITY			SCOPE TOTAL
	Red	Yellow	Green	
HVAC	\$18,786,495	\$4,258,800	\$12,051,000	\$35,096,295
Envelope	\$1,601,498	\$12,358,797	\$760,449	\$14,720,744
Roofing	\$1,270,070	\$5,409,444	\$6,094,320	\$12,773,834
Playgrounds & Playfields	\$403,166	\$1,084,965	\$1,580,511	\$3,068,642
Flooring	\$208,922	\$675,661	\$8,765,007	\$9,649,590
Ceilings	\$305,685	\$1,346,213	\$3,674,371	\$5,326,269
Walls	\$332,522	\$1,995,749	\$8,009,258	\$10,337,529
Parking Lots & Drives	\$132,944	\$891,197	\$1,437,977	\$2,462,118
Exterior Lighting	\$417,622	\$284,232	\$0	\$701,854
<b>PRIORITY TOTAL</b>	<b>\$23,458,924</b>	<b>\$28,305,058</b>	<b>\$42,372,894</b>	<b>\$94,136,875</b>

Soft costs, including contingency, associated design fees, construction management fees, testing, permitting, etc. are not included within the construction estimates. For planning purposes and depending on the scope requirements, an additional 10-25% is recommended to be added.

# Long Range Improvement Costs by Location

LOCATION	PRIORITY			FACILITY ASSESSMENT TOTAL
	Red	Yellow	Green	
Clayton High School	\$7,614,544	\$13,238,170	\$15,623,709	\$36,476,422
Wydown Middle School	\$1,129,401	\$3,283,716	\$13,210,122	\$17,623,239
Captain Elementary School	\$3,216,077	\$4,222,330	\$1,967,932	\$9,406,339
Glenridge Elementary School	\$3,133,871	\$2,289,230	\$3,221,942	\$8,645,042
Meramec Elementary School	\$4,522,796	\$2,483,300	\$4,734,302	\$11,740,397
Athletics & Activities	\$986,821	\$647,649	\$865,139	\$2,499,609
The Family Center	\$2,104,975	\$533,347	\$1,484,305	\$4,122,628
Administrative Center	\$558,735	\$1,167,919	\$1,160,071	\$2,886,725
Facility Services	\$191,704	\$439,397	\$105,372	\$736,473
<b>PRIORITY TOTAL</b>	<b>\$23,458,924</b>	<b>\$28,305,058</b>	<b>\$42,372,894</b>	<b>\$94,136,875</b>

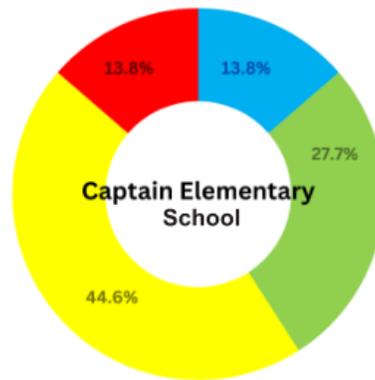
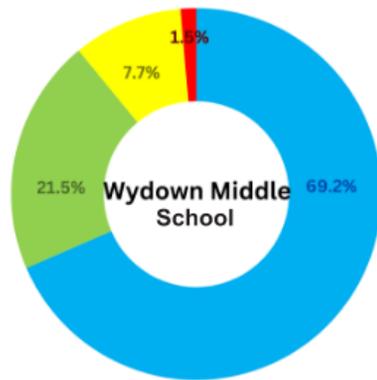
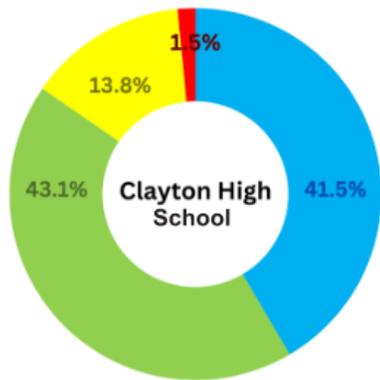
Soft costs, including contingency, associated design fees, construction management fees, testing, permitting, etc. are not included within the construction estimates. For planning purposes and depending on the scope requirements, an additional 10-25% is recommended to be added.

# LRFMP: Hawkins Lilley School Appraisal Results

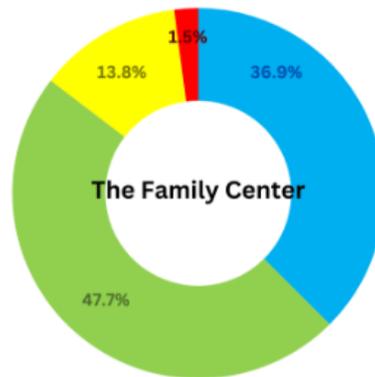
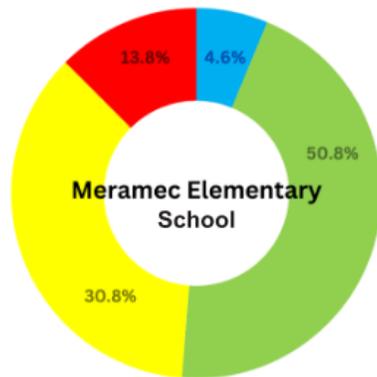
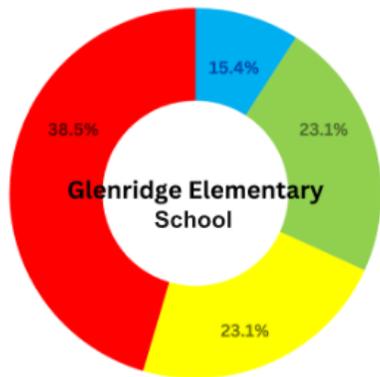
The Hawkins Lilley School Appraisal is designed to provide the community a means to measure older buildings against 21<sup>st</sup> century educational requirements.

It is designed to help decision makers reach informed and reasonable outcomes when assessing a facility as it currently functions to determine if a building should be refreshed, renovated, adapted, or decommissioned.

The impact of site constraints have a negative impact on educational activities, flexibility for growth and parking therefore negatively impacting overall scores (*for example keeping Wydown MS from being above 90%*).



School	Points Possible	Points Earned	Percentage
The Family Center	1000	822	82%
Captian Elementary	1000	665	66%
Glenridge Elementary	1000	600	60%
Meramec Elementary	1000	691	69%
Wydown Middle	1000	890	89%
Clayton High	1000	811	81%
District Totals:	6000	5142	73%



Key	
90-100%	Excellent
70-89%	Satisfactory
50-69%	Borderline
30-49%	Poor

# District & Community Engagement

## Building Level Sub Committee (2 Meetings with Each Below)

- Captain ES
- Glenridge ES
- Meramec ES
- Wydown MS
- Clayton HS
- Family Center
- Athletics & Activities
- Coordinators of Curriculum
- Safety & Security

## District Steering Committee

- 5 meetings plus Joint Meeting with all Sub Committees in January

## Community Forums

- @ Each School
- 2 District Wide

## Board of Education

- 6+ Meetings

## Community Survey

SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JAN/FEB
9/4 Sub Committees (Meramec, Captain, CHS)	10/1 Sub Committees (Family Center, Meramec, CHS)	11/6 Building Level Community Forum (Captain, CHS)	12/4 Board of Education Retreat & District Community Forum (CHS-Commons)	1/08 Board of Education Retreat
9/4 BOE Meeting Update/Presentation	10/2 Sub Committees (Captain, Glenridge, Wydown)	11/7 Building Level Community Forum (Glenridge, Wydown)	Community Survey Closes 12/17	1/14 Joint Steering & Sub Committee (CHS-Commons)
9/5 Sub Committee (Glenridge, Family Center, Wydown)	10/15 District Steering Committee	11/12 Building Level Community Forum (Family Center, Meramec)		1/22 Board of Education Retreat & Meeting - Update (Center of Clayton)
9/17 Special Meetings: Coordinators Council, Athletics and Activities and Safety and Security		11/12 District Community Forum (Wydown-Main Street)		1/29 Board of Education Retreat
		11/20 District Steering Committee		2/19 Board of Education Meeting
		11/20 BOE Meeting - Update/Presentation		

# Steering Committee

By bringing together a diverse group of stakeholders, the Steering Committee acted as a guiding voice throughout the master planning process. Their insights and feedback were invaluable in making sure the architectural work reflected the district's needs and strategic objectives. The list below includes the names of individuals who made up the Steering Committee, as well as their role and the facility or organization they are representing.

- Stacy Siwak, BOE President
- Kim Hurst, BOE Vice President
- Jason Growe, BOE Treasurer
- Dr. Nisha Patel, Superintendent, SDC
- Jennifer Abeles, Parent
- Anna Bertman, Community Member
- Jack Boeger, SRO at WMS
- John Brazeal, CFO, SDC
- Jim Brennell, Head of Facilities, SDC
- Angie Caracciolo, Math Coordinator, SDC
- Joe Downs, Parent
- Patrick Fisher, Principal, Meramec
- David Gipson, City Manager, Parent
- Dan Gutchewsky, Principal, CHS
- Frank Hackmann, Grandparent, Community Member & Former BOE Member
- Luke Heitert, Director of Data Systems and Reporting, SDC
- Kyle Hogan, CEF Board President
- Steve Hutson, Athletic Director, CHS
- Jamie Jordan, Principal, WMS
- Elias Kilbridge, CHS Student
- Brad Krone, Science Teacher, CHS
- Megan Lenihan, PAC Ed., Parent
- Lucia Lerena, Student Representative on BOE, CHS
- Bridget McAndrew, Alderman-Ward III, Parent
- Sarah Miller, Social Studies Teacher, WMS
- Tarita Murdock, Principal, GLN
- Amy Perry, Director, FC
- Allie Rossini, CEF Vice President
- Lilly Scharff, PTO Council Co-President, Parent
- Lisa Sell, Interim Principal, CPT
- Steve Singer, Former BOE Member & Community Member
- Stephanie Stout, Classified Staff, WMS
- John Turner, Director of Special Education
- Lauren Young, Student, CHS

# Building Level Sub-Committees

The purpose of the Sub-Committee was to bring together a diverse group of stakeholders from each school to gain deeper insights into the lived experiences within the facilities. By incorporating perspectives from staff, parents, students, and others, the Sub-Committee aims to identify and prioritize needs within each school. The lists that follow includes the individuals that made up each Sub-Committee by school.

## CLAYTON HIGH SCHOOL (CHS) SUB-COMMITTEE MEMBERS

---

- Steve Beauchamp, STEM Teacher and CTE Curriculum Coordinator, CHS
- Carolyn Blair, College Counselor, CHS
- Cole Craig, Student, CHS
- Joanna Dinsmore, PTO, Parent, CHS
- Danielle DuHadway, Social Studies Teacher, CHS
- Dan Gutchewsky, Principal, CHS
- Steve Hutson, Athletic Director, CHS
- Elias Kilbridge, Student, CHS
- Adrian Kuehn, SSD Teacher, CHS
- Brooke Lytle, Student, CHS
- Anna McAndrew, Student, CHS
- Lisa McDade, Nurse, CHS
- Regina Moore, Assistant Principal, CHS
- Patrick Ostapowicz, Alternative Instructional Support Assistant, CHS
- Brian Parrish, Choir Director, CHS
- Becky Patel, Aldermen-Ward 1, Parent, CHS
- Sriha Rathikindi, Student, CHS
- Jena Schaumburg, PTO President, Parent, CHS
- Drew Spiegel, Assistant Principal, CHS
- Katie Storms, English Teacher, CHS
- Craig Sucher, Science Teacher, CHS
- Doug Verby, Science Teacher, CHS
- T'shon Young, Athletics Coordinator, CHS

## WYDOWN MIDDLE SCHOOL (WMS) SUB-COMMITTEE MEMBERS

---

- Madeline Akins, PTO President, Parent, WMS
- Rob Brockhaus, PTO, Parent, WMS
- Neil Daniels II, Assistant Principal, WMS
- Carlos Espinosa Bejarano, Spanish Teacher, WMS
- Carolyn Gwydir, SSD Teacher, WMS
- Laura Horwitz, PTO, Parent, WMS
- Jamie Jordan, Principal, WMS
- Erin Lee, Administrative Assistant to the Assistant Principal, WMS
- Emilio Lowder, WMS
- Baden Matic, WMS
- Mary Frances McCarty, Nurse, WMS
- Betsy Meyland-Smith, Parent, WMS
- Caitlin Mooney, Science Teacher, WMS
- Brian Parrish, Vocal Teacher, WMS
- Cate Pautsch, Assistant Principal, WMS
- Randon Recker, SSD Teacher, WMS
- Christine Schneiderhahn, PE/Health Teacher, WMS
- Mark Solomon, Social Studies Teacher, Parent, WMS
- Elizabeth Tucker, Social Worker/Counselor, WMS
- Nick Urvan, Vocal Teacher, WMS

## THE FAMILY CENTER (FC) SUB-COMMITTEE MEMBERS

---

- Shelby Brett, PTO, Parent, FC
- Julie Gullickson, Teacher, FC
- Deanna Palagallo, PTO, Parent, FC
- Amy Perry, Director, FC
- Elizabeth Purcell, Teacher, FC
- Kristen Retter, Curriculum Coordinator, Teacher, FC
- Dallas Simmons, Head School Plant Worker, FC
- Jodi Tomchek, Nurse, FC

## GLENRIDGE ELEMENTARY SCHOOL (GLN) SUB-COMMITTEE MEMBERS

---

- Louis Beyers, Student, GLN
- Bryce, PTO, Parent, GLN
- Amy Doughty, Nurse, GLN
- Mary Karen Engel, Second Grade Teacher, GLN
- Marisa Gelfand, PTO, Parent, GLN
- Maya Hindupur, Student, GLN
- Gwen Kennerly, Spanish Teacher, GLN
- Cory Kent, Plant Worker, GLN
- Jasmyne Kosh, Fifth Grade Teacher, GLN
- Shelley Leeper, Admin Assistant to Principal, GLN
- Yorba McQueary, Instructional Coordinator, GLN
- Meaghan Milnes, SSD Teacher, GLN
- Tarita Murdock, Principal, GLN
- Lilly Scharff, PTO, Parent, GLN
- Jenni Todd, Counselor, GLN
- Kathryn Yorg, PTO President, Parent, GLN
- Jeff Yorg, PTO, Parent, GLN

## MERAMEC ELEMENTARY SCHOOL (MER) SUB-COMMITTEE MEMBERS

---

- Kyle Andrews, Head School Plant Worker, MER
- Amy Balsavias, Counselor, MER
- Patrick Fisher, Principal, MER
- Celeste Gillette, Librarian, MER
- Robin Lourie, PTO, Parent, MER
- Cari Lowry, PE Teacher, MER
- Carmen Marty, Educational Technology Specialist, MER
- Susan Mason, Nurse, MER
- Ashley McGhaw, Instructional Coordinator, MER
- Luke McLaughlin, Student, MER
- Rachel Nichols, SSD Teacher, MER
- Scott Osborne, Science Specialist, MER
- Kate Seelbach, Student, MER
- Ashley Slater, PTO President, Parent, MER
- Kami Waldman, PTO, Parent, MER

## CAPTAIN ELEMENTARY SCHOOL (CPT) SUB-COMMITTEE MEMBERS

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- Christine Anthes, Instructional Coordinator, CPT
- Gail Filarski, Nurse, CPT
- Celina Haupt, Admin Assistant, Parent, CPT
- Clare Higgins Siegel, PTO, Parent, CPT
- Sarah Johnson, Special School District, CPT
- Sophia Koenig, Student, CPT
- Allyson Lavender, PTO President, Parent, CPT
- Chase Lengen, Student, CPT
- Betsy Meyland-Smith, PTO, Parent, Sub, CPT
- Leigh Palmer, Third Grade Teacher, CPT
- Ashley Powers, First Grade Teacher, CPT
- Lisa Sell, Interim Principal, CPT
- Crystal Taylor, Counselor, CPT
- Brittany Willis, PE Teacher, CPT

# Thank You to the +110 Committee Members!

## Specialty Sub-Committee

After gathering feedback and insights from the initial building-level Sub-Committee meetings, district administration identified the need for three specialty Sub-Committees to gain deeper insights in key areas. These areas were Athletics and Activities, Curriculum, and Safety & Security. Each specialty Sub-Committee was tasked with examining district-wide needs within their respective focus areas and providing detailed input to guide the master planning process.

### COORDINATORS OF CURRICULUM SUB-COMMITTEE MEMBERS

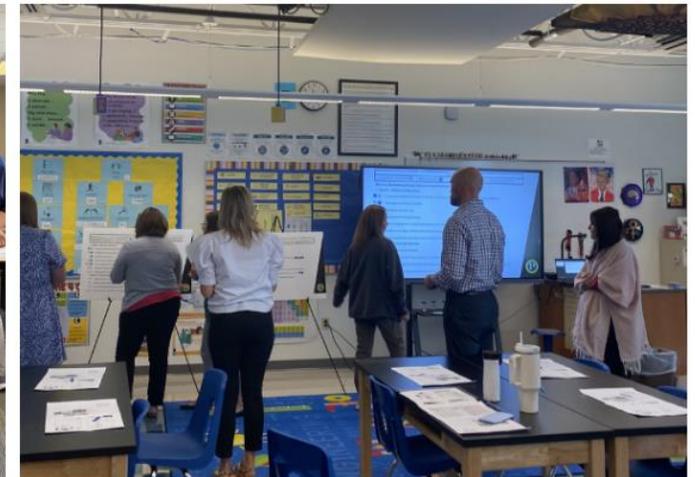
- Dr. Nisha Patel, Superintendent, SDC
- Steve Beauchamp, Career & Technical Education Coordinator, CHS
- Angie Caracciolo, Mathematics Coordinator, SDC
- Julie Connor, Health & PE Coordinator, GLN
- Neil Daniels, Equity and Inclusion, Coordinator, WMS
- Lauran DeRigne, Librarian, CHS
- Milena Garganigo, Assistant Superintendent of Teaching and Learning, SDC
- Sarah Gottemoeller, English Language Development Coordinator, CPT
- Robyn Haug, Director of Assessment and Professional Learning, SDC
- Daniel Henderson, Orchestra Teacher, CPT
- Paul Hoelscher, Social Studies Coordinator, CHS
- Chris Holmes, Gifted Education Coordinator, CHS
- Gwen Kennerly, World Languages & Cultures Coordinator, GLN
- Cari Lowrey, Physical Education Teacher, MER
- Caitlin Mooney, Science Coordinator, WMS
- Julie Paur, Literacy Coordinator, SDC
- Kate Pavlisin, Special Educator, CHS
- Jeff Puls, Technology Coordinator, SDC
- Kristen Retter, Early Childhood Education Coordinator, FC
- Jason Thompson, Counseling Coordinator, WMS
- Johnicka Turner, SSD Area Coordinator

### SAFETY & SECURITY SUB-COMMITTEE MEMBERS

- John Brazeal, CFO, SDC
- James Brennell, Director of Facility Services, SDC
- Luke Heitert, Director of Data Systems and Reporting, SDC

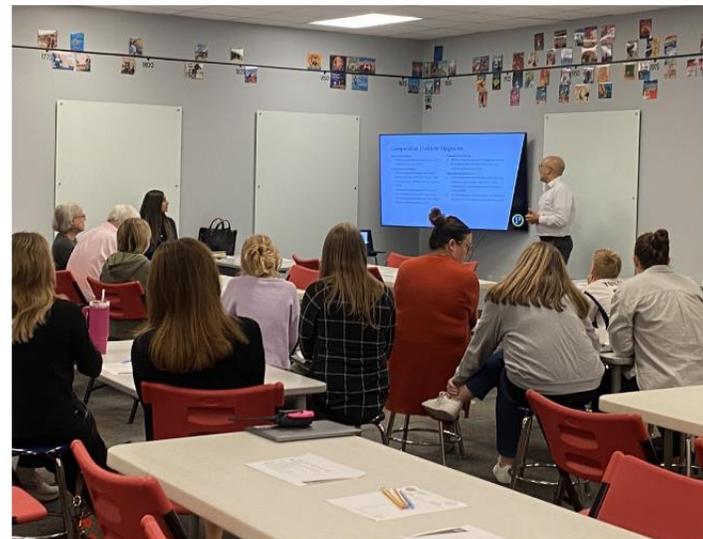
### ATHLETICS & ACTIVITIES SUB-COMMITTEE MEMBERS

- Dr. Nisha Patel, Superintendent, SDC
- David Brechin, Track Coach and PE/Health Teacher, CHS
- Dan Gutchewsky, Principal, CHS
- Steve Hutson, Athletic Director, CHS
- Christine Schneiderhahn, PE/Health Teacher, WMS
- Craig Sucher, Head Coach of Baseball, Science Teacher, CHS
- Doug Verby, Head Coach of Football, Science Teacher, CHS



# Community Forums

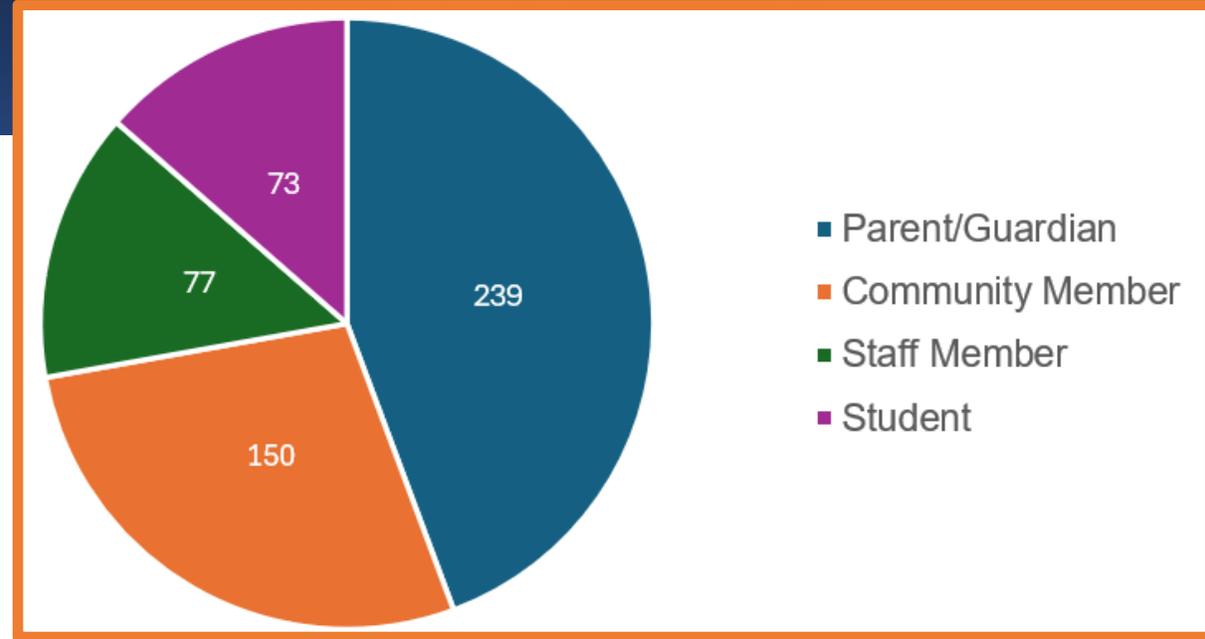
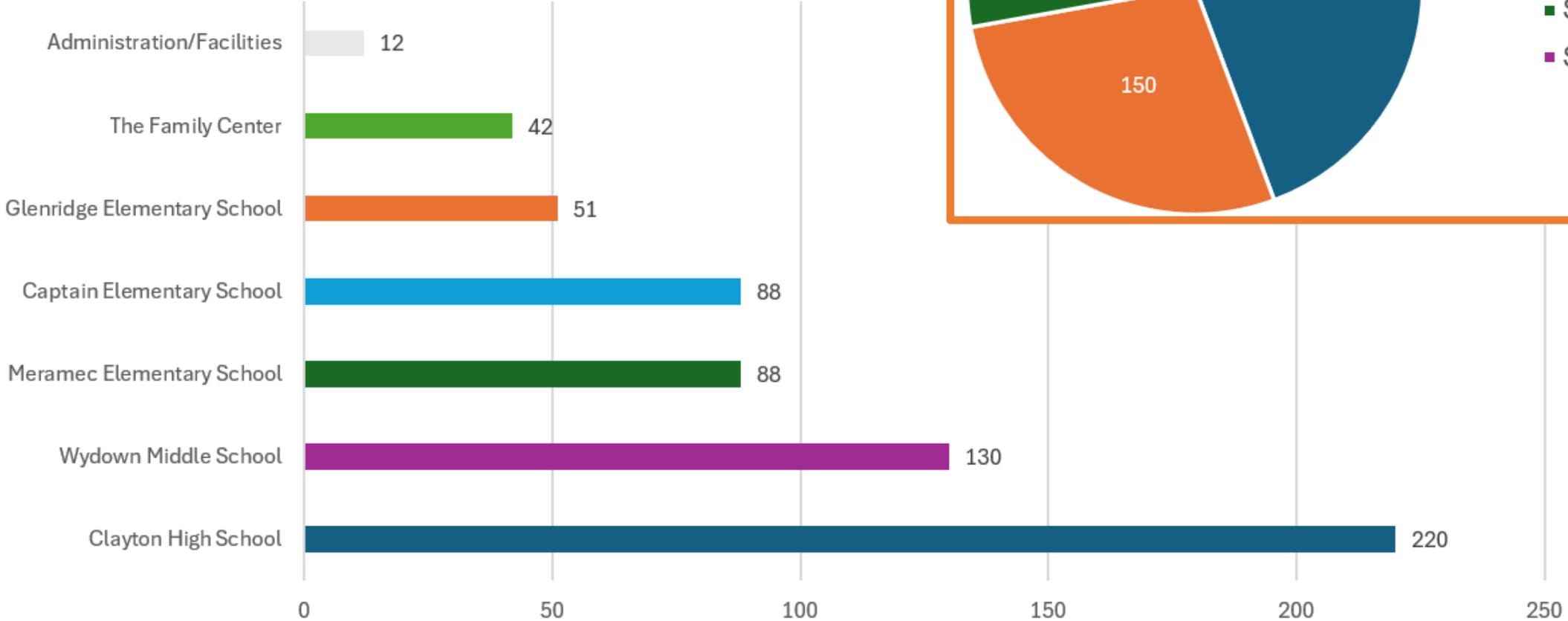
Throughout the month of November, each school hosted its own Building-Level Community Forum to engage a broader audience and gather input directly from community members. Two District Wide Community Forums were held in November & December. These forums were designed to provide context for the Master Planning process, inspire meaningful discussions, and ensure alignment with the district's goals and vision.



# Survey

## Composition of Respondents

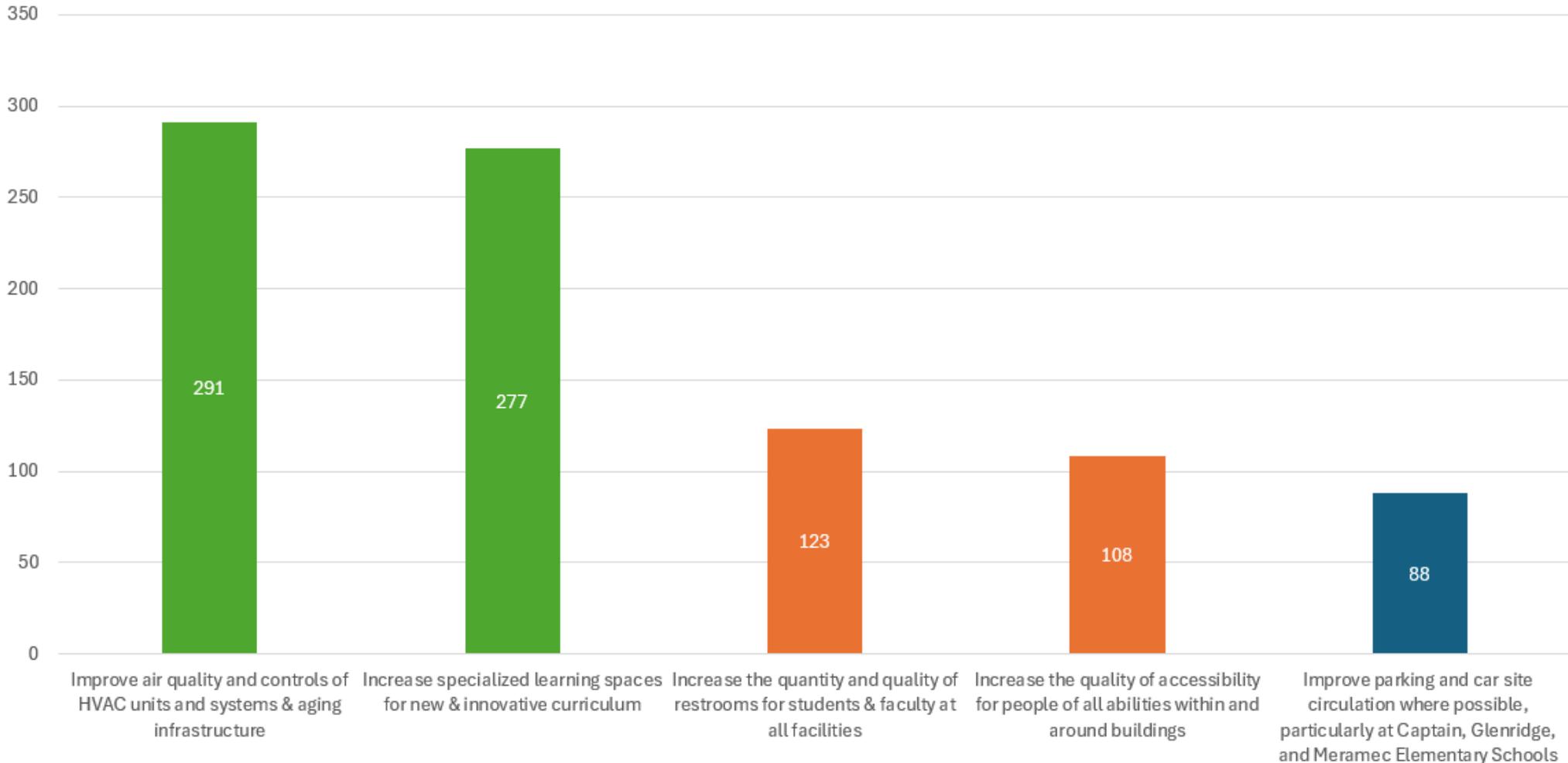
### Building Connection of Respondents



# Survey

Select Two other than Safety & Security

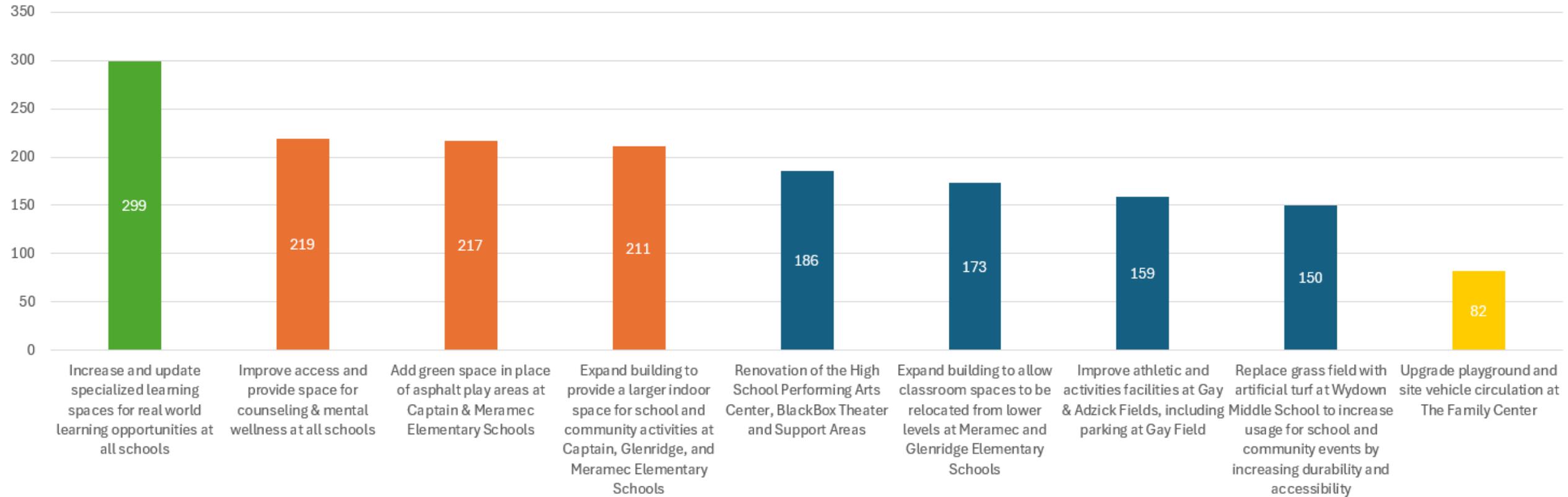
Ranking of District Wide Priorities



# Survey

Select top 5

Ranking of School Building Priorities



# RANKING OF DISTRICT-WIDE PRIORITIES

1. Improve air quality and controls of HVAC units and systems & aging infrastructure
2. Improve parking and care site circulation where possible, particularly at Captain, Glenridge and Meramec Elementary Schools
3. Increase the quality of accessibility for people of all abilities within and around buildings
4. Increase specialized learning spaces for new and innovative curriculum
5. Increase the quantity and quality of restrooms for students & faculty at all facilities

## DISTRICT-WIDE COMMON PROJECT THEMES



Safety & Security



Maintenance & HVAC



Curriculum & Programming



Accessibility & Inclusiveness

# RANKING OF BUILDING-LEVEL PRIORITIES

1. Increase and update specialized learning spaces for real world learning opportunities at all schools
2. Improve access and provide space for counseling & mental wellness at all schools
3. Add green space in place of asphalt play areas at Captain & Meramec Elementary Schools
4. Expand building to provide a larger indoor space for school and community activities at Captain, Glenridge, and Meramec Elementary Schools
5. Renovation of the High School Performing Arts Center, BlackBox Theater, and support areas
6. Expand building to allow classroom spaces to be relocated from lower levels and Meramec and Glenridge Elementary Schools
7. Improve athletic and activities facilities at Gay and Adzick Fields, including parking at Gay Field
8. Replace grass field with artificial turf at Wydown Middle School to increase usage for school and community events by increasing durability and accessibility
9. Upgrade playground and site vehicle circulation at The Family Center

# Joint Steering & Sub-Committee Meeting

At the final step of the master planning process, the Joint Steering Committee and Subcommittee meetings provided a forum for discussion and final refinement of the design options.

This meeting was an important end to the stakeholder engagement process because it provided the Steering Committee and Subcommittee with the opportunity to take a holistic view of all the data gathered throughout the process. It served as one final chance for open dialogue, allowing members to share their thoughts and perspectives on how the district should move forward with the information gathered, ensuring that every viewpoint was considered before final decisions were made.





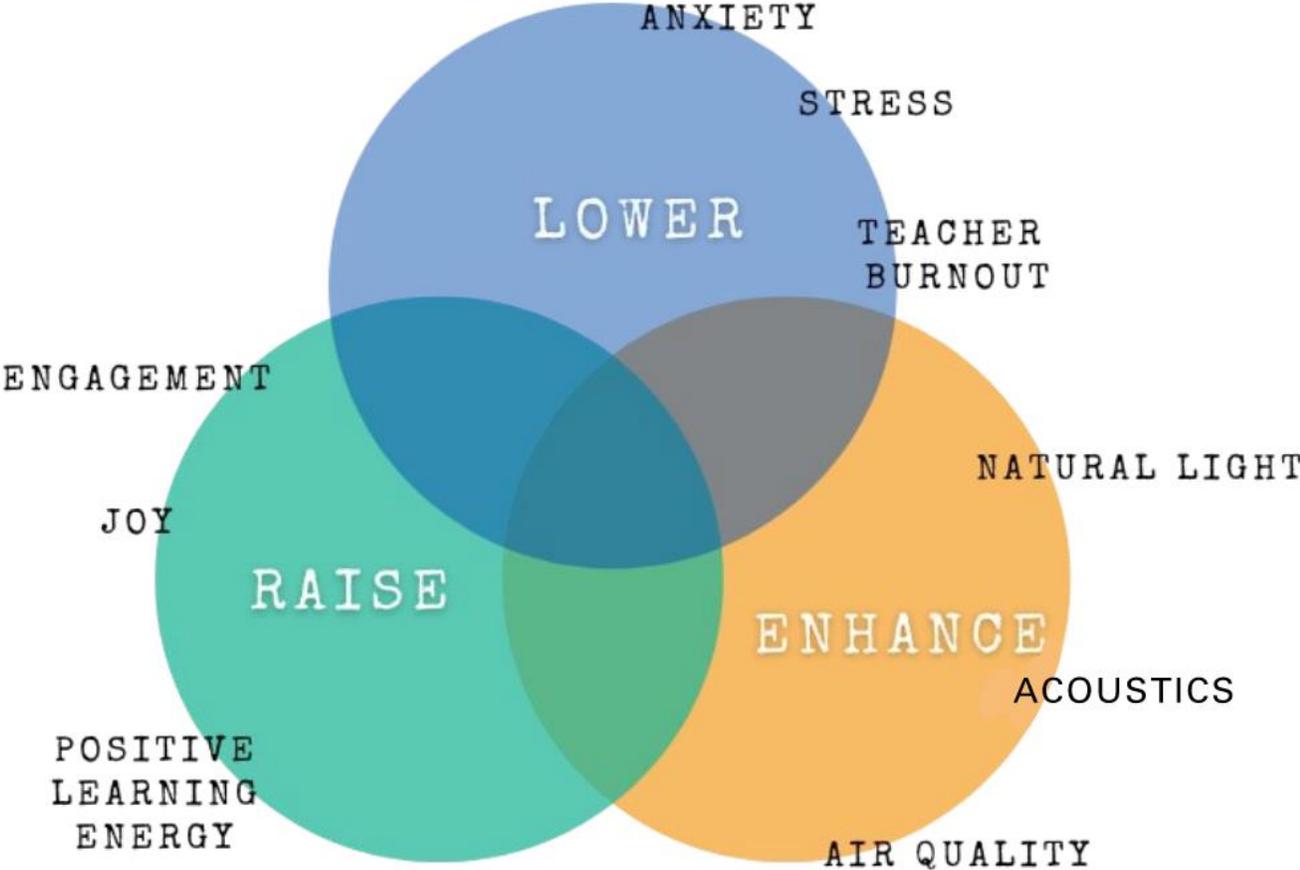
## What Students Need

- Shift to empowered learning
- Opportunities for innovation
- Expand and engage in real world learning
- Service driven global experience
- Business partnerships
- Athletics focus essential

## What it Looks Like

- Hands on experiences: CTE, Catalyst, Robotics, Global Stem Squad, Makerspace etc
- Athletics-learning spaces, purposeful play
- Flex labs, learning studios, performing and visual arts (flexible, furniture, spaces)
- Learning commons (library area more than just books, stage of learning etc)
- Wellness spaces
- Community partnerships and integration space

# LEARNING SPACES ARE IMPACTFUL WHEN THEY...



# District Wide Common Themes - Incorporated in All Options



## Safety & Security

- Continue improvements from the Tier One Safety and Security Audit.
- Redesign existing site circulation and add parking where needed.
- Improve WiFi and cellular service.



## Maintenance & HVAC

- Improve air quality and controls of HVAC units and systems.
- Replace aging infrastructure.
- Address acoustic performance.



## Accessibility & Inclusiveness

- Increase quality of accessibility routes and features.



## Curriculum & Programming

- Increase quantity of flexible spaces, large and small, for daily learner use.
- Design outdoor learning and nature spaces.

## SUMMARY OF DOT EXERCISE RESULTS

- ✓ The highest priority as identified by the Captain Elementary School's subcommittee is to redesign the open floor plan. Possible solutions include maintaining the open floor plans for the grade levels, implementing the use of glass storefront walls, whiteboard walls, operable walls, etc. Other issues this priority addresses are addressing the existing inequity in classroom size as well as adding flexible breakout spaces.
- ✓ Another high priority item the subcommittee identified is the creation of a wellness suite that includes small breakout rooms that specialists can use when visiting the school to aid students, counselor services, space for the school social worker, etc. This need is seen as essential to students learning and practicing skills that teach them emotional and mental health and wellness.
- ✓ Adding a turf field is also a high priority, as it would enable more learning opportunities for physical education and play for students during recess. A gym expansion/addition is another high priority, as the current gymnasium is not adequately sized for the student population. Moreover, this would allow for an expanded physical education curriculum.
- ✓ Captain Elementary has a unique architectural design that includes several different levels and half-levels. While the existing building does meet code, that does not mean that it is not ideal for students, staff, faculty, and visitors to the school. As such, one of the subcommittee's high priorities is to improve accessibility facility-wide.
- ✓ Designing additional restrooms for all learners, including students, staff, and faculty, is a high need for Captain, as the existing ones are undersized and outdated. Additionally, the existing restrooms also need to be renovated.

## SUMMARY OF DOT EXERCISE RESULTS

- ✓ The Meramec Elementary School subcommittee identified improving accessibility and a wellness suite addition as their top two highest priorities. Accessibility improvements include increasing the quantity and quality of all accessible routes and features both interior and exterior. The wellness suite addition would include space for counselor services, the school social worker, OT, PT, testing, a peace/cool-down room, etc.
- ✓ The next highest priority is a maker space/innovation lab addition, primarily focused on creating a flexible technology suite. This suite would be suitable for needs that are not being met currently, such as space to produce podcasts or film short videos with a green screen, and it would allow for growth in students' creativity and learning.
- ✓ As heavily requested by both students and faculty, another high priority is a turf field. The students are often doing activities or playing certain sports that should be done on a soft surface rather than blacktop, and that leads to many injuries that can be avoided with a turf field.

## SUMMARY OF DOT EXERCISE RESULTS

- ✓ The Clayton High School Sub-Committee identified improvements to Gay Field as the highest priority. The current sports complex at Gay Field is not accessible to the main High School campus and has limited seating and parking for students and visitors to attend practice and sporting events. The existing Press Box is also in need of renovation to protect the equipment from leaks due to rain and snow. The existing Field House and Concessions buildings are also in need of renovation, and there is a need for improved security at Gay Field. Additional facilities are needed to accommodate track and field, as well as ease of access to a high school regulation-sized softball field or field hockey field.
- ✓ A student services suite was also identified as a high priority for the school. Faculty and students would prefer a dedicated area that includes a wellness suite, nursing, counseling, college readiness, and administrative offices located near the main entrance of the school.
- ✓ A clean labs and shops suite was another high priority for the school, which would include a space for the AMPED program, Geometry in Construction, the Catalyst program, Robotics, and additional general classrooms in order to relocate some classrooms from the basement level.
- ✓ Another high priority item at Clayton High School is upgrading the cellular and Wi-Fi service throughout the building, as well as upgrading the existing intercom system.
- ✓ The Performing Arts spaces within the school are also in need of upgrades. Many spaces, such as the Auditorium and Black Box Theater, are not adequately sized to meet the needs of the district, and many support spaces such as practice rooms, storage, and the scene shop are not conveniently located or accessible to the main performance spaces. There

## SUMMARY OF DOT EXERCISE RESULTS

- ✓ The highest priority identified at Wydown Middle School is improvements to the outdoor field, including adding a track and converting the sod field to a turf field for better maintenance and longevity. This would also allow the field to be of greater availability and use to the community as it would require less routine maintenance.
- ✓ There is a need for additional classroom and learning spaces, including general classrooms, flexible collaborative spaces, small classrooms that can be reserved for quiet times, and an additional health classroom. Additional SSD resource rooms are also needed, and the school would like to redesign some of the areas that aren't properly utilized such as the existing balcony spaces.
- ✓ Upgrades are needed in the performing arts spaces, which includes replacement of the theater stage and adding classroom support spaces. The middle school has also identified having a large, flexible, district-wide space to hold community events as a need.
- ✓ Middle school staff have expressed a desire for additional working space, testing rooms, and conference rooms.
- ✓ There is an unpleasant odor coming from the existing sewer system that was identified as a priority that needs to be addressed.

## SUMMARY OF DOT EXERCISE RESULTS

- ✓ There were three priorities that received the most votes by the subcommittee at the Family Center. One of these was to improve safety and convenience of pick up and drop off by creating a celebrated entrance at the nature zone, Kidzone, and main entrance, as well as improvement to overall site circulation.
- ✓ Additionally, the subcommittee identified returning the Stay-Play-Learn program to the Family Center from its current location at Clayton High School as one of the highest priorities. There is also a need for more restrooms for both students and faculty throughout the facility with the additional visitors to the center the Stay-Play-Learn program would bring, but also to accommodate for current classrooms.
- ✓ Improvements to the outdoor playgrounds and learning spaces are also needed. This would include providing direct links from the classrooms to the outdoors, replacement or renovation of the playground equipment so that there is an equal quality of playgrounds across the center, addressing drainage issues at the nature center, and providing more outdoor learning and activity spaces.
- ✓ There is also a need for a large congregational space to accommodate all learners during inclement weather that could also function as a gross motor learning space. Parents and teachers have also expressed a desire to have natural light in each classroom. Faculty

## SUMMARY OF DOT EXERCISE RESULTS

- ✓ The highest priority at Glenridge, as identified by the subcommittee, is improving accessibility facility-wide. This includes increasing the quantity and quality of all accessible routes and features both interior and exterior.
- ✓ Another essential priority is to completely renovate the lower level of Glenridge Elementary School. The existing lower level has air quality issues, limited natural lighting in classrooms, plumbing issues, as well as potential mold issues that create health issues for learners.
- ✓ Glenridge has had a variety of renovations over its lifespan; however, several of these redesigns created new issues for users. As a result, there is a need for classroom renovations and/or additions that ensure the equity of classroom quality and size. These renovations would include fixing HVAC, acoustics, and access to electrical outlets across the facility, upgrading all finishes, and increasing space for orchestra, art, Kidzone, and other special programs.
- ✓ Other areas in need of renovation due to the long lifespan of the building include restrooms, SSD classrooms, and administrative services. The high priority for restroom renovations/additions is to increase the number of adult restrooms and renovate the student restrooms throughout the facility. For special services, there is a high need for a suite designed to meet SSD needs, such as increasing accessibility and curriculum opportunities. The administrative services need to be redesigned to increase safety, communication, and productivity.

# Long-Range Facility Master Plan

## Future Design Options & Improvements

Following the Building-Level Community Forums, design meetings were held for each facility. These meetings included the Paragon team, the facility's principal, the Chief Financial Officer, and the Superintendent, with the goal of translating community input and district priorities into actionable long-range facility plans.

Each design meeting was informed by the outcomes of its respective Building-Level Community Forum and Subcommittee Meetings to ensure the proposed solutions were firmly rooted in student, teacher, principal & community feedback. The Paragon team focused on incorporating High and Medium priority items into the design options and were also able to thoughtfully incorporate lower-priority items where possible.

For each facility, 2-3 design long range plans were presented, featuring detailed floor plans and site plans. During these sessions, each decision point was reviewed in depth to allow the district team to provide critical feedback on what would work, what wouldn't, and what elements were most important to the community.

The feedback gathered during these meetings was used to revise and refine the following design options that represent the long-range multi-phase improvements, not necessarily one single step project.

# Level Two

## Family Center

### Top Priorities:

Multipurpose/Gross Motor Addition

Stay-Play-Learn Relocation

Classroom Addition / Renovations

Site Circulation

Secondary Main Entry

Playground Renovations

Administration Services

Restroom Renovations / Additions



# Cost Estimates

Preliminary, pre-bid cost estimates including 20-35% contingency

- Used to help provide direction on proposed options. They are **PRELIMINARY** and not anticipated contractor bids
- **Order of magnitude only** and based on \$/sf and not specific design solutions / bid documents
- Based on **2025** construction costs and recent/relevant/similar projects in STL metro
- Does not include fixtures, furnishings, equipment, permitting or professional fees
- Does not include property acquisition
- Does not include renovation of swing space



DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>THE FAMILY CENTER</b>					
Level 2 - Proposed Design 1					
New Construction	-	sf	\$0	\$0	
Renovation	10,745	sf	\$100	\$1,074,500	
New Addition	4,974	sf	\$500	\$2,487,000	
Parking Lots and Drives	4,200	sy	\$95	\$399,000	
Green Space and Playground	1	ls	\$300,845	\$300,845	
Stay, Play and Learn Playground	1	ls	\$150,000	\$150,000	
Roofing	-	ls	\$0	\$0	
Exterior Lighting	1	ls	\$47,450	\$47,450	
Exterior Envelope	1	ls	\$212,050	\$212,050	
HVAC	1	ls	\$1,280,000	\$1,280,000	
Subtotal				\$5,950,845	
Total w/GC Markups & Contingency	30	%		\$7,736,098	

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Level Two

## Captain Elementary

### Top Priorities:

Gym Addition

Cafeteria/Kitchen Renovation

2<sup>nd</sup> Level Classroom Renov.

Wellness Suite

SSD Suite

Turf Field

Restroom Renovations

Improve Accessibility

Site Circulation



	RENOVATION
	ADDITION
	GREEN SPACE
	ASPHALT



DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>CAPTAIN ELEMENTARY SCHOOL</b>					
Level 2 - Proposed Design 1					
Demo & Associated General Conditions	1	ls	\$1,000,000	\$1,000,000	
Renovation	30,278	sf	\$125	\$3,784,750	
New Addition - Gym and Music Room	8,303	sf	\$700	\$5,812,100	
New Addition - Classrooms and Entry	2,708	sf	\$500	\$1,354,000	
Turf Field	1	ls	\$250,000	\$250,000	
Greenspace, Playfield, and Playgrounds	1	ls	\$413,340	\$413,340	
Roofing	1	ls	\$728,436	\$728,436	
Exterior Lighting	1	ls	\$35,750	\$35,750	
Exterior Envelope	1	ls	\$91,547	\$91,547	
HVAC	1	ls	\$2,200,000	\$2,200,000	
Subtotal				\$15,669,923	
Total w/GC Markups & Contingency	20	%		\$18,803,908	

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Level Two

## Glenridge Elementary

### Top Priorities:

Gym Addition

Relocate Ground Level Classrooms

Administration Suite Renovation

Wellness Suite

SSD Suite Renovation

Restroom Renovations

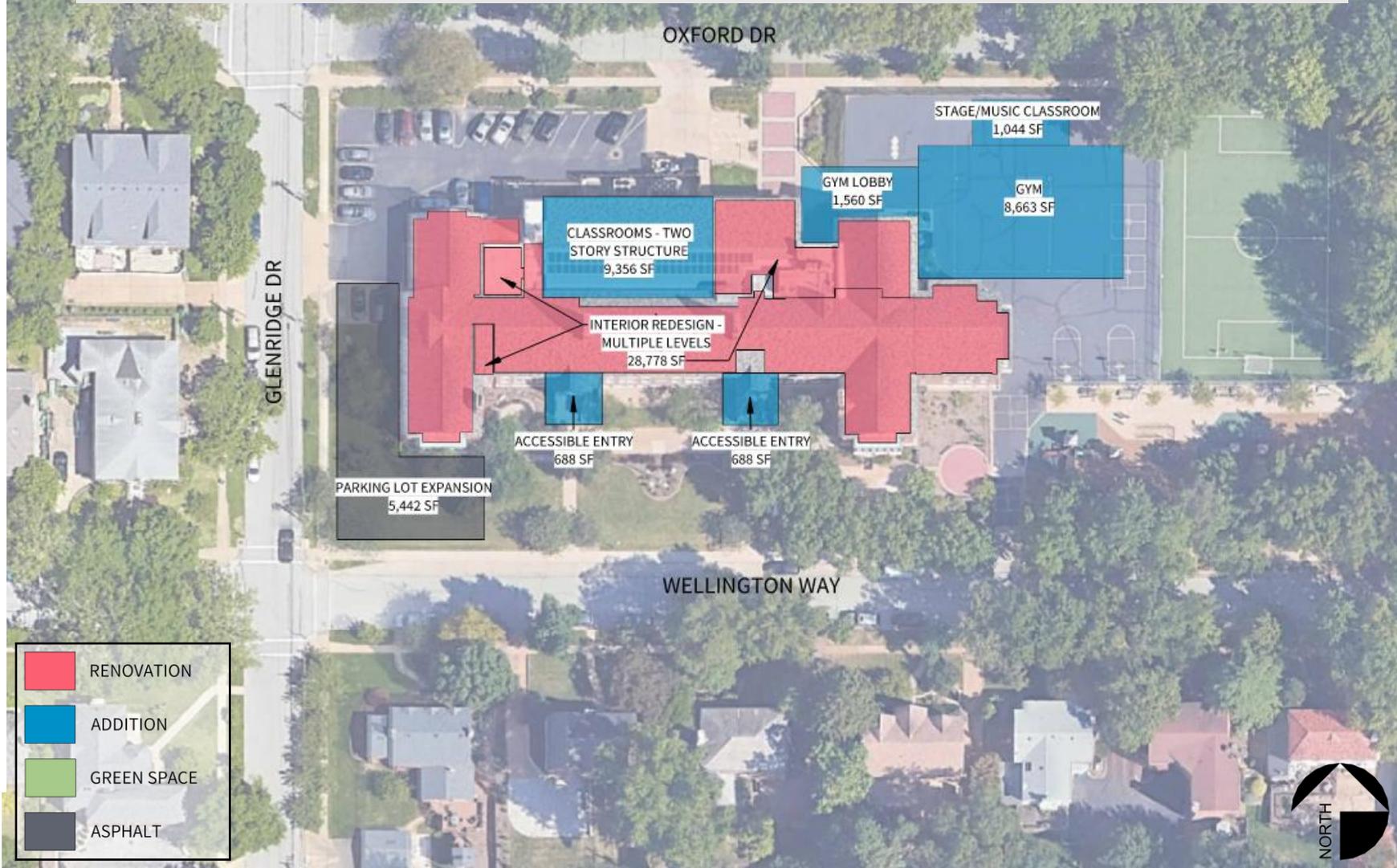
Classroom Renovations

Outdoor Learning and Activity Addition

Parking & Site Circulation

Improve Accessibility Facility-Wide

- Fully maximizes each site
  - Little opportunity for future growth interior & exterior
  - Limited interior flexibility/adaptation
- Most interior spaces would remain as-is, just renovated & refreshed
- May need to revisit the long-term viability in 10 years if this approach is taken
- Life of building resets on new additions, not entire structure



DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>GLENRIDGE ELEMENTARY SCHOOL</b>					
Level 2 - Proposed Design 1					
Demo and General Conditions	1	ls	\$1,000,000	\$1,000,000	
Renovation	28,778	sf	\$125	\$3,597,250	
New Addition - Classrooms	10,400	sf	\$500	\$5,200,000	
New Addition - Gymnasium	10,223	sf	\$700	\$7,156,100	
New Addition - ADA Entries	1,376	sf	\$500	\$688,000	
Parking Lots and Drives	848	sy	\$22	\$18,656	
Greenspace	1	ls	\$50,000	\$50,000	
Roofing	1	ls	\$134,389	\$134,389	
Exterior Lighting	1	ls	\$58,850	\$58,850	
Exterior Envelope	1	ls	\$634,564	\$634,564	
HVAC	1	ls	\$2,220,000	\$2,220,000	
Subtotal				\$20,757,809	
Total w/GC Markups & Contingency	30	%		\$26,985,152	

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Level Three

## Glenridge Elementary

Level One & Level Two Improvements

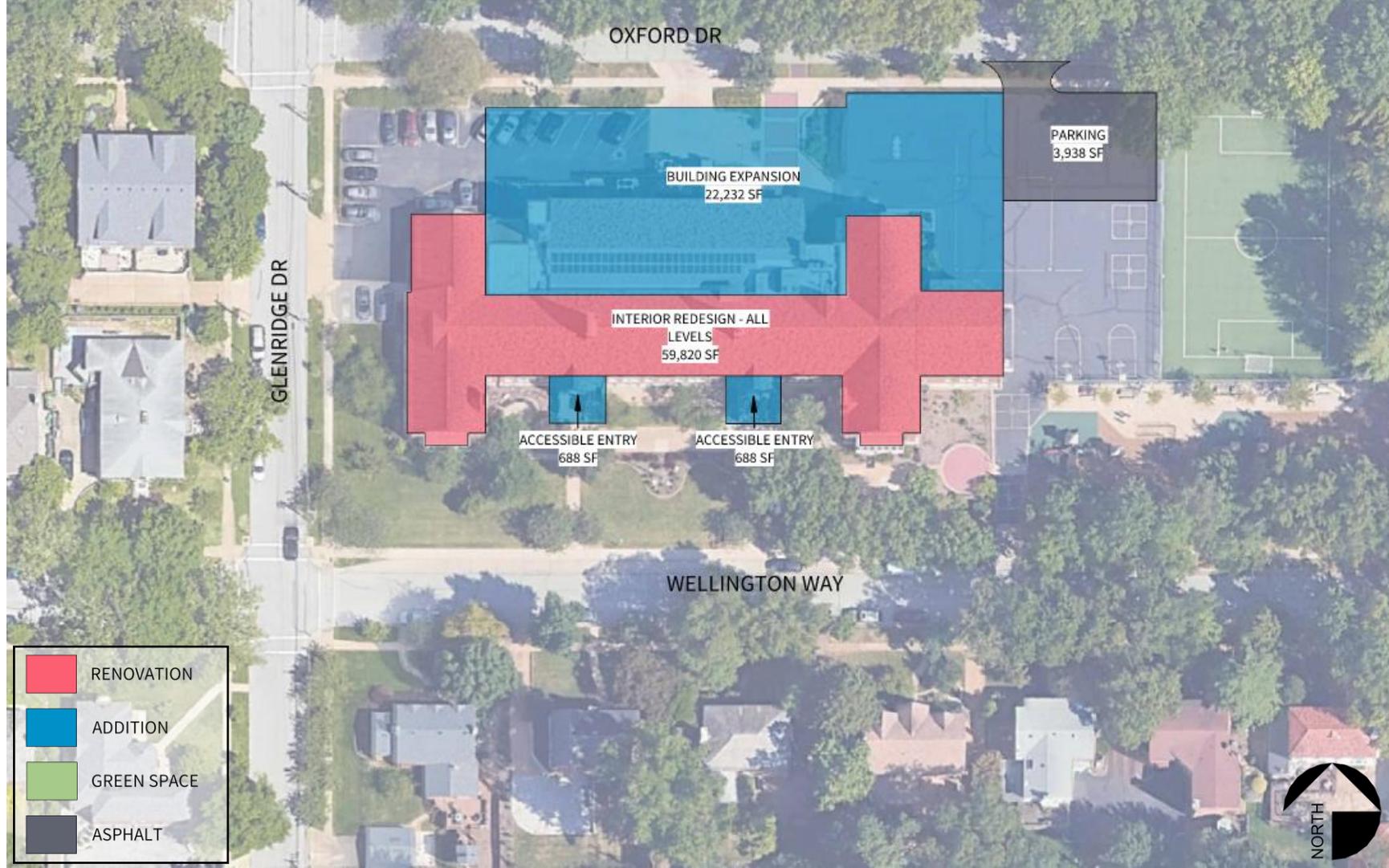
Complete Renovation of Glenridge

Demo & Rebuild Portions

Rebuild Front Entries for ADA

Relocate Parking

- Allows for future growth & adaptation of interior learning environments
  - But fully maximizes each site; limited opportunity for future growth on exterior
- Life of building resets on entire building
- Very similar to what higher education has done to similar aged buildings
  - New school within existing shell to extend the life for decades



DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>GLENRIDGE ELEMENTARY SCHOOL</b>					
Level 3 - Proposed Design 3					
Demo and General Conditions	1	ls	\$1,000,000		\$1,000,000
Renovation	59,820	sf	\$250		\$14,955,000
New Addition - Gymnasium	9,707	sf	\$700		\$6,794,900
New Addition - Classrooms & ADA	13,901	sf	\$500		\$6,950,500
Parking Lots and Drives	431	sy	\$22		\$9,482
Greenspace	1	ls	\$50,000		\$50,000
Roofing	1	ls	\$134,389		\$134,389
Exterior Lighting	1	ls	\$58,850		\$58,850
Exterior Envelope	1	ls	\$634,564		\$634,564
HVAC	1	ls	\$2,220,000		\$2,220,000
Subtotal					\$32,807,685
Total w/GC Markups & Contingency	35	%			\$44,290,375

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Level Two

## Meramec Elementary

### Top Priorities:

Gym Addition

Relocate Ground Level Classrooms

Turf Field & Outdoor Learning Spaces

Maker Space / Innovation Lab

Wellness Suite

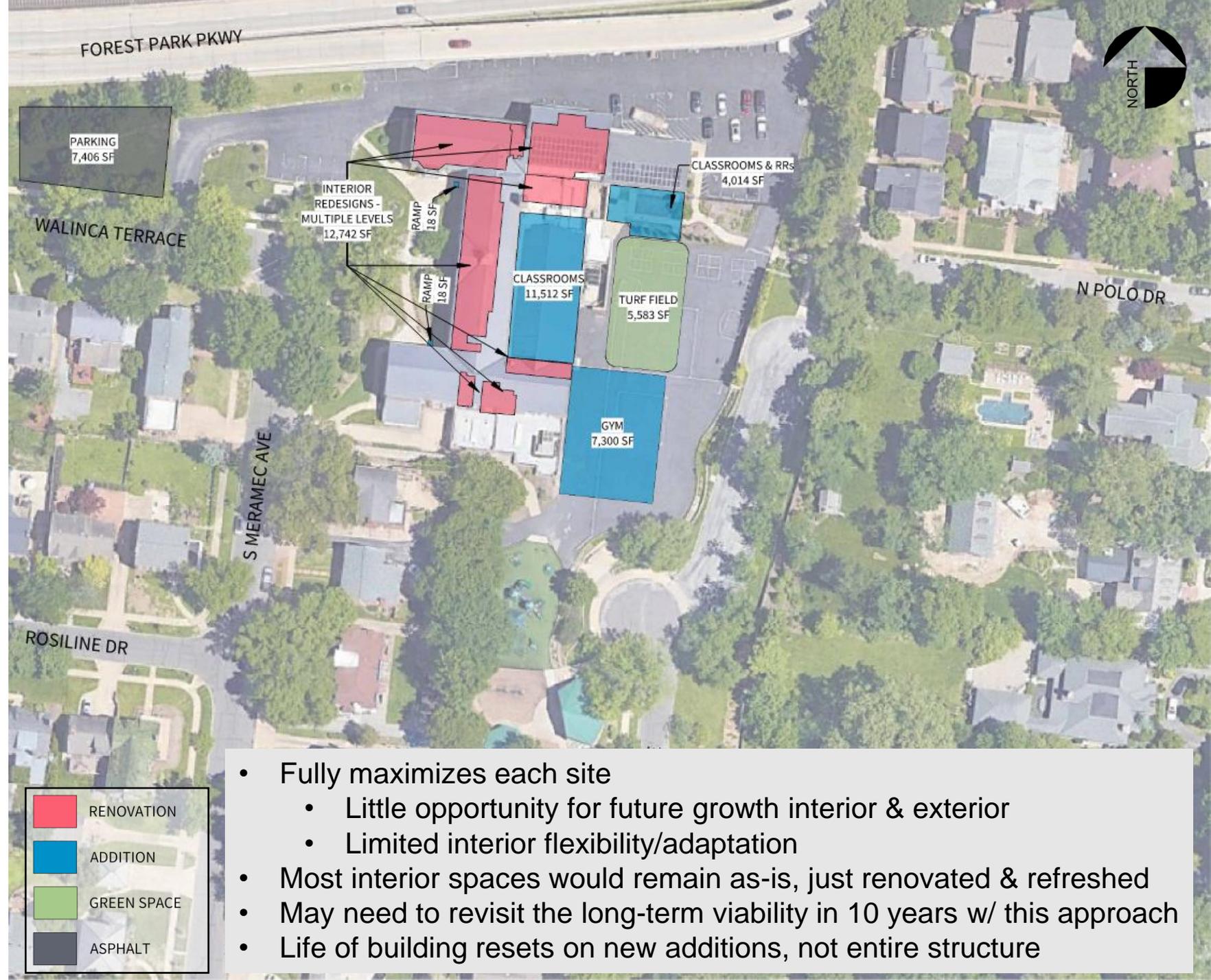
Classroom Renovations

Restroom Renovations

Rebuild Front Entries for ADA

Parking & Site Circulation

Improve Accessibility Facility-Wide



- Fully maximizes each site
  - Little opportunity for future growth interior & exterior
  - Limited interior flexibility/adaptation
- Most interior spaces would remain as-is, just renovated & refreshed
- May need to revisit the long-term viability in 10 years w/ this approach
- Life of building resets on new additions, not entire structure

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>MERAMEC ELEMENTARY SCHOOL</b>					
Level 2 - Proposed Design 2					
Demo and General Conditions	1	ls	\$1,000,000	\$1,000,000	
Renovation	12,742	sf	\$125	\$1,592,750	
New Addition - Classrooms	15,526	sf	\$500	\$7,763,000	
New Addition - Gymnasium	7,300	sf	\$700	\$5,110,000	
New Addition - ADA Entrance	1,500	sf	\$500	\$750,000	
Parking Lots and Drives	925	sy	\$75	\$69,375	
Greenspace	1	ls	\$250,000	\$250,000	
Roofing	1	ls	\$177,945	\$177,945	
Exterior Lighting	1	ls	\$68,100	\$68,100	
Exterior Envelope	1	ls	\$881,115	\$881,115	
HVAC	1	ls	\$3,010,000	\$3,010,000	
Subtotal				\$20,672,285	
Total w/GC Markups & Contingency	30	%		\$26,873,970	

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Level Three

## Meramec Elementary

Level One & Level Two Improvements

Complete Renovation of Meramec

Demo & Rebuild Portions

Rebuild Front Entries for ADA

Additional Parking

Site Circulation through North Parking



- Allows for future growth & adaptation of int. learning environments
  - But fully maximizes each site; limited opportunity for future growth on exterior
- Life of building resets on entire building
- Very similar to what higher educ. has done to similar aged buildings
  - New school within existing shell to extend the life for decades

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>MERAMEC ELEMENTARY SCHOOL</b>					
Level 3 - Proposed Design 3					
Demo and General Conditions	1	ls	\$1,000,000		\$1,000,000
Renovation	61,401	sf	\$250		\$15,350,250
New Addition - Classroom Expansion	12,825	sf	\$500		\$6,412,500
New Addition - Gymnasium Expansion	7,300	sf	\$700		\$5,110,000
New Addition - ADA Entrance	1,500	sf	\$500		\$750,000
Parking Lots and Drives	925	sy	\$75		\$69,375
Greenspace	1	ls	\$250,000		\$250,000
Roofing	1	ls	\$177,945		\$177,945
Exterior Lighting	1	ls	\$68,100		\$68,100
Exterior Envelope	1	ls	\$881,115		\$881,115
HVAC	1	ls	\$3,010,000		\$3,010,000
Subtotal					\$33,079,285
Total w/GC Markups & Contingency	35	%			\$44,657,034

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Level Two

## Wydown Middle School

*Many Level One Impacts*

### Top Priorities:

**Turf Field with Track**

**Physical Education Expansion**

**SSD Resource Suite**

**Classroom Renovations**

**Renov. Underutilized Flex Areas**

**Wellness Suite**

**Outdoor Learning Spaces**



DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>WYDOWN MIDDLE SCHOOL</b>					
Level 2 - Proposed Design 1					
New Construction	-	sf	\$0	\$0	
Renovation	6,046	sf	\$70	\$423,220	
New Addition	709	sf	\$475	\$336,775	
Greenspace and Courtyard	-	sf	\$0	\$0	
Track and Turf	1	sf	\$2,000,000	\$2,000,000	
Roofing	-	ls	\$0	\$0	
Exterior Lighting	1	ls	\$52,900	\$52,900	
Exterior Envelope	1	ls	\$384,305	\$384,305	
HVAC	1	ls	\$350,000	\$350,000	
Subtotal				\$3,547,200	
Total w/GC Markups & Contingency	20	%		\$4,256,639	

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Level Two

## Clayton High School

### Top Priorities:

**AMPED**

**Geometry in Construction**

**Robotics**

**Black Box & Lecture Hall**

**Student Services Suite**

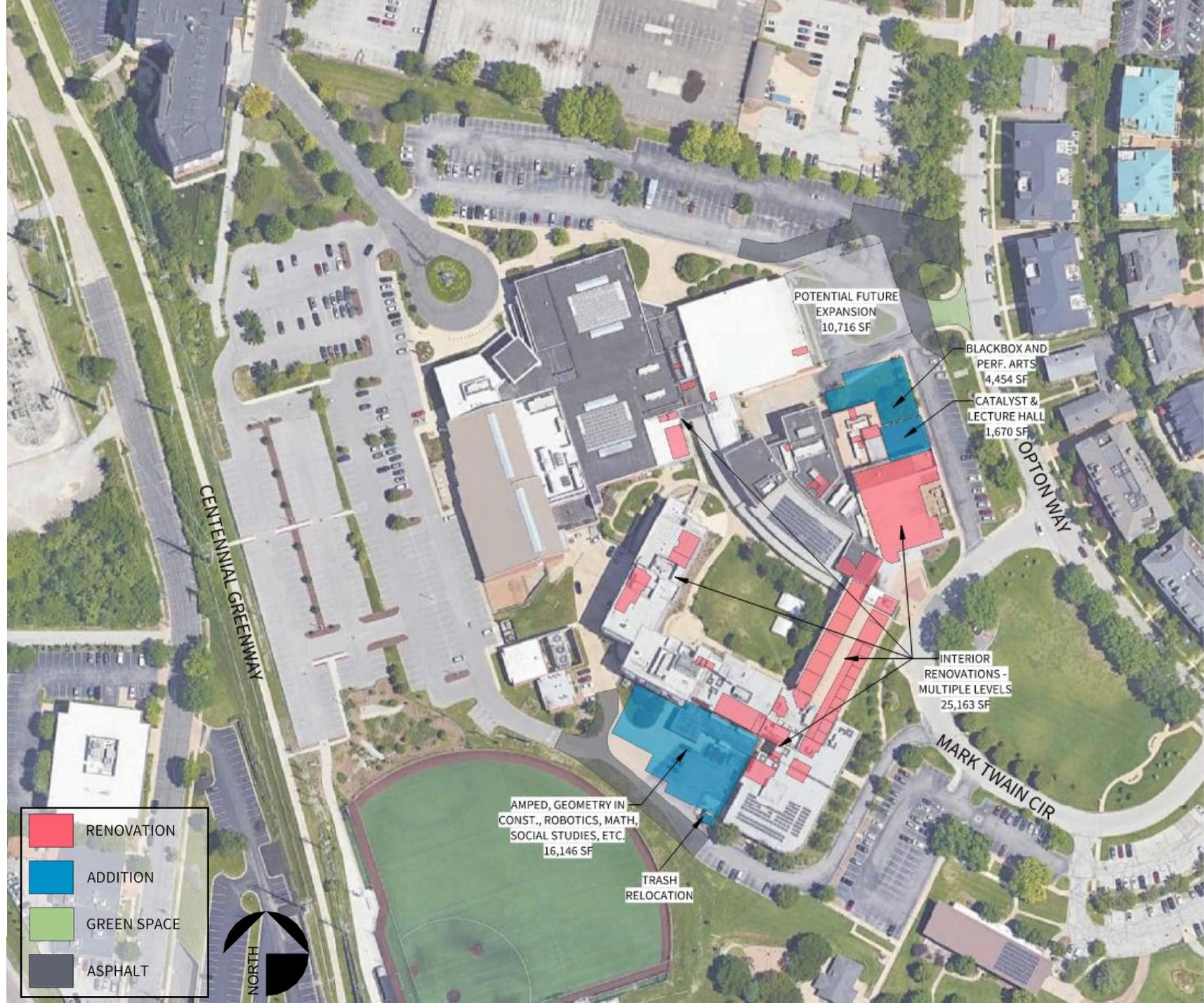
**SSD Resource Suite**

**Classroom Renovations**

**Math, English, Social Studies**

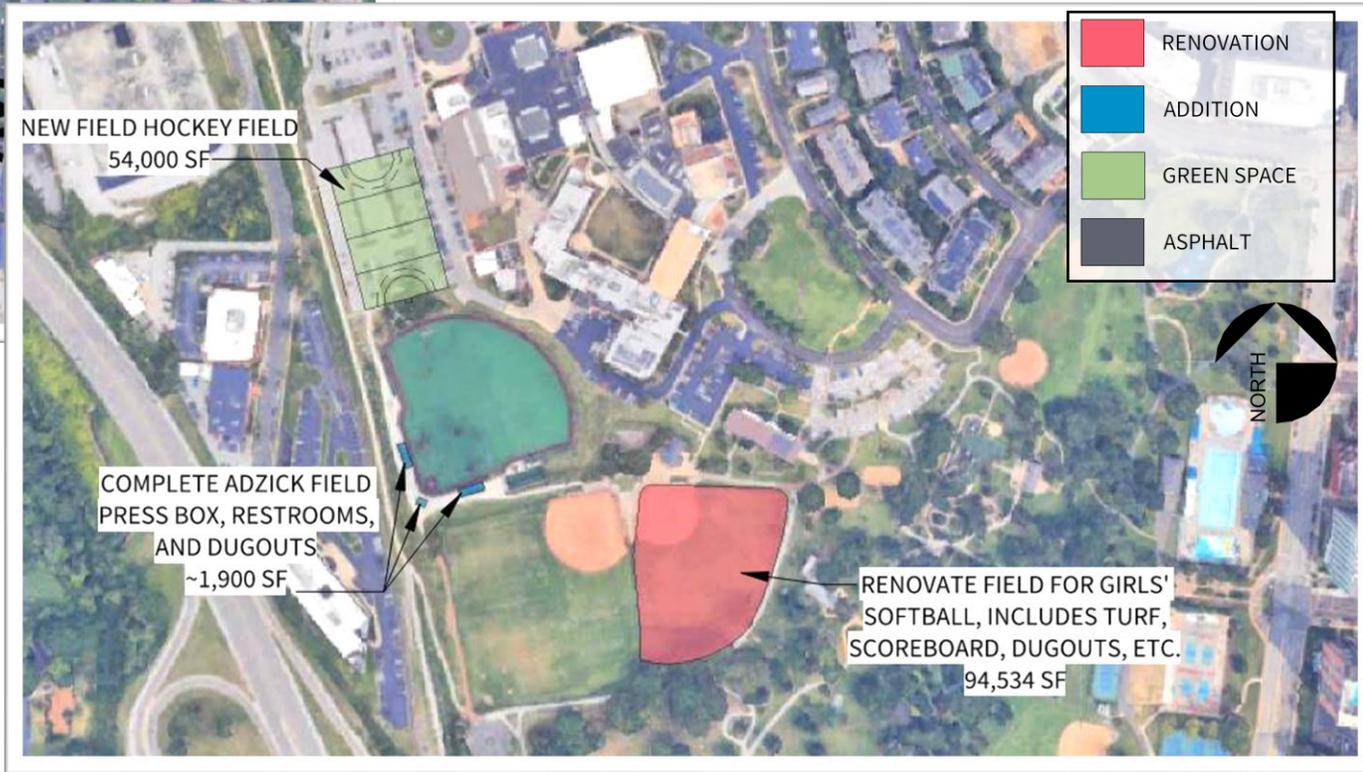
**Improve Accessibility Facility-Wide**

**Performing Arts Center = Light Renovation**



DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>CLAYTON HIGH SCHOOL</b>					
Level 2 - Proposed Design 1					
New Construction	-	sf	\$0		\$0
Renovation	25,163	sf	\$200		\$5,032,600
New Addition - Includes Catalyst Space	22,270	sf	\$500		\$11,135,000
Parking Lots and Drives	-	sf	\$0		\$0
Greenspace	-	sf	\$0		\$0
Roofing	1	ls	\$3,122,881		\$3,122,881
Exterior Lighting	1	ls	\$88,000		\$88,000
Exterior Envelope	1	ls	\$318,212		\$318,212
HVAC	1	ls	\$4,500,000		\$4,500,000
Subtotal					\$24,196,693
Total w/GC Markups & Contingency	20	%			\$29,036,032

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

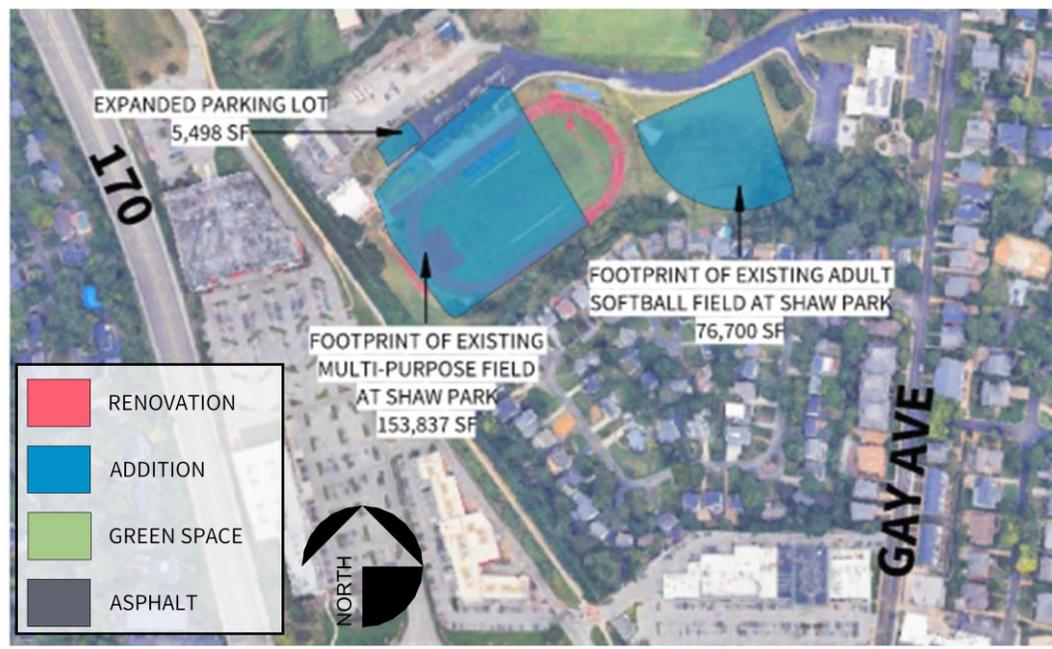


# Level Two

- HS Athletics to remain at Gay Field with improvements
- Improvements to City Owned Softball Field
- Finish Adzick Field improvements

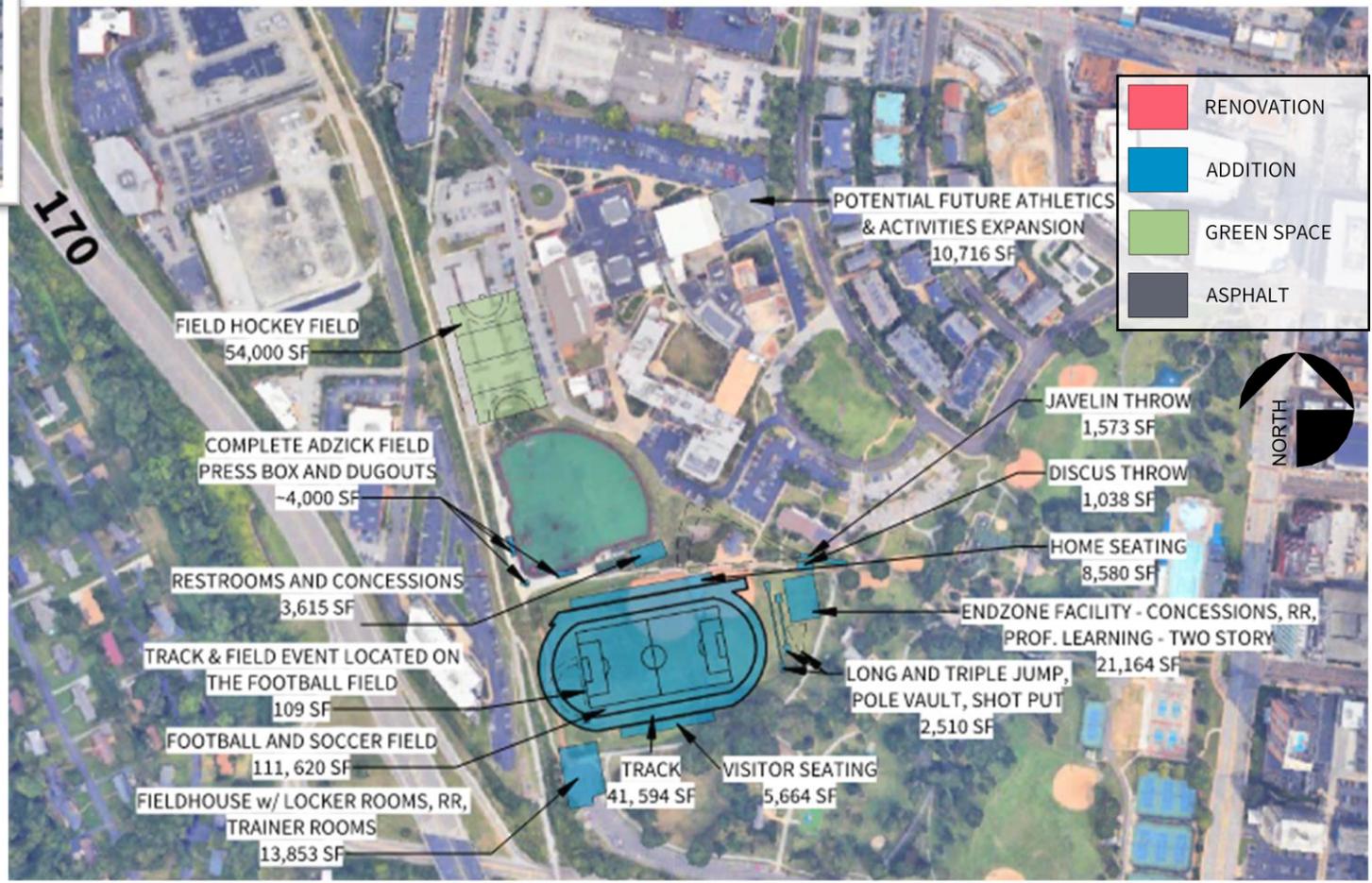
DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>ATHLETICS &amp; ACTIVITIES (GAY FIELD, ADZICK FIELD &amp; CITY OWNED ATHLETIC FIELDS)</b>					
Level 2 - Proposed Design 1					
New Construction Gay Field Fieldhouse & Pressbox	14,412	sf	\$275	\$3,963,300	
New Construction Gay Field Endzone (RR, Consession, Multipurpose)	21,164	sf	\$375	\$7,936,500	
Visitor & Home Bleachers & Signage	1	ls	\$1,850,000	\$1,850,000	
Parking Lots and Drives	2,866	sy	\$22	\$63,052	
Replace Turf	1	ls	\$750,000	\$750,000	
Adzick Field RR & Consessions, Pressbox & Dugouts	1	ls	\$1,150,000	\$1,150,000	
Field Hockey	1	ls	\$1,900,000	\$1,900,000	
Softball Field Renovation	1	ls	\$1,750,000	\$1,750,000	
Subtotal				\$19,362,852	
Total w/GC Markups & Contingency	20	%		\$23,235,422	

Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects



# Level Three

- Locate HS Athletics on Main HS Campus
- Relocate City Owned Athletic Fields to Gay Field
- Finish Adzick Field improvements



DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
<b>ATHLETICS &amp; ACTIVITIES (GAY FIELD, ADZICK FIELD &amp; CITY OWNED ATHLETIC FIELDS)</b>					
Level 3 - Proposed Design 1					
New Construction City Owned Athletic Fields Fieldhouse & Pressbox	14,412	sf	\$275		\$3,963,300
New Construction City Owned Athletic Fields Endzone	21,164	sf	\$375		\$7,936,500
Visitor & Home Bleachers & Signage	1	LS	\$1,850,000		\$1,850,000
New City Owned Athletic Fields Football Field, Track & Field Events	1	ls	\$3,500,000		\$3,500,000
Adzick Field Pressbox & Dugouts	1	ls	\$700,000		\$700,000
New Softball Field, Dentention & Earthwork	1	ls	\$2,200,000		\$2,200,000
New Multipurpose Field	1	ls	\$2,400,000		\$2,400,000
New Gay Field RR, Consessions, Dugouts, Storage	1	ls	\$750,000		\$750,000
Subtotal					\$23,299,800
Total w/GC Markups & Contingency	30	%			\$30,289,740

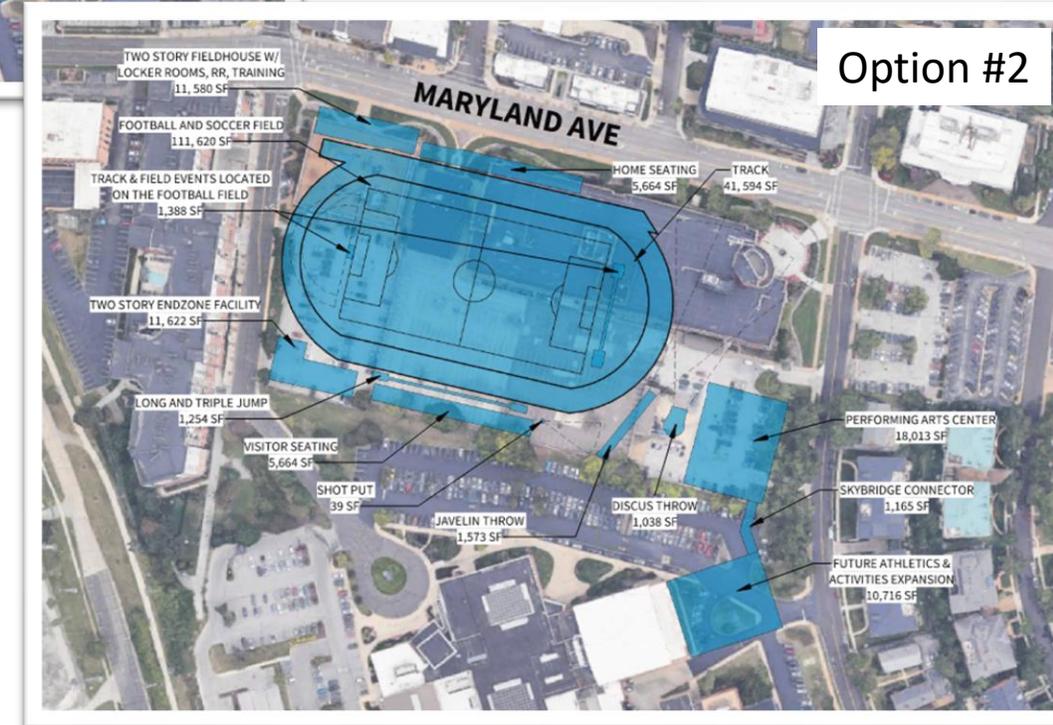
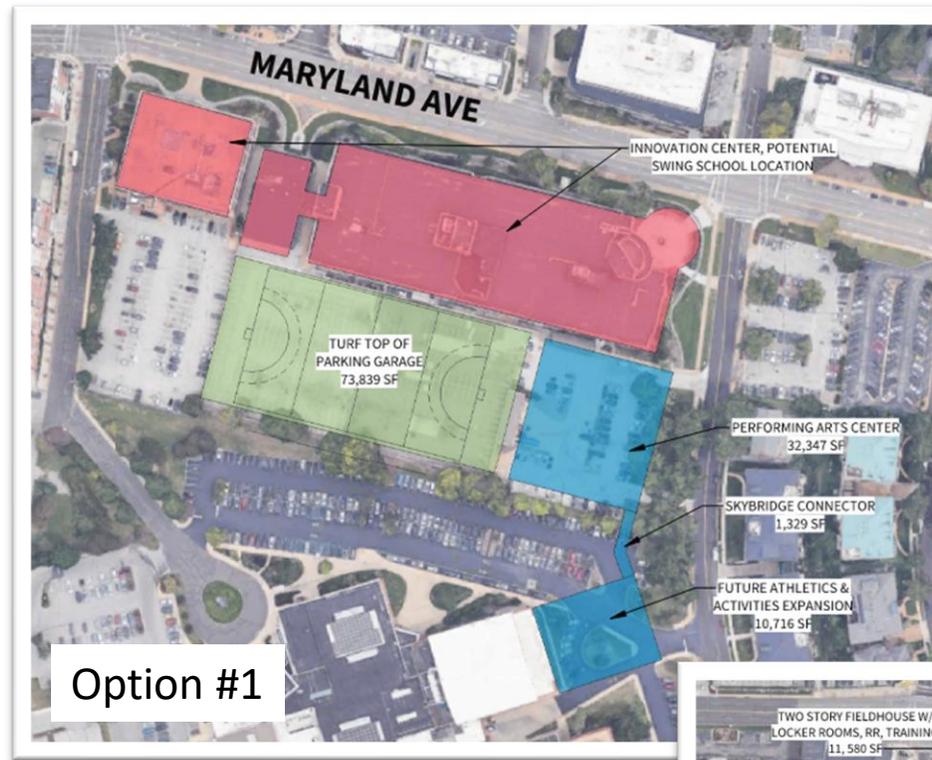
Preliminary, pre-bid cost estimates includes contingency noted above and represents potential long-range projects

# Caleres Property

## Clayton High School

### Purchase Caleres?:

- Swing space for Elementary Schools during renovations for 3-10 years?
- Future Wydown MS Campus?
- Future HS expansion?
- Future Innovation Center?
- Real World Learning
- Business Partnerships
- Hands On Learning Labs/Studio
  
- Keep Garage with Turf Above for Field Hockey and Physical Education?
  
- New Performing Arts Center on east side?
  
- Relocate activities from Gay Field?



# New Elementary Schools

- Each site is less than 5 acres. Recommended site size is 8-10 acres
- High cost of renovation of existing buildings
- Disruption caused by construction activities while school is in session
- Rebuilding 3 new schools on existing sites is very difficult without relocating students
- Challenge & cost of relocating students/staff to swing space for 1-1.5 years
- Challenge & cost of finding appropriate building for swing space during renovations for 3-10 years?

3 new schools to replace 3 existing elementary schools:

Existing Captain: 60,400sf

Existing Glenridge: 59,800sf

Existing Meramec: 61,400sf

Each New Elementary: 80,000sf @ \$450/sf x 20% contingency = **\$43,000,000**

Rebuild all 3 schools in 2025 dollars: = **\$129,000,000**

- Building construction costs only, does not include site design costs due to unknown site
  - new or existing site?
- Does not include land acquisition
- Does not include acquisition and renovation of swing space

Preliminary, pre-bid rounded cost estimates includes 20% contingency.

Provided by Paragon Architecture

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Combine 3 elementary schools into 2 new schools on new sites?

Further exploration through a feasibility study is needed on the elementary schools and property acquisition may be required

# Funding

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Current Debt = \$34,752,000

*to be fully paid off by March 1, 2029*

Current Debt Levy = \$0.5110

*per \$100 assessed valuation*

Will support up to \$90M of bonds to fund capital projects without a tax increase



# Long Range Facilities Master Plan Options

## Three new elementary schools

• New Captain Elementary	\$43m
• New Glenridge Elementary	\$43m
• <u>New Meramec Elementary</u>	<u>\$43m</u>
	<b>\$129m</b>

- Order of Magnitude construction costs in 2025 dollars
- Preliminary, pre-bid rounded estimates with contingency
- Further exploration is needed on feasibility
- Building construction costs only, does not include site design costs due to unknown site
- Does not include FF&E or professional services
- Does not include land acquisition
- Does not include acquisition and renovation of swing space

## Total potential future long-range projects at each site:

<u>Building</u>	<u>Level 2</u>	<u>Level 3</u>
• The Family Center	\$8m	
• Captain Elementary	\$19m	
• Glenridge Elementary	\$27m	\$44m
• Meramec Elementary	\$27m	\$44m
• Wydown Middle School	\$4m	
• Clayton High School	\$29m	
• <u>Athletics &amp; Activities</u>	<u>\$23m</u>	<u>\$30m</u>
<b>Total Construction +/-</b>	<b>\$137m</b>	<b>to \$178m</b>

- Order of Magnitude construction costs in 2025 dollars
- Preliminary, pre-bid rounded estimates with 20-35% contingency
- Does not include FF&E or professional services
- Does not include land acquisition
- Does not include acquisition and renovation of swing space





# Summary



- Alignment with Strategic Plan
- Learners are different now than when our schools were built
- For Clayton to continue to be the premier school district not only locally, but nationally, we must be on the cutting edge of education, by providing state of the art facilities
- Enrollment is projected to be stable allowing Clayton to invest in innovative & specialized learning environments
- Much of the improvements identified through the assessments can be handled within the district's current annual capital improvement budget of \$4m
- Some of the Level 2 and 3 type improvements shown would require community participation through bond issue election(s)
- Additional exploration is needed to complete feasibility studies on the elementary schools
- Property acquisition may be required & collaboration with the City is crucial through next phase
- The LRFMP, shaped by the involvement of each building's committee of stakeholders and extensive overall community engagement, now provides the information needed for the Board of Education and the Superintendent to evaluate next steps moving forward



**Thank You!**