

SCHOOL DISTRICT OF CLAYTON

LONG-RANGE FACILITIES

MASTER PLAN



The School District of Clayton

LONG-RANGE FACILITY MASTER PLAN

2024-2025

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INCLUDED IN THIS MASTER PLAN

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INTRODUCTION

THE IMPORTANCE OF FACILITY MASTER PLANNING:

LAYING THE GROUNDWORK FOR LONG-TERM SUCCESS

Facility Master Planning is an essential component of creating a roadmap for the future of a school district. Public school facilities are more than buildings; they are cornerstones of their communities. In Missouri, schools often serve as hubs of local pride, fostering student growth through a wide range of academic and extracurricular experiences. The physical environment of a school has a profound impact on the effectiveness of instruction, student well-being, and community engagement.

A well-conceived Master Plan ensures that school facilities not only support educational excellence but also reflect the values and aspirations of the community. It provides a framework for addressing critical priorities, such as maintaining safe and secure environments for students and staff, extending the life of aging facilities that are still fit for academic use, and planning for a future that supports demographic growth trends and the district's strategic plans. Many schools in Missouri have served their communities for generations, requiring careful stewardship to ensure they continue to meet the needs of students and staff for decades to come.

At Paragon Architecture, we recognize the important role facilities play in shaping the educational experience. From enhancing staff and student morale to influencing instructional effectiveness, the design and condition of facilities directly affect student outcomes and preparedness after graduation. Beyond academics, well-maintained and thoughtfully designed schools contribute to a sense of pride and ownership among parents, students, and the broader community.

A Master Plan equips school districts with the tools to make informed, strategic decisions about their facilities. By aligning long-term goals with practical considerations, such as the utilization of allocated spaces and financial planning, the plan provides a clear pathway for tackling general maintenance items, prioritizing future investments, and addressing challenges. Additionally, the Master Plan serves as a living document, guiding decisions on renovations, expansions, and resource distribution in a way that aligns with the district's vision for the future.

This process ensures that facilities are not only functional but also flexible and future-ready, capable of adapting to evolving educational needs and demographic shifts. By taking a proactive approach to facility planning, districts can create learning environments that inspire students, support staff, and strengthen community connections for years to come.

PROJECT OBJECTIVE

The School District of Clayton's Board of Education submitted a request for qualifications before interviewing and selecting Paragon Architecture to lead comprehensive Long-Range Facility Master Planning efforts beginning in April of 2024.

The following deliverables were agreed upon for the project:

- ✓ **Evaluation of previous master plan and bond projects**
 - Review what was accomplished and what relevant priorities remain from 2008 Master Plan
- ✓ **Facilitate Board, Community, and District (Administration & Building-Level) engagement:**
 - Presentations at three Board of Education meetings/study sessions
 - Facilitation of six District-Wide Steering Committee meetings
 - Facilitation of two meetings each (12 total) with the identified individual six Building-Level Sub-Committees (five schools plus The Family Center)
 - Facilitation of one meeting each (3 total) with the Athletics/Activities, Coordinators of Curriculum, and Safety & Security Sub-Committees
 - Facilitation of six Building-Level Community Forums (five schools plus The Family Center)
 - Facilitation of two District-Wide Community Forums
- ✓ **Document long-term replacement plan for HVAC systems at nine locations**
 - Includes building improvement information/spreadsheet [district provided]
- ✓ **Incorporate Tier One safety audit into comprehensive plan**
- ✓ **Parking Lots & Drives Assessment at nine locations**
- ✓ **Exterior Lighting Assessment at nine locations**
- ✓ **Playground, Play Fields, and Athletic Fields/Track assessments at seven locations**
- ✓ **Exterior Building Envelope Assessment at nine locations**
 - Includes overview on roofing, doors and windows, and masonry tuckpointing
- ✓ **Interior Facility Assessments at nine locations**
 - Includes material/finish notes and overview on condition of ceilings, flooring, and walls/doors
- ✓ **Facility Appraisals at six locations**
 - Scoring five schools, plus The Family Center, for educational suitability and functionality
- ✓ **Develop District Building Design Standards & Finishes**
- ✓ **Educational Programming & Space Utilization Study**
 - Utilizing District targets as well as educational best-practices and standards to study the best and highest utilization of District's existing educational facilities for core classrooms throughout five schools
- ✓ **Demographic Analysis**

THE SCHOOL DISTRICT OF CLAYTON

Long-Range Facilities Master Plan Guide

The School District of Clayton demonstrated exceptional foresight and dedication throughout the entire Master Planning process. A key example of their proactive approach was preparing a comprehensive document that outlines the key components of the Long-Range Facility Master Plan (LRFMP) for the community. To enhance transparency and foster community involvement, this resource was made accessible through the district's website. It highlights goals, processes, and opportunities for engagement, ensuring alignment with stakeholder priorities.

A portion of the publication can be found on the pages that follow.





What is the Long-Range Facilities Master Plan?

The School District of Clayton's Long-Range Master Facilities Plan (LRFMP) is a comprehensive strategic document outlining the future development, maintenance, and management of school facilities over the next 15 years.

This plan is designed to ensure that Clayton's facilities meet current and future educational needs and accommodate student population changes while aligning with the District's Strategic Plan and Profile of a Clayton Graduate.

01 Goals

District goals as they relate to a Long-Range Facilities Master Plan.

02 Process

Year-long process to assess, analyze, review, draft and finalize the LRFMP.

03 Community Engagement

All stakeholders should have a voice in planning process.

04 Schedule

Tentative schedule for major events, meetings and forums.

05 Dashboard

LRMFP Data Dashboard provides a comprehensive overview of current and projected infrastructure needs.



Goals



ENHANCE LEARNING ENVIRONMENTS

Upgrade and maintain school facilities to create safe, modern, and adaptable learning environments that support diverse instructional methods and student needs.

OPTIMIZE RESOURCE ALLOCATION

Efficiently manage District resources by prioritizing facility improvements based on current and projected student enrollment, facility condition assessments and community input.



ALIGNMENT

Ensure that LRFMP is aligned with District Strategic Plan and focuses on enhancing student achievement, promoting inclusivity and fostering community partnerships.

The LRFMP Process

THE ROAD TO COMPLETING A LONG-RANGE FACILITIES PLAN

Creating a Facilities Master Plan for a school district involves these key steps to ensure alignment with educational and community goals.



Community Engagement

How we hear from stakeholders.



Involving parents, students, staff and Clayton residents, the District ensures diverse perspectives and needs are considered when identifying and prioritizing facility needs. The District values transparent communication and active participation, recognizing that a well-informed and engaged community is vital for developing sustainable and effective solutions that benefit the entire Clayton Community.

LRFMP Schedule:

MAY-JULY 2024	<ul style="list-style-type: none"> • May: Kickoff meeting and BOE introduction • June: Conduct building assessments • June: Building tours with principals • July: Prep and field work
AUGUST- SEPTEMBER 2024	<ul style="list-style-type: none"> • Aug. 27: Steering Committee Kickoff Meeting • Sept. 4: Sub-Committees Kickoff Meeting City of Clayton and BOE Meeting #1 • Sept. 17: Steering Committee Meeting #2
OCTOBER 2024	<ul style="list-style-type: none"> • Oct. 1 & 2 : Sub-Committees Meeting #2 • Oct. 15: Steering Committee Meeting #3
NOVEMBER 2024	<ul style="list-style-type: none"> • Building-Level Community Forums Nov. 6: Captain (4 p.m.) & Clayton High (6:30 p.m.) Nov. 7: Glenridge (4 p.m.) & Wydown Middle (6 p.m.) Nov. 12: Family Center (2:30 p.m.) & Meramec Elementary (4 p.m.) District Buildings - Community Forum @ Wydown Middle • Nov. 12: District-Wide Community Forum #1 (7 p.m.) • Nov. 20: Steering Committee Meeting #4 BOE Meeting #2
DECEMBER 2024	<ul style="list-style-type: none"> • Dec. 4: District Wide Community Forum #2 (7 p.m.)
JANUARY- MARCH 2025	<ul style="list-style-type: none"> • Jan. 8: Final Joint Steering & Sub-Committees Meeting • TBA: BOE Presentation

* The following meetings were scheduled after sharing this LRFMP Guide with the community:

- Dec. 4, 2024: BOE Retreat
- Jan. 8, 2025: BOE Retreat (virtual)
- Jan. 22, 2025: BOE Retreat and Master Plan Update
- Feb. 19, 2025: BOE Final Presentation of Long-Range Facility Master Plan

Thank you

Your engagement and feedback are essential as we work to create spaces that support our students, staff, and community. Together, we can ensure our schools remain safe, innovative, and future-ready.



SUMMARY FINDINGS:

RECOMMENDATIONS FOR NEXT STEPS

With the conclusion of the Long-Range Facility Master Planning process, the Paragon team offers these final takeaways: The findings and recommendations align with Clayton's Strategic Plan, recognizing that today's learners have evolving needs that are especially different from when the elementary schools were originally built. To maintain Clayton's status as a premier district both locally and nationally, state-of-the-art facilities are essential. With stable enrollment projections, the district is well-positioned to invest in innovative, and specialized learning environments.

Many identified improvements can be addressed within the district's \$4 million annual capital improvement budget, while Level 2 and Level 3 improvement projects may require community support through bond issue election(s). However, before committing to major upgrades, further feasibility studies for three new elementary schools are necessary, including potential property acquisition and continued collaboration with the City.

Shaped by the involvement of each building's committee of stakeholders, as well as extensive overall community engagement, the LRFMP now provides the Board of Education and Superintendent with a comprehensive foundation for determining next steps for the district.

ABOUT PARAGON ARCHITECTURE

Paragon Architecture got its humble start in 2010. Today, our passionate architects and interior designers operate from four locations, delivering flexible design solutions and project management services across Missouri and neighboring states. We proudly partner with school districts, higher education institutions, civic municipalities, businesses, and healthcare providers to address unique challenges with the end users always in mind.

From large-scale master planning and architectural design projects to space reconfiguration and intricate interior designs, our expertise spans projects of every size and scope. As your trusted design partner — and architectural "Sherpa" — we guide you every step of the way, equipping you with tools, insights, and partnerships you need to make informed decisions and navigate every project phase with confidence.

While we are proud to be K-12 master planning specialists and an award-winning architectural and interior design firm, we are defined by more than our services or industry recognition. At Paragon, design is about more than buildings—it's about people. We cultivate lasting partnerships, advocate for your vision, and strive to positively impact the communities we serve. Together, we're not just creating spaces—we're shaping the future of the communities we call home.

PARAGON ARCHITECTURE
Springfield | Joplin | St. Louis | Northwest Arkansas
www.paragonarchitecture.com | (417)885-0002



MASTER PLANNING PROCESS



MASTER PLANNING PROCESS



AN INCLUSIVE & STRATEGIC PROCESS: IDENTIFYING & PRIORITIZING NEEDS & GOALS

The development of the School District of Clayton's Long-Range Facility Master Plan (LRFMP) was guided by a thoughtful and collaborative process designed to identify and prioritize critical facility needs. This comprehensive effort included in-depth assessments, committee collaboration, and meaningful community engagement to ensure alignment with stakeholder priorities. By continuously refining the plan through stakeholder feedback, the LRFMP not only addresses urgent needs but also lays the groundwork for achieving the district's long-term goals.

The following sections outline the methodical steps undertaken, from initial assessments and building tours to the formation of steering committees and sub-committees, community forums, surveys, and feedback integration. This process culminated in the identification of targeted improvements that are prioritized to address urgent concerns and reflect the district's vision for the future.

THANK YOU

After nearly ten months of thorough research, collaboration, planning, and reporting, the Paragon Architecture team is proud to present a comprehensive Long-Range Facilities Master Plan for the School District of Clayton. This plan is designed to address both current challenges and long-term opportunities, laying a foundation and serving as a roadmap for the district's continued success.

This effort would not have been possible without the dedication and expertise of district leadership, the facilities teams, building staff, community members, and students. We especially wish to thank the members of the Steering Committee, Sub-Committees, and Board of Education for their invaluable contributions, which have ensured this plan reflects the needs and aspirations of the entire district. This collective effort ensures the plan is deeply aligned with the district's mission, Strategic Plan, and the aspirations of this community.

The completion of this Long-Range Facilities Master Plan marks a critical milestone in supporting the district's mission and its educational goals for years to come. The team at Paragon Architecture looks forward to working alongside the district and Clayton community to bring this vision to life, fostering environments where students and staff can thrive.

IDENTIFYING PRIORITIES

BUILDING TOURS STEERING COMMITTEE SUB-COMMITTEES COMMUNITY FORUMS



IDENTIFYING
PRIORITIES

1 INITIAL FACILITY ASSESSMENTS & BUILDING TOURS

The facility master planning process began with comprehensive site assessments across all buildings to evaluate current conditions and future needs. This process was conducted in two phases:

PHASE ONE: The Paragon team toured each school alongside its respective administrator, engaging in discussions about key facility needs and insights. During these visits, they posed targeted questions to collect detailed feedback:

1. FUNCTIONALITY:

Questions focused on what works well and what does not within their facilities.

2. INTERIOR CONDITIONS:

Discussions covered interior issues such as finishes, fixtures, and the use of space.

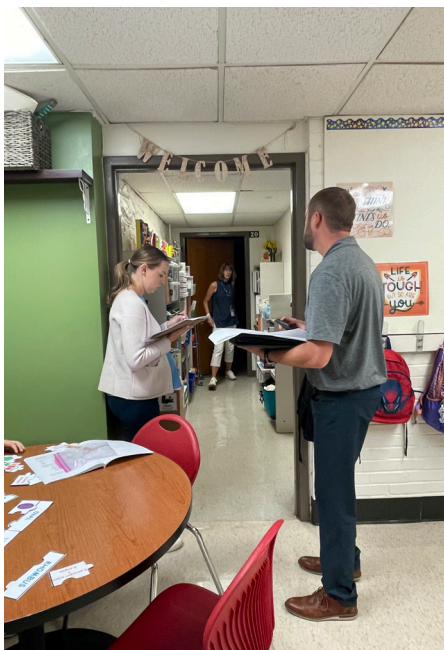
3. EXTERIOR CONDITIONS:

External issues like roof leaks and window or door problems were also addressed.

4. SPECIFIC SPACE USE:

Confirmation of the use of each space, particularly classrooms, to ensure all areas were appropriately accounted for in the master plan.

PHASE TWO: In the next phase, Paragon 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.



2 FORMATION OF STEERING COMMITTEE & MEETING #1

In August, the first Steering Committee meeting took place, a key milestone in the Stakeholder Engagement component of the master planning process. The Steering Committee included representatives from all levels of district leadership, as well as staff, parents, and students. Ensuring a diverse group of voices was a priority for the district, allowing perspectives from a wide range of stakeholders to shape the process.

The initial meeting focused on establishing a shared understanding of the master plan's objectives, scope of work, and timeline. The Paragon team presented example deliverables, reviewed findings from the initial building tours and assessments, and facilitated discussions around the specific needs and priorities of each facility. This meeting provided an opportunity for committee members to ask questions, offer feedback, and actively contribute to shaping the direction of the master planning process.

PURPOSE OF 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 if applicable.

STEERING COMMITTEE MEMBERS

- 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

3 SEPTEMBER BOARD OF EDUCATION MEETING

In September, members of the Paragon Architecture team attended the district's Board of Education meeting to introduce themselves and present an overview of master planning. Throughout the presentation, the master planning process, scope of work, timeline, and example deliverables were discussed. Findings from the initial building tours and assessments were also shared. The Paragon team took this opportunity to answer questions and gather feedback from the Board.

4 BUILDING LEVEL SUB-COMMITTEE FORMATION & MEETING #1

The Building Level Sub-Committee process played a critical role in refining and prioritizing individual facility needs. Each school formed its own Sub-Committee, designed to bring together a diverse group of stakeholders with firsthand knowledge of daily interactions within the facilities. These committees provided valuable insights to complement the architectural team's initial assessments.

During the first Sub-Committee meeting, we began with introductions and outlined the purpose of the committee, emphasizing the importance of each member's role in shaping the Long-Range Facility Master Plan. The agenda included a review of the scope of work, timeline, example deliverables, and findings from the initial facility assessments that were conducted in May.

We shared the assessment data that was specific to each of the respective facilities and encouraged members to provide feedback, asking them, "What did we miss?" This dialogue led to the identification of additional needs and priorities based on their lived experiences in the buildings.

PURPOSE OF 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
- Sritha 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

CAPTAIN ELEMENTARY SCHOOL (CPT) SUB-COMMITTEE MEMBERS

- 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

GLENRIDGE ELEMENTARY SCHOOL (GLN) SUB-COMMITTEE MEMBERS

- Louis Beyers, Student, GLN
- Bryce, PTO, Parent, GLN
- Amy Dougherty, 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

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

5 SPECIALTY SUB-COMMITTEE MEETINGS

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 & 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 further guide the master planning process.

Each Sub-Committee meeting followed a similar agenda, starting with introductions and a review of the Sub-Committee's purpose, scope of work, timelines, and example deliverables. The discussions also included a summary of concerns raised during the Building-Level Sub-Committee meetings, which served as a foundation for more focused conversations.

- ✓ **Athletics & Activities Sub-Committee Meeting:**
This meeting centered on gathering insights on facility needs as related to athletics and activities. Members reviewed findings from facility assessments and building-level priorities, while also identifying any additional needs or gaps that should be addressed in the master plan.
- ✓ **Coordinators of Curriculum Sub-Committee Meeting:**
This meeting focused on the needs of potential program spaces. Discussions explored opportunities to renovate existing spaces to better support curriculum delivery and addressed programs that lacked appropriate facilities. The group also identified underperforming spaces and proposed solutions to improve their functionality.
- ✓ **Safety & Security Sub-Committee Meeting:**
The meeting reviewed safety and security findings from across the district. Members shared insights on steps already taken to enhance safety, plans for future improvements, and additional areas of concern. Due to the sensitive nature of this topic, specific details were excluded from this Long-Range Facility Master Plan as a precaution to protect the district's safety protocols.

In all specialty Sub-Committee meetings, members were encouraged to provide feedback and identify any gaps in the assessments or concerns raised in the Building-Level Sub-Committees.

ATHLETICS & ACTIVITIES SUB-COMMITTEE MEMBERS

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

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

6 STEERING COMMITTEE MEETING #2

The second Steering Committee meeting served as a critical checkpoint in the master planning process. During this session, we focused on refining the input received so far and gathering additional direction to guide the next steps. The meeting began with a review of the overall schedule, an update on findings from the Building Level Sub-Committees, and a discussion of the insights gained from the three Specialty Sub-Committees.

A key focus of this meeting was seeking feedback from the Steering Committee on how to prioritize the projects and concerns raised thus far throughout the process. This provided an opportunity for the Committee to share any remaining notes or lived experiences that may not have been captured during the Sub-Committee meetings. This ensured all perspectives were considered.

The Paragon team also initiated conversations about how to organize the projects and insights into actionable categories. The district emphasized the importance of aligning the projects with the goals outlined in their Strategic Plan but sought guidance from the Paragon team on bridging the gap between these goals and the architectural framework of the Master Plan. The direction provided in this session allowed us to begin organizing projects under both the district's strategic goals and the "Master Plan Common Themes."

7 ORGANIZING OF PROJECTS & INSIGHTS INTO STRATEGIC GOALS & THEMES

Before meeting again with the building-level Sub-Committees for the second round of discussions, the Paragon team conducted a thorough review of the projects and insights gathered during the initial meetings. This analysis identified four overarching themes — referred to as “Master Plan Themes”—that reflect the district’s key priorities and will shape the projects moving forward:

1. **MAINTENANCE & HVAC**
2. **ACCESSIBILITY & INCLUSIVENESS**
3. **CURRICULUM & PROGRAMMING**
4. **SAFETY & SECURITY**

To streamline the feedback from the first round, we developed summary statements that consolidated related projects into clear, concise descriptions. These statements were then aligned with one of Clayton’s three strategic goals (illustrated in the graphics to the right) to highlight how each initiative supported the district’s broader vision. Finally, each project was categorized under a Master Plan Theme, establishing a clear architectural framework for implementation.

A place for everyone

GOAL #1
We will ensure all learners, regardless of their identity, feel safe and valued.

Meeting these objectives will ensure Clayton graduates are:



Culturally Conscious



Empathetic



Self-Actualized



Collaborative

To grow as learners

GOAL #2
We will commit to the educational growth of our learners through an equitable, personalized and individualized learning experience.

Meeting these objectives will ensure Clayton graduates are:



Culturally Conscious



Intellectually Curious



Creative Thinker

In head and heart

GOAL #3
We will be dedicated to the personal growth of our learners in their social, emotional and physical well-being.

Meeting these objectives will ensure Clayton graduates are:



Empathetic



Self-Actualized



Collaborative

8 BUILDING LEVEL SUB-COMMITTEES MEETING #2

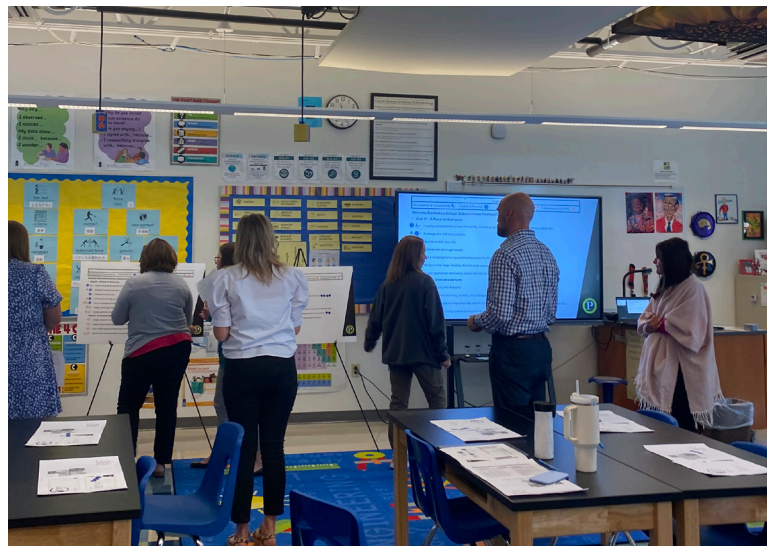
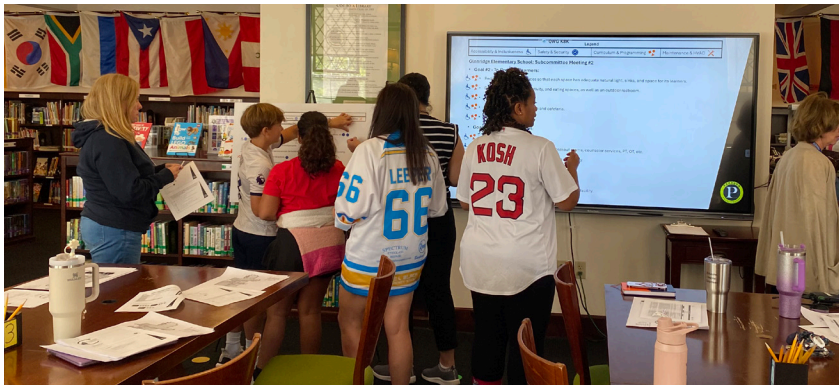
In October, Building-Level Sub-Committees reconvened to build on the foundational work from the first round of meetings. The primary purpose of this meeting was to capture any additional insights that may have been missed in the first round and to start prioritizing the projects and insights for each facility.

To guide these discussions, the Paragon team presented summary statements of the projects, which were sorted by Clayton's strategic goals and assigned a Master Plan Theme. These summaries served as a structured starting point for meaningful dialogue.

Sub-Committee members participated in a dot-voting exercise to identify priority projects. Each member was allowed to cast three votes that they would allocate to the project summaries they believed were most critical.

Following the vote, we conducted a roundtable discussion where each member shared their reasoning for their selections. This open exchange not only provided valuable context to the voting results but also helped highlight key advocates for specific projects — for instance, students voicing strong support for athletic field improvements.

*The results of each Sub-Committee vote can be found within the **Ranking District & Building-Level Priorities** tab of the **Master Planning Process** section beginning on page 33.*



9 STEERING COMMITTEE MEETING #3

The third Steering Committee meeting focused on refining and consolidating the feedback gathered thus far into actionable architectural solutions. Using the results of the dot-voting exercises from the second round of Sub-Committee meetings, the Paragon team combined smaller architectural challenges into larger architectural projects that could be implemented effectively. Dr. Patel also presented “The Future of Education” of which, the details are highlighted in Step 10 — Building-Level Community Forums.

During the meeting, voting results, district-wide common themes, and priorities identified by each building-level Sub-Committee were reviewed. This provided an opportunity for the Steering Committee members to ask questions, share feedback on the voting outcomes, and confirm alignment with the district’s goals.

The approach for the upcoming Building-Level Community Forums was outlined, with guidance from the Steering Committee on structuring the forums to maximize stakeholder engagement.

10 BUILDING-LEVEL 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 members of the community. 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.

The forums began with Dr. Patel presenting “The Future of Education” to help attendees understand the evolving needs of modern learning environments. This information was presented to encourage participants to think about the future of education in Clayton, MO, emphasizing the need to prepare students for a world that “demands big thinkers who care deeply.” The Profile of a Clayton Graduate was also introduced to help the broader audience understand that the goals of the district are not just intellectual, but are also focused on the emotional and physical well-being of students.



The forums also included a review of the Long-Range Facility Master Plan Process which summarized the assessments that were conducted, the district's engagement opportunities, and the high priorities identified from each respective Building-Level Sub-Committee meeting.

The final segment of each forum focused on Community Discussion and Feedback using a "Glows and Grows" activity. This structured exercise invited participants to provide feedback by identifying:

Glows:

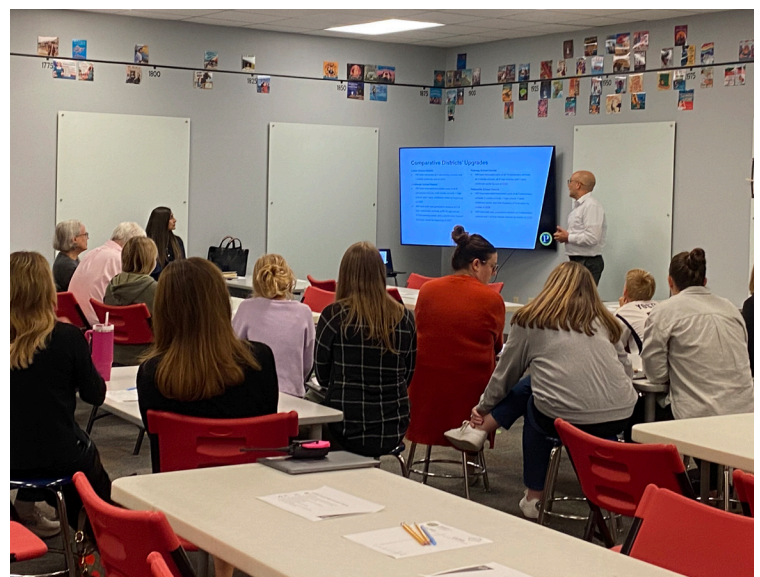
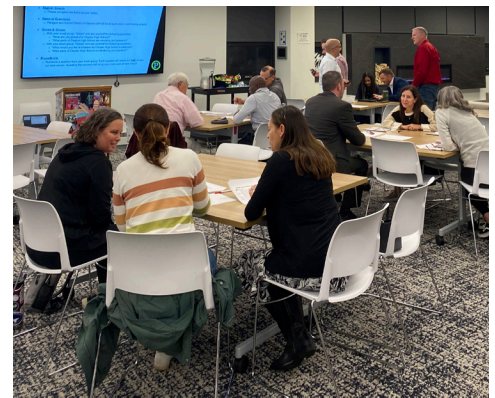
- *"What are you proud of in your School?"*
- *"What parts of your School are elevating our Learners?"*

Grows

- *"What would you like to improve for your school's learners?"*
- *"What parts of your school are hindering our Learners?"*

After each table finished discussing, we had each group nominate a speaker that reported ONE of their top take-aways, repeating the process until all groups have said all take-aways.

In general, the feedback that was obtained from the Building-Level Community Forums was consistent with the feedback given in the Sub-Committee meetings. This engagement process helped reaffirm that the community was in alignment with the direction that the Long Range Facilities Master Plan was heading.



11 FUTURE DESIGN OPTIONS MEETINGS

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 Options Meeting was informed by the outcomes of its respective Building-Level Community Forum and Sub-Committee Meeting 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 Low-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 option was reviewed in depth to allow the district's 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 design options that represent the long-range multi-phase improvements, not necessarily one single step project.

12 DISTRICT-WIDE COMMUNITY FORUM #1

Building on the insights gathered from the Building-Level Community Forums, the first District Community Forum brought stakeholders together to review district-wide findings, discuss key priorities, and gather additional community input. This event was designed to provide a comprehensive overview of the Long-Range Facility Master Plan process while fostering meaningful discussions about the future of the district.

The agenda for the forum included a condensed version of the "Future of Education" presentation to allow more time for interactive feedback. Attendees were reintroduced to the context of the Master Plan process, including the assessments conducted, district and community engagement opportunities, and a recap of Sub-Committee meetings.

To encourage active participation, the forum featured a gallery walk. Printed boards displayed the Facility Appraisal results (see **Facility Appraisals** section beginning on page 95 for more information) and high-priority projects identified for each school. Principals stood by the display board for their respective schools to engage directly with attendees, answering questions, and clarifying details. This promoted personalized, school-specific conversations while ensuring all participants could interact with the data.

Following the gallery walk, attendees reconvened for a facilitated discussion. This segment focused on sharing main takeaways from the gallery walk and soliciting broader community feedback. This step in the master planning process was critical in ensuring the district's vision remained aligned with community needs and expectations.

13 NOVEMBER 2024 BOARD OF EDUCATION MEETING

In November, the Paragon team attended the Board of Education meeting to present key findings and provide an update on the master plan process. During the presentation, the facility assessment process, Sub-Committee meetings, engagement efforts, and the planning schedule were reviewed.

Key findings shared for the first time included updated enrollment numbers from the Demographic Study, Space Utilization results, district-wide common project themes, and the Hawkins Lilley Facility Appraisal results. The Facility Appraisal results were presented to provide quantitative data that offered a clearer understanding of facility conditions, with the most critical findings highlighted for the Board.

14 STEERING COMMITTEE MEETING #4

The fourth Steering Committee meeting focused on reviewing progress, incorporating key findings, and gathering critical feedback to refine the design options further. The meeting began with a review of the planning schedule and studies conducted to date including updated enrollment projections from the Demographic Study, results of the Space Utilization studies, and findings from the Hawkins Lilley School Facility Appraisals. These studies provided valuable context for the next phase of discussions.

A significant portion of the meeting was dedicated to discussing Levels of Impact (described in more detail below) for the proposed design options, which were now in their second or third round of revisions. Key considerations included Incorporating District-Wide Common Themes across all design options and making sure that design decisions were aligned with Dr. Patel's "Future of Education" presentation themes, the district's vision for innovative learning environments and the spaces necessary to support students, and Clayton's aspirations as a community.

To engage the group in meaningful discussions, the 3-2-1 Method was used. Each table worked collaboratively on large sheets of paper to identify: 3 things they learned, 2 things they found interesting, and 1 question they had. This activity fostered in-depth conversations about critical topics, including the potential need to purchase new land, preferences for specific design options, and cost considerations. The Paragon team made edits to the design options based on the insights that came from this Steering Committee meeting.

LEVELS OF IMPACT EXPLAINED

Level One (0-7 Year Solution)

- Capital Improvement type projects
- Through normal approval process on annual basis
- Normal repair, replacement, long term maintenance items
 - Small interior renovations and refresh
- Roof, HVAC, Exterior, Parking, etc.

Level Two (8-14 Year Solution)

- Interior Renovations & Additions
- May take 4-5 years to complete design and construction
- Fully maximizes each site
- Little opportunity for future growth and flexibility/adaption

Level Three (15+ Year Solution)

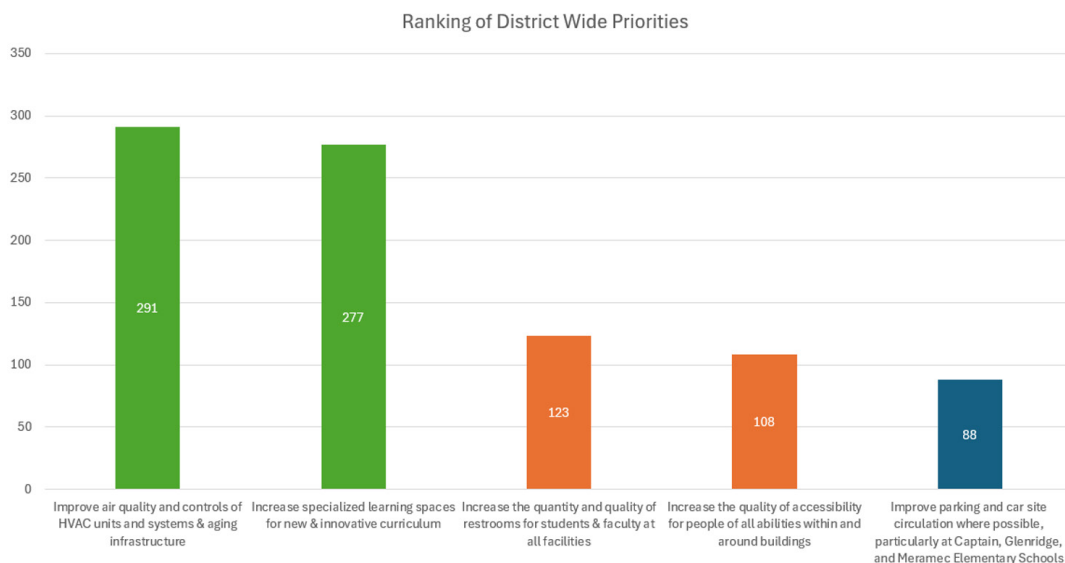
- Complete Renovations, Rebuilds & Additions
- May take 7-10 years to complete design and construction
- Allows for Future Growth & Adaptation of Learning Environments
- Fully maximizes each site

15 COMMUNITY SURVEY

As the next step in the engagement process, the Paragon team collaborated with the district to develop a survey designed to gather input from community members who were unable to attend the Community Forums. The survey received 438 complete responses, providing valuable insights into the community's priorities for future facility improvements. Participants were asked to:

1. Select 2 projects from a list of 5 district-wide projects they felt were the highest priority, and
2. Select 5 projects from a list of 9 building-specific projects they believed to be the most important.

The results, analyzed and presented in graphical formats, provided a clearer picture of the community's top priorities. Ultimately, the feedback confirmed to the Steering Committee that they were heading in the right direction.



*This graph provides a brief overview of the survey results. The full survey results and in-depth survey analysis can be found in the **District-Wide Survey** tab of the **Master Planning Process** section beginning on page 87.*

KEY TAKEAWAYS FROM SURVEY RESULTS

- ✓ There is a clear consensus on two top priorities that the community is most willing to support from a master planning perspective which are:
 1. Improve air quality and controls of HVAC units and systems & aging infrastructure
 2. Increase specialized learning spaces for new and innovative curriculum
- ✓ Across the board, there is a strong community desire to reinvest in existing facilities. Examples include HVAC systems, infrastructure upgrades, and addressing specific maintenance concerns.
- ✓ The highest priority among respondents was increasing and updating specialized learning spaces for real-world learning opportunities, with 299 votes. This reflects a strong community demand for investment in future-focused educational environments.

16 DECEMBER 2024 BOARD OF EDUCATION RETREAT

At the Board Retreat, the focus shifted to reviewing the proposed design options and exploring future funding strategies for the projects identified in the Long-Range Facility Master Plan.

The Chief Financial Officer presented an overview of potential funding options, providing the Board with critical information on how the district could finance the proposed projects. Additionally, the Paragon team presented the revised design options for each school. These updated design options provided the Board with a clearer understanding of how each facility's unique needs and priorities would be addressed, aligning the vision with practical, actionable plans. The retreat was an important opportunity for the Board to assess both the financial and design aspects of the Master Plan, enabling them to make informed decisions as the process moved forward.

17 DISTRICT-WIDE COMMUNITY FORUM #2

The second District-Wide Community Forum provided an opportunity for the community to engage further with the Long-Range Facility Master Plan and offer feedback on the evolving design options. The meeting began with a presentation by the Chief Financial Officer, who discussed Clayton's funding strategies for the proposed projects, building on the discussions from the Board of Education retreat. This helped the community better understand the financial framework and available funding options for future improvements.

A brief recap was provided for those who hadn't attended the first forum, illustrating the different ballot options and emphasizing that the process would take time, with multiple steps before any projects could transition into architectural proposals. For the first time, enrollment trends were presented to the community, providing valuable demographic context for discussions around future facility needs.

The Paragon team then introduced the revised design options, incorporating community feedback from earlier forums. The Level 1, 2, and 3 framework was also shared, highlighting varying levels of project impact within the design options.

After the presentation, participants engaged with the design options during a gallery walk, speaking with principals and the architectural team, asking questions, and learning more. They then participated in small group discussions, reflecting on whether they agreed with the priorities and levels of impact, offering any suggested changes, and identifying any missed priorities. Each group reported their top three takeaways. This forum marked the last community feedback session, providing insights to help finalize decisions moving forward.



18 JANUARY 2025 BOARD OF EDUCATION RETREAT

At the Board Retreat, the focus shifted toward addressing financial considerations while continuing to refine the conceptual design options for the Long-Range Facility Master Plan. The goal was to strike a balance between improving the district's facilities for the community and being fiscally responsible, ensuring that any potential tax impact would be carefully considered.

The meeting began with a review of the survey results, providing a deeper understanding of the community's priorities and reinforcing the direction of the master planning process.

A significant portion of the retreat was dedicated to discussing the Levels of Design and their associated costs. For the first time, the Paragon team presented estimations of cost alongside the conceptual design options, providing the Board a clearer understanding of the financial implications of each option. This allowed for a more informed discussion on how best to align the design aspirations with available resources.

In addition to reviewing cost estimates, the retreat led to further design option modifications based on the discussions and feedback, helping refine the options to better reflect the community's needs and fiscal realities.

19 FINAL JOINT MEETING OF STEERING COMMITTEE & ALL SUB-COMMITTEES

At the final step of the master planning process, the Joint Steering Committee and Sub-Committee meetings provided a forum for discussion and final refinement of the design options. The meeting began by combining the Future of Education with an assessment of the district's current state, offering a holistic view of the district's needs moving forward.

In order to help illustrate the state of Clayton's schools in the broader context of educational trends and facility standards in neighboring districts, the Paragon team presented an overview of other school districts, comparing their facilities with those in the School District of Clayton.

The discussion then turned to learning spaces, where goals for newly renovated or added architectural spaces were outlined. The focus was on understanding the requirements of these spaces and ensuring they were designed to support the district's evolving educational vision.

Design options were then reviewed, this time incorporating cost considerations. The presentation of costs alongside the design options allowed for a more grounded discussion of what was financially feasible within the district's budget.

The meeting concluded with an open discussion, where differing opinions emerged regarding the practicality and feasibility of the proposed design concepts. One of the key concerns raised was how to prioritize projects within the limits of available funding, and how best to balance the most critical needs with fiscal constraints.

This meeting was an important end to the stakeholder engagement process because it provided the Steering Committee and Sub-Committees 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.



20 CONTINUED BOARD OF EDUCATION MEETINGS

While the Joint Steering Committee and Sub-Committee meeting marked the official conclusion of the stakeholder engagement phase, the Board of Education continued to meet several additional times to further refine the design options. They took the feedback and insights gathered during the community engagement process into account, ensuring that all community input was considered before making final decisions on the next steps.

RANKING DISTRICT-WIDE & BUILDING-LEVEL PRIORITIES

PRIORITIES SUMMARY
DOT EXERCISES



RANKING
PRIORITIES



OVERALL DISTRICT-WIDE PRIORITIES SUMMARY



OVERVIEW

Throughout the process, four overarching themes emerged from discussions about projects at each building. These themes, referred to as “District-Wide Common Master Plan Themes,” are highlighted below.

The Community Survey reinforced the direction of the stakeholder engagement process, confirming alignment with the district’s most pressing needs. Survey responses showed strong consensus around two top district-wide priorities: improving HVAC systems to enhance air quality and expanding specialized learning spaces to support evolving curriculum. At the building level, the highest-ranked priority among respondents was also the creation and modernization of hands-on learning environments to better prepare students for real-world opportunities. Additionally, there was broad support for reinvesting in existing facilities through infrastructure upgrades and targeted maintenance improvements.

This survey data, combined with insights from Sub-Committees and Community Forums, played a key role in shaping the final prioritization of projects. The resulting rankings, outlined in this section, serve as a foundation for the next phase — guiding decision-making and ensuring that the district’s most critical needs are addressed as the planning process moves forward.

DISTRICT-WIDE COMMON PROJECT THEMES



**Safety &
Security**



**Maintenance
& HVAC**



**Accessibility &
Inclusiveness**



**Curriculum &
Programming**

SURVEY RANKING OF DISTRICT-WIDE PRIORITIES

1. Improve air quality and controls of HVAC units and systems & aging infrastructure
2. Improve parking and vehicle 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

SURVEY 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 and mental wellness at all schools
3. Add green space in place of asphalt play areas at Captain and 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 of 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 vehicle site circulation at The Family Center

BUILDING-LEVEL PRIORITIES



INTRODUCTION

OVERVIEW & PURPOSE

Through the Sub-Committee process, the Paragon team analyzed insights, challenges, and improvement project ideas, organizing feedback from the initial meetings into concise summary statements. Similar projects were consolidated for clarity, and each one was organized by one of the School District of Clayton's strategic goals and categorized under a Master Plan Common Theme.

To prioritize these projects, Sub-Committee members participated in a dot-voting exercise. Each member received three votes to allocate to the project summaries they found most critical.

The following pages provide a summary of the voting results, along with key challenges and proposed solutions for the highest-ranking projects. Photos of the dot exercise results are also included.

It is important to note that this exercise was a crucial part of the data collection process, helping to shape the final design solutions.

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 is also a need for better acoustics in these spaces to improve the quality of the learning environment.
- ✓ There is also a need for more general classrooms throughout the building, as well as a large lecture hall that can fit around 100 students. Additionally, the district has expressed a need for a large, flexible, district-wide space to hold community events.

SUMMARY OF PRIORITY ITEMS:

1. ATHLETICS & ACTIVITIES

CHALLENGES:

- Gay Field is on a separate site from the high school, resulting in students often being late to practice, speeding past the Family Center, and the parking lots being overwhelmed.
- There is no adequately designed space for track and field events to occur, neither for practice nor for competitions. The designated location is partially on a slope and continually rains out.
- There is no fencing between the northern edge of Gay Field and the residential neighborhood surrounding it. This results in the need for continual upkeep by maintenance that could otherwise be avoided.
- The press box by Gay Field is in extremely poor condition with electrical elements open to the weather creating safety hazards.
- The fieldhouse is too small for all of the students who require use of the locker rooms, training rooms, restrooms, spaces to watch film, etc.
- The seating is also outdated and needs to be replaced to better accommodate visitors of all abilities.
- The baseball field renovations of Adzick Field were never completed, so there is still a need for a completed press box and dugouts.

SOLUTIONS:

- Fully renovate Gay Field, including adding another parking lot; expanding the existing parking lot; refreshing the football field; replacing the seating; adding a new fieldhouse with locker rooms, trainer rooms, and restrooms; adding an endzone facility with concessions, restrooms, and potential future classrooms; adding the appropriate track and field events and facilities; adding site fencing, and adding signage for Gay Field.
- Complete the Adzick field press box, restrooms, and dugout projects.
- Renovate the Shaw Park field used for softball to the level of Adzick Field.
- Add a field hockey field in the less used western parking lot at Clayton High School site.
- Potential to switch the facilities of Gay Field and two fields of Shaw Park to accommodate to get the Athletics and Activities on the same site as Clayton High School.
- Purchase lands adjacent to the high school such as the Caleres property in order to locate a field hockey field there, as well as a Performing Arts Center.

2. STUDENT SERVICE SUITE

CHALLENGES:

- The counseling, wellness space, and nursing locations are scattered throughout the building and do not provide adequate privacy for students.

SOLUTIONS:

- Provide a combined Student Services Space that includes Counseling, Nursing, Administration, and College Readiness in one wing near the main entrance.

3. EXPANDED CURRICULUM

CHALLENGES:

- There are several new programs that are going to be taught in the upcoming school year, such as AMPED in Algebra and Geometry in Construction.
- There are also programs that are growing, such as Robotics and Catalyst.
- There is no dedicated learning space in the school that is appropriately sized or available for use as a lecture hall.

SOLUTIONS:

- Provide an addition for a large space that can accommodate AMPED, Geometry in Construction, Robotics, and additional classrooms.
- Recommendations include large, multi-story spaces for Geometry in Construction and Robotics, the use of glass walls and whiteboard walls in the breakout spaces, and the use of whiteboard walls in new math classrooms to increase mobility during learning.

4. PERFORMING ARTS ADDITION/RENOVATIONS

CHALLENGES:

- The existing Auditorium and Black Box are not adequately sized and cannot accommodate current audience capacities.
- Support spaces (scene shop, practice rooms, classrooms, storage, etc.) are not easily accessible and are inadequately sized.

SOLUTIONS:

- Provide a new, large district-wide gathering space with updated Auditorium.
- Provide an addition near the performing arts that includes a new Black Box, additional restrooms, a new lobby, etc.
- Renovate finishes of the existing auditorium space and provide addition to include space for practice rooms, storage, scene shop, etc.
- Renovate existing performing arts lobby and restrooms into a new lecture hall to grow space for the performing arts and the school.
 - Recommendations for the lecture hall include proper acoustic treatment and flexible and adaptable furniture and equipment.

5. SSD RESOURCE SUITE

CHALLENGES:

- SSD classrooms are not large enough to accommodate lessons.

SOLUTIONS:

- Provide an SSD suite with several large classrooms and a life skills classroom.

DOT EXERCISES

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC





Clayton High School: Subcommittee Meeting #2

- **Goal #1 - A Place for Everyone:**
 - Redesign the internal circulation of learners through the school. ●●●●
 - Redesign the site's circulation. ●
 - Update overall security. ●
 - Upgrade cellular and WiFi service across the building and upgrade the intercom system. ●●●●●●
 - Design a new large, flexible, district-wide space to hold community events. ●●●●
- **Goal #2 - To Grow as Learners:**
 - Design clean labs and shops for the AMPTED program, Geometry in Construction, the school store, the Catalyst program, and robotics. ●●●●●●
 - Design a suite for GAP, including a centralized student lounge and flexible reservable breakout study spaces. ●
 - Increase storage across the facility. ●
 - Add more ^{APP. SIZE} general classrooms and a lecture hall. ●●●●●●
 - Design outdoor learning, activity, and eating spaces where available. ●
 - Redesign the auditorium, blackbox theater, and sceneshop, including resizing spaces, adding storage, altering seating heights, etc. ^{FROM TO CLASSROOMS} ●●●●●●
 - Relocate the ^{LOW LEVEL} English department to classrooms with improved quality. ^{DAYLIGHT} ●●

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC







Clayton High School: Subcommittee Meeting #2

- **Goal #3 - In Head and Heart:**
 - Design a student services suite near the main entrance, to include nurse, wellness suite, counselors, college readiness, and all administration. ●●●●●●●●
 - Design an SSD suite. ●●
 - Design an E-Sports addition. ●
 - Finish the Adzick Field dugouts and press box project. ●●●●●●
- **Maintenance & HVAC:**
 - Replace finishes and windows as needed throughout the High School. ●
 - Design additional restrooms across the facility for all learners and renovate the existing restrooms. ●
 - Fix HVAC and acoustics across the school. ●●

Legend			
Accessibility & Inclusiveness 	Safety & Security 	Curriculum & Programming 	Maintenance & HVAC 

Clayton High School Athletics: Subcommittee Meeting #2

- **Goal #3 – In Head and Heart:**

- 
 • Design needed athletic facilities, including a new softball field, new basketball courts (including seating and flooring), additional access to the pool, and additional access to the tennis courts.
- 
 • Add a designated space for cheerleading practice.
- 
 • Gay Field improvements, including increasing parking, renovating the press box, adding perimeter security, renovating the field house, renovating concessions, adding facilities for track and field, adding visitor seating, etc.



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 PRIORITY ITEMS:

1. OUTDOOR LEARNING SPACES

CHALLENGES:

- There is a lack of outdoor space for learning and students to gather during their lunch period.

SOLUTIONS:

- Renovate the existing exterior courtyard and fence in to allow privacy and security.
- Renovate the small southern courtyard to be an outdoor quiet lunch area.

2. UNDERUTILIZED AREAS

CHALLENGES:

- Several areas throughout the building are not used by students and faculty, such as the locker rooms and balconies.

SOLUTIONS:

- Renovate the locker rooms to be a teacher workspace/shared office.
- Provide library expansion at the existing exterior balcony, allowing for a testing room and conference room to be added to the interior of the library.
- Renovate the northern interior balcony to allow for an expansion of the wellness and counseling suite.

3. SSD RESOURCE SUITE

CHALLENGES:

- More space is needed for SSD resource rooms.

SOLUTIONS:

- Provide an SSD suite with classrooms and SSD-only restrooms.

4. PHYSICAL EDUCATION EXPANSION

CHALLENGES:

- The existing Fitness Classroom is not adequately sized.

SOLUTIONS:

- A potential expansion is possible on the western area of the second level in the future.
- Turf the existing field on top of the parking garage to allow for greater accessibility to the field, potential for outdoor learning spaces, and increased use of the field by the school and community.
- Provide a track around the field to increase accessibility and allow for a greater variety of physical education opportunities.

5. DEDICATED SPACE FOR ADDITIONAL PROGRAMS

CHALLENGES:

- More space is needed for general classrooms and flexible/breakout space.

SOLUTIONS:

- Convert underutilized space to Flex Spaces.
- Expand the FACS lab/classroom to accommodate for the growing interest in the curriculum.

DOT EXERCISES

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Wydown Middle School: Subcommittee Meeting #2

- **Goal #1 - A Place for Everyone:**
 - Redesign the site's circulation. ●
 - Update overall security. ●●
 - Design a new large, flexible, district-wide space to hold community events. ●●●
 - Redesign the internal circulation of learners through the school. ●●
 - Ensure Main Street is secure.
 - Upgrade cellular and WiFi service across the building, upgrade the intercom system, and increase electrical outlets across the building.
 - Design additional restrooms across the facility for all learners and renovate the existing restrooms.
 - Redesign "dead" spaces such as the balconies. ●●●●
 - Address odor coming from existing sewer system ●●●
 - Add suite for faculty, including workrooms, lounge, more storage, a conference room, etc. ●●●
 - SSD RESOURCE ROOMS ●●●●●

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Wydown Middle School: Subcommittee Meeting #2

- **Goal #2 - To Grow as Learners:**
 - Enlarge the FACS classroom and lab. ●
 - Design outdoor learning, activity, and eating spaces.
 - Upgrade performing arts, including replacing the theater stage and adding an additional classroom space. ●●●●
 - Add more learning spaces, including general classrooms, flexible collaboration spaces, reservable quiet classrooms, a health classroom, etc. ●●●●●
- **Goal #3 - In Head and Heart:**
 - Add a turf playing field for learners. + TRACK / ACTIVITIES ●●●●●●●●
 - Add a wellness suite including smaller breakout rooms, counselor services, PT, OT, etc. ●●
 - Redesign and enlarge the gym, including a secure entry and utilizing the existing locker room square footage. ●●
 - Redesign and enlarge the fitness room.
- **Maintenance & HVAC:**
 - Replace finishes throughout the facility.
 - Fix HVAC and acoustics across the facility.
 - Renovate lower level classrooms and public areas with focus on plumbing and finishes.

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 PRIORITY ITEMS:

1. OPEN FLOOR PLAN RENOVATIONS

CHALLENGES:

- The open floor plan is not conducive to learning due to sound traveling between spaces, inequitable configurations across the first through fourth grade classrooms, and safety concerns.
- Teacher storage is inconsistent and results in a cluttered environment for student learning spaces.
- Heating, ventilation, and air conditioning are not effective in this space.
- A sewage smell permeates the entire building.
- There is significant noise transfer between the two floors.
- There are not enough electric outlets for the number of learners who need providing.
- Both cellular service and WiFi are poor throughout the building.

SOLUTIONS:

- Fully renovate the upper level of Captain Elementary School, except the fifth grade wing.
 - Recommendations include redesigning the level so that grades are in pods, addressing the classroom size and quality inequity, and implementing the use of glass walls, operable walls, and/or whiteboard walls, and identifying designated storage spaces for teachers.
- Provide a new music classroom/stage to minimize audio disruptions to the grade level classrooms.
- Provide a new, properly sized gymnasium/safe room that allows for building-wide and visitor congregation, expanded physical education curriculum, and additional storage.
- Relocate band and the cafeteria to the existing gym, allowing for a multipurpose gathering space and securing the safety of students in the cafeteria.
- Redesign the existing main entrance to be a full administration suite with reception, restrooms, offices, lobby space, etc. that is all secure.
- Renovate all existing restrooms. Provide additional restrooms for both students and staff/visitors where possible.
- Address building-wide HVAC, plumbing, electric, cell service, and WiFi issues during large scale renovations.

2. PLAYGROUNDS & FIELDS

CHALLENGES:

- The site is lacking greenspace for student play, learning, and wellness.
- There are limited shade zones outside.

SOLUTIONS:

- A turf field addition would reduce injuries and improve quality of play areas.
- Shade structures should be added where feasible.

3. WELLNESS SUITE

CHALLENGES:

- The existing counselor office is too small to hold group teaching activities.
- The existing peace room is by the administration, not wellness, which is not ideal.
- The existing peace room also has poor acoustics – if a student is in distress, there is no privacy for that student.
- Visiting specialists have no space that they can use to teach or administer students.

SOLUTIONS:

- Redesign the existing counselor's office and surrounding area to have smaller flexible spaces as well as the larger space for group learning and activities.

4. ACCESSIBILITY

CHALLENGES:

- The quality of the accessible routes through the school is subpar.
- There are minimal accessible options for individuals to move throughout the school.

SOLUTIONS:

- Replace existing lifts with new models.
- Update all flooring finishes.
- Increase the quantity and quality of accessible routes and features both interior and exterior.

5. GYM EXPANSION

CHALLENGES:

- There is no capacity to hold events that welcome families and /or the community into the building.
- The existing gym storage holds the gym equipment for all the elementary schools in the district, and it is beyond capacity.

SOLUTIONS:

- Provide a new, properly sized gymnasium/ safe room that allows for building-wide and visitor congregation, expanded physical education curriculum, and additional storage.
- Provide additional storage where possible for physical education.

6. RESTROOM RENOVATIONS & ADDITIONS

CHALLENGES:

- Student restrooms need updated finishes and more fixtures to accommodate the number of learners.
- Staff restrooms are too few in quantity and the existing ones are too low in quality.

SOLUTIONS:

- Expand and renovate the existing student restrooms, addressing both the need for new fixtures and the need for updated finishes.
- Provide more staff restrooms, particularly on the second floor.

7. SITE CIRCULATION

CHALLENGES:

- There is no separation between the parking lot and students during pick-up and drop-off.
- There is a dead zone where visitors put bikes, strollers, etc because there is not enough designated space for them.
- There is a lack of visibility to vehicular signage.

SOLUTIONS:

- Acquire adjacent properties to provide additional parking.
- Trim any landscaping that is preventing vehicular signage visibility.
- Identify with signage and paving the locations on the site where visitors are allowed to put bikes, strollers, etc.

8. PROGRAMMING/CURRICULUM OPPORTUNITIES

CHALLENGES:

- A part of the student curriculum is digital literacy, including creating videos, podcasts, and other forms of digital media; however, there is no space in which students are able to create these to the best of their ability.
- The SSD classrooms are adequate but improperly located.

SOLUTIONS:

- Provide a maker space/innovation lab addition that has glass walls, whiteboard walls, tack walls, and the proper technology to allow creative student learning.
- Provide an addition where possible that has the proper accessibility and square footage to accommodate multiple SSD classrooms and single-user restrooms.

DOT EXERCISES

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Captain Elementary School: Subcommittee Meeting #2

- **Goal #1 - A Place for Everyone:**
 - Improve accessibility across the facility, including corridors, entries, ramps, stairs, etc. ●●●
 - Redesign the site's circulation, including increasing parking and signage for pedestrian safety.
 - Add multiple congregational spaces, one for all learners and several smaller spaces for faculty.
 - Design additional restrooms across the facility for all learners and renovate the existing restrooms. ●●●●
 - Upgrade cellular and WiFi service across the building, increase electrical outlets across the building, upgrade the intercom system. ●●
 - Update overall security. ●
 - Design a new large, flexible, district-wide space to hold community events. ●
- **Goal #2 - To Grow as Learners:**
 - Redesign the open floor plan to become grade pods with solutions such as storefront (glass) walls and operable walls to maintain Captain's identity, includes addressing classroom size inequity and adding flexible breakout spaces. ●●●●
 - Renovate and enlarge the cafeteria. ●
 - Design a dedicated space for band/orchestra with associated storage.
 - Design outdoor learning, activity, and eating spaces.

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Captain Elementary School: Subcommittee Meeting #2

- **Goal #3 - In Head and Heart:**
 - Renovate the playground equipment and spaces, including securing the boundaries of play spaces.
 - Add a turf playing field for learners. ●●●●
 - Add a wellness suite including smaller breakout rooms, counselor services, PT, OT, etc. ●●●●●
- **Maintenance & HVAC:**
 - Upgrade flooring, ceiling, and wall finishes across the facility.
 - Fix HVAC and acoustics across the facility. ●●●

• PLUMBING

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.
- ✓ Another high priority is the need for a concentrated wellness suite. The suite would include counselor services and small breakout rooms for OT, PT, etc.
- ✓ Designing outdoor learning and activity spaces for learners was identified as another high priority to increase student engagement and feelings of agency. These spaces would include learning spaces, activity/maker spaces, and eating spaces.

SUMMARY OF PRIORITY ITEMS:

1. OUTDOOR LEARNING & ACTIVITIES

CHALLENGES:

- Students do not spend very much time outdoors.
- There are limited outdoor learning opportunities.
- There are limited shade zones outside.
- They currently cannot support outdoor lunches due to the lack of an area designed specifically for that.

SOLUTIONS:

- Purposefully design outdoor learning and activity spaces to increase learning and play opportunities outside.
- Implement the use of shade structures to provide some outdoor protection

2. FULL LOWER LEVEL RENOVATION

CHALLENGES:

- Severe HVAC issues. Faculty use dehumidifiers during the entire school year, but it is still not enough to address the issues.
- The Kidzone space is too small.
- The orchestra storage is too small.

SOLUTIONS:

- Completely renovate the lower level of the school, including a full renovation of the HVAC system, updating any plumbing and electric that needs to be, and updating all finishes.
- Repurpose some of the existing classrooms as storage.
- Redesign some of the existing classrooms as a teacher support suite/resource room to have a centralized space for teacher resources.
- Relocate classrooms to above grade in a new building addition and/or renovation.

3. WELLNESS SUITE

CHALLENGES:

- The existing wellness room is not private.
- The social worker's room is not ADA accessible.
- There is only one sensory room.

SOLUTIONS:

- Provide a wellness suite, which includes flexible spaces for OT, PT, social worker, etc. as well as a larger space for group learning and activities.

4. ACCESSIBILITY

CHALLENGES:

- There is only once accessible entrance into the school.
- Cafeteria has no accessible entrance.
- The existing flooring material causes many students to fall, causing injury.

SOLUTIONS:

- Replace existing lifts with new models.
- Update all flooring finishes.
- Increase the quantity and quality of accessible routes and features both interior and exterior.
- Ensure the cafeteria has an ADA accessible entrance and exit.

5. GYM EXPANSION/ADDITION

CHALLENGES:

- The existing stage is being used as storage.
- There is no space in the building that can be used as a congregation space for all learners and their guests.

SOLUTIONS:

- Relocate or expand the gym to include additional storage and adequate space for programming, allowing the stage to be properly used for music and theater.

6. SSD SUITE

CHALLENGES:

- The existing SSD room is not ADA accessible.
- There is currently only one SSD classroom, which prohibits learning opportunities.

SOLUTIONS:

- Design an entry into the SSD suite.
- Absorb the loft into the SSD space to create multiple classrooms and a dedicated restroom for SSD.

7. ADMINISTRATION SUITE

CHALLENGES:

- The main office is not organized for collaboration between faculty and administration.

SOLUTIONS:

- Redesign the stage structure and absorb it into the front office and lobby, creating adequate square footage for faculty and administration offices including the nurse office as well.

8. CLASSROOM RENOVATIONS

CHALLENGES:

- The lighting across the building is blue-toned and too bright.
- Vents across the facility sometimes release into closets or storage rooms, resulting in learning spaces being too hot or too cold.
- Blinds across the facility are old and outdated.
- The light switches are located outside of the classroom.
- Classrooms have size discrepancies that are causing programming and safety issues.
- Hallways were previously used as breakout spaces, but now that they have opaque walls, teachers no longer feel comfortable sending students into the hallways.
- Poor WiFi throughout the building.

SOLUTIONS:

- Address building-wide HVAC, plumbing, electric, cell service, and WiFi issues during large scale renovations.
- Provide additional classrooms that are equal in size and quality.
- Renovate all of the classrooms in the lowest level to be a teacher support / resource room and additional storage for the building.

9. SITE CIRCULATION

CHALLENGES:

- There is nowhere for parents to park on the front side of the school.
- The ADA accessible entrance is not the entrance that the school bus goes to.
- Pick-up and drop-off traffic stretches far beyond the site.

SOLUTIONS:

- Provide additional parking where possible.
- Add accessible entries/exits to the southern entries/exits to increase accessible routes.

10. RESTROOM RENOVATIONS / ADDITIONS

CHALLENGES:

- There are not enough staff / adult restrooms.
- The student restrooms do not have enough fixtures, especially for the younger students.
- There is inadequate lighting in the boys restrooms across the facility.
- The kindergarten restrooms are not connected to the HVAC system.

SOLUTIONS:

- Renovate the existing student restrooms, addressing both the need for new fixtures and the need for updated finishes, HVAC, lighting, etc.
- Add more student and staff restrooms throughout the building.

DOT EXERCISES

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Glenridge Elementary School: Subcommittee Meeting #2

- **Goal #1 - A Place for Everyone:**
 - Improve accessibility across the facility, including corridors, entries, ramps, stairs, ADA buttons, etc. ● ● ● ● ● ● ● ● ● ●
 - Redesign the site's circulation, including increasing parking. ●
 - Upgrade all furniture to be flexible or multipurpose. ●
 - Upgrade cellular and WiFi service across the building and increase electrical outlets across the building. ● ●
 - Renovate the lower level of the school. ● ● ● ● ● ● ● ●
 - Add a congregational space/multipurpose flexible space with additional storage.
 - Update overall security. ● ●
 - Design a new large, flexible, district-wide space to hold community events. ●
 - Design additional restrooms across the facility for all learners and renovate the existing restrooms.
 - Increase overall storage across the facility.

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Glenridge Elementary School: Subcommittee Meeting #2

- **Goal #2 - To Grow as Learners:**
 - Redistribute learning spaces so that each space has adequate natural light, sinks, and space for its learners. SHADES / BLINDS + LIGHTING / CONTROLS ● ●
 - Design outdoor learning, activity, and eating spaces, as well as an outdoor restroom. ● ●
 - Redesign the main office. ● ●
 - Renovate and enlarge the gym and cafeteria.
 - Design a space for Kidzone.
- **Goal #3 - In Head and Heart:**
 - Design an SSD suite. ● ●
 - Add a wellness suite including smaller breakout rooms, counselor services, PT, OT, etc.
 - Regrade the blacktop for site improvements and safety.
- **Maintenance & HVAC:**
 - Fix HVAC and acoustics across the facility. AIR QUALITY ● ● ● ● ●
 - Upgrade flooring, ceiling, and wall finishes across the facility. ● ● ●

• WINDOWS

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/cooldown 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.
- ✓ Similar to the other elementary schools, one of Meramec's high priorities is to ensure equity classroom quality and size. For Meramec, this includes both renovating and redistributing existing space and adding square footage where possible. Ensuring quality of learning space also includes renovating the basement level with a focus on HVAC, plumbing, finishes, etc.
- ✓ Another high priority is to increase the quantity and quality of restrooms for all learners, including students and staff/faculty. This includes both adding restrooms where possible and renovating existing ones.

SUMMARY OF PRIORITY ITEMS:

1. OUTDOOR LEARNING & ACTIVITIES

CHALLENGES:

- Students are consistently getting injuries on the blacktop.
- When outside, learners are unable to hear the intruder drill sound system.
- Students are not outside as often as they would like or as often as would be beneficial for their physical and mental health.

SOLUTIONS:

- Purposefully design outdoor learning and activity spaces to increase learning and play opportunities outside.
- Provide a turf field for students to play on during recess and P.E.

2. MAKER SPACE / INNOVATION LAB ADDITION

CHALLENGES:

- A part of the student curriculum is digital literacy, including creating videos, podcasts, and other forms of digital media; however, there is no space in which students are able to create these to the best of their ability.
- No space for students to practice robotics.

SOLUTIONS:

- Create a maker space/innovation lab which has ample devices and outlets available, breakout spaces, recording room, green room, etc.

3. ACCESSIBILITY

CHALLENGES:

- Not all classrooms are accessible to differently abled students.
- There is a need for more accessible entries/exits.

SOLUTIONS:

- Implement ramps where possible at exterior entrances and exits.
- Ensure all learning spaces are adequately accessible to all learners. Spaces that are only accessible via staircases should be converted to a different purpose.

4. GYM EXPANSION

CHALLENGES:

- There is no space in the building that can be used as a congregation space for all learners and their guests.
- Existing gym is severely outdated and not welcoming to students or guests.

SOLUTIONS:

- Provide a new gymnasium/safe room that is large enough to accommodate all learners in the facility and additional guests.
- Provide additional storage where possible for physical education.

5. WELLNESS SUITE

CHALLENGES:

- The current counseling office does not have any windows or natural light.
- The current counseling office does not have adequate privacy; the entire front office can hear what is said in the counseling office.
- There is no testing space.
- There is no adequate cooldown or peace room.
- The social worker does not have a dedicated space.

SOLUTIONS:

- Relocate and redesign the counselor's office and surrounding area to have smaller flexible spaces as well as the larger space for group learning and activities.

6. CLASSROOM RENOVATIONS / ADDITIONS

CHALLENGES:

- Kidzone does not have enough space for the amount of students in the program.
- There is not enough storage space for larger items.
- Current classrooms organizations are not flexible and are preventing different modes of learning as well as flexibility between grades.
- There is a need for stronger acoustics between classrooms, especially by specials such as music, orchestra.
- There is no space for classes to collaborate and learn together.

SOLUTIONS:

- Address building-wide HVAC, plumbing, electric, cell service, and WiFi issues during large scale renovations.
- Provide additional classrooms that are equitable in size and quality.
- Convert the lower level classrooms into storage, flexible classrooms, and breakout spaces, and relocate the existing classrooms to upper levels.

7. RESTROOM RENOVATIONS / ADDITIONS

CHALLENGES:

- Several of the adult restrooms are only accessible through classrooms, which disrupts learning and is not best practice.
- All restrooms are outdated.

SOLUTIONS:

- Renovate the existing student restrooms, addressing both the need for new fixtures and the need for updated finishes, HVAC, lighting, etc.
- Add more student and adult restrooms throughout the facility.

DOT EXERCISES

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Meramec Elementary School: Subcommittee Meeting #2

- **Goal #1 - A Place for Everyone:**
 - Improve accessibility across the facility, including corridors, elevators, entries, ramps, stairs, etc. ● ● ● ● ● ● ● ●
 - Redesign the site's circulation. ● ● ● ● ● ● ● ●
 - Update overall security. ● ● ● ● ● ● ● ●
 - Address site drainage issues. ● ● ● ● ● ● ● ●
 - Add a congregational space/multipurpose flexible space with additional storage. ● ● ● ● ● ● ● ●
 - Design a new large, flexible, district-wide space to hold community events. ● ● ● ● ● ● ● ●
 - Design additional restrooms across the facility for all learners and renovate the existing restrooms. ● ● ● ● ● ● ● ●
- **Goal #2 - To Grow as Learners:**
 - Design a space for Kidzone. ● ● ● ● ● ● ● ●
 - Design outdoor learning, activity, and eating spaces. ● ● ● ● ● ● ● ●
 - Add a maker space/innovation lab, which includes a technology suite (green room, podcasting space, etc.). ● ● ● ● ● ● ● ●
 - Redistribute learning spaces to ensure equity of classroom quality. ● ● ● ● ● ● ● ●

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Meramec Elementary School: Subcommittee Meeting #2

- **Goal #3 - In Head and Heart:**
 - Add a turf playing field for learners. ● ● ● ● ● ● ● ●
 - Add a wellness suite including smaller breakout rooms, counselor services, PT, OT, etc. ● ● ● ● ● ● ● ●
- **Maintenance & HVAC:**
 - Renovate the gym. ● ● ● ● ● ● ● ●
 - Fix HVAC and acoustics across the facility, and update electrical systems across the building as well. ● ● ● ● ● ● ● ●
 - Replace flooring finishes throughout the facility and update ceiling and walls where needed. ● ● ● ● ● ● ● ●
 - Renovate lower level classrooms and public areas with focus on plumbing and finishes. ● ● ● ● ● ● ● ●

• SITE LIGHTING

• WIFI / CELL

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 would also benefit from additional spaces such as a conference room, small breakout rooms for students, and additional storage.

SUMMARY OF PRIORITY ITEMS:

1. SITE CIRCULATION

CHALLENGES:

- Parents have to drop-off on the lower level and the upper level, and there is no direct path from the drop-off to the entrance, which causes significant traffic around the site.
- The parking lots are also very compact, which presents a danger to young students.

SOLUTIONS:

- Design an alternate route of pick-up and drop-off that ensures student safety.
- Provide paths from the various drop-off points to the main entrance.
- Provide additional parking on site.

2. CELEBRATED & SECURE ENTRANCES

CHALLENGES:

- There is no celebrated lobby.
- The various entrances are not clearly located.
- There is a need for more shelter or coverage for parents and families who have to stand outside during pick-up and drop-off time.

SOLUTIONS:

- Design another entrance that is easily accessible from the drop-off and pick-up points and also secure.
- Provide clearly visible signage for each of the entrances/exits.
- Provide overhead shelter around various entrances/exits.
- Redesign the main entrance to include a larger, celebrated entry.

3. MULTIPURPOSE ADDITION

CHALLENGES:

- The gross motor learning spaces are too small – it limits the amount of time students have learning these skills because it only fits a small number of students.
- Because of growth in recent years, there is always one class that cannot use the gross motor space.
- Kidzone does not adequate space.
- SSD services needs additional spaces for small groups of students to learn in.
- Stay-Play-Learn is currently at the high school; faculty and staff would prefer to have it at the Family Center.
- There is not enough storage, indoor or outdoor.

SOLUTIONS:

- Design a multipurpose addition/safe room that includes a multipurpose classroom, classroom space for Stay-Play-Learn, restrooms, breakout rooms, storage, etc.
- Redesign existing classrooms/spaces to better accommodate the various needs of the Family Center.

4. ADMINISTRATION RENOVATIONS / ADDITIONS

CHALLENGES:

- There is no adequately designed space to hold meetings in the Family Center.
- Faculty services are undersized.

SOLUTIONS:

- Redesign the existing administrative services to provide small meeting spaces.
- Redesign the existing purple classroom and yellow classroom to be an administration suite connected to the nurse's office, with properly sized and located staff and single-user restrooms.

5. RESTROOM RENOVATIONS / ADDITIONS

CHALLENGES:

- There is an overall lack of restroom fixtures for students and staff across the facility
- There is no accessible restroom from the outdoors for students.

SOLUTIONS:

- Renovate the existing student restrooms, addressing both the need for new fixtures and the need for updated finishes, HVAC, lighting, etc.
- Add more student and staff restrooms throughout the building.

6. CLASSROOM ADDITION / RENOVATION

CHALLENGES:

- There are not an adequate number/type of sinks in classrooms to prep students for lunchtime or prep/clean up activities.
- Classrooms have poor acoustic performance.
- The CMU wall finish is cause for injury to some students.
- Current breakout spaces are too small, so faculty resort to using spaces that are too loud, too public, etc. which is not ideal.
- There is a desire for more natural light in some of the lower level classrooms.
- There is a desire for new furniture that supports different modes of learning – sensory tables, play tables, light tables, soft furniture, flexible arrangement furniture, etc.
- The cubbies are not large enough to accommodate for students during the colder months when they have more items with them.

SOLUTIONS:

- Design an additional suite of classrooms and learning spaces, including support services such as restrooms, storage, and various means of accessibility.
- Update furniture for all of the learning spaces in the facility.
- Update all outdated or improperly used finishes across the facility, and provide acoustic improvements throughout.
- Include better access to sinks and other plumbing fixtures throughout the facility.

7. PLAYGROUNDS RENOVATIONS

CHALLENGES:

- The drainage system is inadequate throughout the green spaces and the playgrounds, and the grounds often have ponding water.
- The nature zone used to be a trash dump, and presents a hazard that faculty and staff have to routinely clean.
- The nature space is used as a dog park during the evening, but also during the school day, which is not allowed.
- The nature playground does not have any secure entry gate.
- There is too much visibility to the playgrounds and play spaces from off-site.
- The existing playground equipment is outdated and all made of wood.

SOLUTIONS:

- Update all playground equipment to be more interactive and themed.
- Regrade outdoor zones as needed, addressing outdated infrastructure as needed as well.
- Provide secure fencing and gates around all areas which students use during the school day.

DOT EXERCISES

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Family Center: Subcommittee Meeting #2

- **Goal #1 - A Place for Everyone:**
 - Design celebrated and secure entries at the nature zone, Kidzone, and pickup/dropoff locations. ● ● ●
 - Redesign the facility's connection to the outdoors by adding outdoor restrooms and direct links from classrooms to the outdoors, redesigning the playground, and addressing drainage issues in the nature zone. ● ●
 - Add a congregational space to accommodate all learners safely in the event of inclement weather. ● ●
 - Redesign the site's circulation. ● ●
 - Update overall security. ●
 - Design a new large, flexible, district-wide space to hold community events.
 - Renovate and add to the facility as needed to include a conference room, small breakout rooms for students, and additional storage. ● ●
 - Redistribute learning spaces so that each classroom has adequate natural light. ●
 - Increase restroom quantity across the facility for all learners. ● ● ●

Legend			
Accessibility & Inclusiveness	Safety & Security	Curriculum & Programming	Maintenance & HVAC

Family Center: Subcommittee Meeting #2

- **Goal #2 - To Grow as Learners:**
 - Design an addition for the Stay-Play-Learn program to be brought back to the Family Center. ● ● ●
 - Design outdoor learning and activity spaces. ● ●
 - Add a large gross motor learning space. ●
- **Goal #3 - In Head and Heart:**
 - Ensure equal quality of playgrounds and playfields across the center. ● ●
- **Maintenance & HVAC:**
 - Renovate lower level classrooms and public areas with focus on plumbing and finishes.
- COVERED PLAY AREA OFF OF BUILDING

IMPROVEMENT LISTS



INTRODUCTION

OVERVIEW & PURPOSE

Throughout the Initial Building Assessments and the Steering Committee and Subcommittee process, our team carefully documented the insights and feedback stakeholders shared regarding facility improvement suggestions across the Clayton District. This section serves as a record of those contributions, organized by school. These insights played a crucial role in shaping the project summaries, which were later reviewed and prioritized through the dot exercises before being implemented into design solutions.

IMPROVEMENTS LIST

DISTRICT WIDE

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/Space	Notes
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Restrooms	Concerns regarding lack of single- user restrooms and designated staff restrooms.
	Maintenance/ HVAC	Systems	HVAC	HVAC issues occurring throughout district, creating uncomfortable learning environment.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	District wide-large flexible venue space to hold community events (art shows, graduation, elementary shows, middle school events. Current Spaces are not large enough.
	Maintenance/ HVAC	Systems	Water Systems	Many facilities encountering water infiltration issues that need to be addressed.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	Parking lots at each facility need to better prioritize ADA parking location and use.
	Maintenance/ HVAC	Renovations / Upgrades	Electrical Systems/ Tech	There is a need for more outlet stations at each facility as technology use increases across the district.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Interior Play Spaces – motor learning for younger students during inclement weather days.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Outdoor Spaces: Gathering Spaces, Covered Spaces for Learning and Play, Rainwater Collection, Eco Ponds, Native Planting Gardens, Pollinator Gardens, Outdoor Eating Spaces, etc.
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Therapy, Physical Therapy, Cooldown/peace rooms, etc.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Designated Open Collaboration Spaces – Ideal for the High School.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Designated Small Group Reservation Spaces – Ideal for the High School.
Goal 2	Curriculum & Programming	New Space / Facility	Athletics/ Activities	Scholar Program Specific Spaces.
Goal 2	Curriculum & Programming	New Space / Facility	Athletics/ Activities	PLTW Research Labs: Biomedical, Forensics, Programming, Anatomy, Engineering.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Cyber Classrooms: E-Sports, CIS Lab, Lab for specialty software such as GIS, Lab for Robotics including practice/testing space, Podcasting Spaces, Green Rooms, Media Arts Labs.
Goal 2	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Lecture Halls (joint classes, guest speakers, smaller performances).
Goal 3	Curriculum & Programming	New Space / Facility	Program Needs	Life Skill Classrooms.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Site Improvements	Celebrated Entryways and Lobbies.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Program Needs	Creation Labs: Woodshops, Metalwork Shops, Ceramics Studios, Glasswork Studios.

Goal 2	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	The math classrooms for grades 6-12 prioritize more whiteboard space over the current bookshelves.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Quality of Space	The elementary schools and middle school have concerns about the size of the current gyms and lack of wall padding.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Site Improvements	The elementary schools and middle school need turf fields to reduce the amount of injuries they currently have.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	The elementary schools and middle school would like glass break out rooms within the libraries.
Goal 1	Accessibility/ Inclusiveness	Exterior / Building Envelope	Exterior Circulation	Technicians travel from school to school with equipment and have difficulties finding parking.

IMPROVEMENTS LIST

CLAYTON HIGH SCHOOL

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/Space	Notes
Goal 2	Curriculum & Programming	Exterior / Building Envelope	Site Improvements	Need for improved / intentionally designed greenspace for better utilization including more seating in the quad area.
Goal 2	Curriculum & Programming	Space Utilization	Program Needs	The old computer lab/ control and editing classrooms are underutilized. Potential for conversion into flex spaces.
Goal 1	Curriculum & Programming	Renovations / Upgrades	Restrooms	There are limited student restrooms on the first floor.
Goal 1	Accessibility/ Inlusiveness	Space Utilization	Space Utilization	The existing shared office space for some teachers are redundant, as some teachers typically use their classrooms instead. Could repurpose that space into a breakroom or flexible space.
Goal 2	Curriculum & Programming	Space Utilization	Space Utilization	Students do not utilize lockers, administrators have an interest in removing lockers.
Goal 2	Accessibility/ Inlusiveness	Space Utilization	Site Improvements	One of the parking lots is under utilized, administrators expressed interest in converting it into green space.
	Maintenance/ HVAC	Repairs / Maintenance	HVAC	The existing FACs classrooms have HVAC and mechanical issues.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Flooring in the second level classrooms show signs of deterioration.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	The ceiling of the prep lab for the biology classrooms is heavily damaged and needs to be replaced.
	Maintenance/ HVAC	Repairs / Maintenance	Site Improvements	The entire west parking lot and southwest parking lot need to be refreshed.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	There is a need for an expanded suite of architecture, geometry in construction, engineering, and STEAM labs. This suite would need to include larger, taller, ventilated, and more open classrooms.
	Maintenance/ HVAC	Repairs / Maintenance	HVAC	Better air control would be beneficial across the building. For example, the science labs and prep rooms no longer have working HVAC, the AC in math, history, and English is overpowering and it is constantly cold.
Goal 1	Accessibility/ Inlusiveness	Renovations / Upgrades	Storage	Increase storage across the building, especially for athletics, performing arts, and administration.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Quality of Space	More access to natural light in testing spaces and classrooms.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Add a life skills classroom.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Need for a space large enough for AP testing. Current space is too small and has too few outlets.

Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Need for a larger lecture hall (about 100 people) for guest lectures, mock trial, speech and debate, presentations, joint classes).
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Space Utilization	Relocate the English classrooms currently in the basement.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Program Needs	SSD needs more room to teach their students (smaller cooldown spaces, larger motor spaces, etc.).
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Space Utilization	Desire for a student services suite located near the main office. Would include nurse, wellness, counselors, administration, spaces for consulting specialists, testing spaces. Ambulance services are not quick and they are embarrassing for the student – the nurse’s office is currently downstairs and the elevator is across the school.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Program Needs	Add smaller study rooms throughout the school for about 2-5 students.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Program Needs	Increase size of library to include more seating, a better place to present, acoustical interventions to help with the sound travel, and individual study areas.
	Maintenance/ HVAC	Systems	Athletics/ Activities	Blackbox theater needs a new lighting grid (the current is accessible from floor only), new stage lighting, new duct work to regain the 4' of stage space it takes up, and an alternate control booth position to accommodate multiple stage configurations.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Athletics/ Activities	Poor audience visibility -- the auditorium stage is too high, and the seats are not sloped to increase visibility. The outdated audience layout creates poor sightlines for side seats.
	Maintenance/ HVAC	Systems	Athletics/ Activities	The A/V systems are outdated and the units are no longer being manufactured for replacement. Additionally, poor placement of A/V boxes requires long cables to podium and exposes A/V jacks to damage.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Athletics/ Activities	There is no catwalk to implement lights, there is no grid for lighting above the stage, and the band/orchestra pit needs updates.
Goal 2	Curriculum & Programming	Systems	Athletics/ Activities	There are difficulties in scheduling use of the auditorium with the middle school.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Program Needs	Blackbox theater at the high school holds about 100 people but needs to be larger, contain a proper catwalk and needs a lighting grid system. Presents safety issues.
Goal 3	Curriculum & Programming	Renovations / Upgrades	Storage	The junior varsity teams need a designated storage space for their equipment during the school day.
Goal 1	Curriculum & Programming	Space Utilization	Space Utilization	The current drama classroom cannot accommodate more than 10-15 students working together, and drama classes cannot be consistently held in the Blackbox or Auditorium because there are usually sets being built or instrumental practice.

Goal 1	Curriculum & Programming	Space Utilization	Space Utilization	Inadequate theater department rehearsal space. Available rehearsal space is severely limited by different classes having to use spaces not designed for them as a result of the varying levels.
Goal 1	Curriculum & Programming	Space Utilization	Space Utilization	No dedicated percussion class space results in all percussion equipment having to be moved between levels which results in distraction and less class time.
	Maintenance/ HVAC	Exterior / Building Envelope	Quality of Space	Leaks throughout the performing arts wing (black box, jazz room, restrooms, lobby, stages, auditorium hallway).
	Maintenance/ HVAC	Systems	Quality of Space	Rehearsal spaces for band/choir/orchestra rooms do not have proper acoustical treatment. Additionally, the HVAC system is too loud in these rooms, making recording not feasible. In the Jazz room, higher ceilings are needed to meet the standards to prevent hearing damage.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	Lack of storage for orchestra, band, and theater. Lots of equipment stored in hallways.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Band/Choir	Band room, choir, orchestra, the orchestra pit, and the auditorium are on different levels. Students have to use ADA lifts that are not ideally located in order to move around the department. There is no ADA access to restrooms or dressing rooms from the stage. Creates challenges for equipment and have to use the lift after. Wood shop has the same issue- this prevents set pieces from being built in the workshop. No loading dock direct to auditorium stage.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Athletics/ Activities	Auditorium is too small. Not enough seating for parents, students, etc.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Athletics/ Activities	The auditorium and Blackbox lobbies and restrooms are outdated and cannot accommodate the current audience capacities for the spaces. There is no direct access to the lobby from the backstage area for performers to meet audiences. Ticket booths are outdated and poorly designed which limits the adult box office manager's ability to see or work with student ushers. The lobbies also have no furniture for guests to sit while waiting for the house to open.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	ADA – Only one Elevator in the building and it slows students from getting to class on time.
	Maintenance/ HVAC	Renovations / Upgrades	Program Needs	Science department – ventilation needs for acids, etc. rooms 234, 238, etc.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Lack of large space for general ed and special ed.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	Several classrooms lacking natural light.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Program Needs	meetings, testing, etc. Counseling testing room currently used for storage – counseling has lack of storage.

Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Program Needs	English rooms feel too small. Need space collaboration, flexibility, etc. need natural light. Student described as depressing.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Lack of proper space for larger groups of 50-100 people such as debate, testing, etc. Tend to use the auditorium. Multipurpose space needed.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	Storage for permanent records.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Need to ensure the needs of the Catalyst Program are being met within the facility.
Goal 2	Curriculum & Programming	New Space / Facility	Athletics/ Activities	box and auditorium, have garage doors, and also have a dust collection system on the same level.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	Lab benches that reach counter height are needed to provide a more comfortable learning environment.
Goal 2	Curriculum & Programming	New Space / Facility	Athletics/ Activities	not ideal being next to Stay Play and Learn. The program needs an on-site, flexible space that has its
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Electrical Systems/Tech	Tech department currently uses the CHS basement as storage which is creating issues for maintenance and faculty.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	The need for printing press space, school store, and clean makers space.
Goal 2	Curriculum & Programming	New Space / Facility	Space Utilization	paired with a 'university-type' storage area that is welcoming.
Goal 2	Curriculum & Programming	New Space / Facility	Athletics/ Activities	The Geometry in Construction program needs a large workshop/makers space, garage door, and storage for lumber. There is an opportunity for outdoor workspace.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Ceilings of Science Prep classes are damaged and need to be replaced.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	water damage, and dents, and need to be updated to match the district standards.

IMPROVEMENTS LIST

CLAYTON HIGH SCHOOL ATHLETICS & ACTIVITIES

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/Space	Notes
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Site Improvements	Gay Field - The facility building does not provide enough space for the athletes/ teams. Need for dedicated practice space for Esports, cheerleading, softball, field hockey, and dance.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Space utilization	Locker rooms at high school currently underutilized and could serve other functions/ needs.
Goal 3	Curriculum & Programming	Space Utilization	Athletics/ Activities	Athletic department has difficulty sharing spaces and meeting practice time goals with the City of Clayton at the Center of Clayton and Shaw Park . The logistics of pool use, field use, court use, and gym use is a significant issue in the facility. Need for district-owned facilities.
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Athletics/ Activities	Additional Program Space to be considered: Cheer/Dance Studio, Aquatic Center, Training Rooms, Team Rooms, Multipurpose Rooms, Weight Rooms, Field hockey field.
Goal 2	Accessibility/ Inclusiveness	Exterior / Building Envelope	Site Improvements	In need of shade zones at the Adzick Field.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Athletics/ Activities	The upper area of the gym is currently used for batting cages but is not properly designed for such activities. Issues with cabling system.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Athletics/ Activities	The basketball courts at the Clayton Center are rubber, lack seating, and not appropriate for activities.
	Maintenance/ HVAC	Systems	HVAC	Gay Field - Field House A/C is not provided throughout facility.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Gay Field - The walls of the fieldhouse have stains, dents, and scrapes, with the walls of the shop being particularly damaged. They need to be repainted, repatched, or renovated.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Gay Field - ACT ceilings and gypsum ceilings show water stains and other damage and will need to be replaced.
	Maintenance/ HVAC	Renovations / Upgrades	Finishes	Gay Field - The flooring throughout the fieldhouse, except for in the weight room, needs to be replaced and updated to match district standards.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Athletics/ Activities	Need for upgraded equipment for softball and baseball teams.
	Maintenance/ HVAC	Exterior / Building Envelope	Site Improvements	Turf in need of replacement within 4-5 years.

Goal 3	Accessibility/ Inclusiveness	Exterior / Building Envelope	Exterior Circulation	Not enough parking to accommodate events and there is a need for more bus parking.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Athletics/ Activities	The scoreboard needs to be oriented to face both home and visiting.
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Athletics/ Activities	There is a lack of interior gathering space for teams at the fields (would include spaces for the various teams to watch film and prep/gather before games).
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Athletics/ Activities	The school has no softball field, and the softball field at Shaw Park is sized for adult players.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Exterior Circulation	Desire for more walkways at Gay Field.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Exterior Circulation	There is a lack of proper signage entering Gay and Adzick Fields.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Athletics/ Activities	Administrators having difficulty controlling crowds at Gay field – not enough seating. Sitting on hillsides that are typically closed.
Goal 3	Curriculum & Programming	Renovations / Upgrades	Athletics/ Activities	Gay field – not enough locker room/specialized space at that campus.
	Maintenance/ HVAC	Repairs / Maintenance	Restrooms	Gay field – restrooms in poor condition. Hot humid and has an odor.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Exterior Circulation	hauling equipment from high school to Gay Field. Can be demoralizing for kids to walk to Gay Field from
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Site Improvements	Gay field has no presence. Tucked behind family center. Feels disconnected from community.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Athletics/ Activities	Previous efforts to refresh Adzick Field need to be completed.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	Press Box needs more storage.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Storage	is currently being stored on upper level with limited fork lift access and is not properly secured.
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Athletics/ Activities	and not suitable for proper competitions. The throwing field is inaccessible and sometimes used as a dog park.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Athletics/ Activities	The Gap program needs flexible space that has its own secure entries and privacy.
	Maintenance/ HVAC	New Space / Facility	Athletics/ Activities	Currently, water leakage and easily accessible electric systems present concerns.

IMPROVEMENTS LIST

WYDOWN MIDDLE SCHOOL

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/Space	Notes
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Athletics/ Activities	Administrators expressed a need to grow their athletic department, includes expanding the existing fitness room and being able to utilize the green space in the courtyard.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	There is a need for a designated staff restroom separate from the student single-user restrooms.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	There is no space large enough in the school to host school-wide assemblies.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	There is an overall need for storage across the facility.
	Maintenance/ HVAC	Repairs / Maintenance	Maintenance	The motorized shades across the whole building have mechanical control issues.
Goal 2	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Some tiles in the ACT grid ceiling need to be refitted or replaced, mostly in storage areas.
Goal 2	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Repaint any gypsum board soffits or walls that have tearing or stains.
Goal 2	Maintenance/ HVAC	Renovations / Upgrades	Finishes	Address each of the classrooms to match the updated building standards for better cohesivity. Address each of the restrooms to match the updated building standards for uniformity.
Goal 2	Maintenance/ HVAC	Repairs / Maintenance	Finishes	The existing ceiling in the library shows wear and tear.
Goal 2	Maintenance/ HVAC	Repairs / Maintenance	Finishes	The fitness, shop classroom, and kitchen walls are all significantly deteriorated.
Goal 3	Curriculum & Programming	Renovations / Upgrades	Sustainability	Desire to teach about sustainability through practice (ex: incorporate active use of solar panels and water collection into curriculum).
Goal 1	Accessibility/ Inclusiveness	Systems	Quality of Space	Address the acoustic issues throughout the school (performing arts practice rooms, outdoor spaces, classrooms, Main Street).
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Staff Needs	Faculty need teacher/faculty work room as teachers are currently sharing classrooms.
	Maintenance/ HVAC	Renovations / Upgrades	Site Improvements	Need for a turf field to address drainage issues.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Site Improvements	Use of landscaping to create boundaries between spaces.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Space Utilization	The PE space is not large enough for multiple classes at once, with room for only 2 out of 3 classes each hour. The atrium is sometimes used, but it's open and unsuitable, and the field can't always be used due to weather.

Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Performing arts are all too small, they need just one more larger space so that teachers don't have to overlap their classes. Interest expressed in a Blackbox theatre for performances after school hours. This could also double as an instructional space.
	Maintenance/ HVAC	Systems	Quality of Space	Soundproofing is needed in the practice rooms.
Goal 2	Maintenance/ HVAC	Repairs / Maintenance	Maintenance	Theater stage is overdue for replacement.
Goal 3	Maintenance/ HVAC	Systems	Maintenance	The fly system to bring in furniture and curtains needs to be updated.
Goal 2	Curriculum & Programming	Space Utilization	Space Utilization	Courses are sharing classrooms over the entire school, teachers are traveling over the building all day.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Space Utilization	Designated resource rooms ideally need to increase in size to fit 8 students with the ability to spread out a bit.
Goal 2	Curriculum & Programming	Space Utilization	Staff Needs	In need of dedicated faculty/staff/SSD/ teaching assistant space due to the sharing of so many spaces. The team rooms that were initially meant for teachers are utilized by students, leading teacher to have to work in the hallway or use the lounge as a work room rather than a break room.
Goal 2	Curriculum & Programming	Space Utilization	Interior Circulation	The students like the team areas because it is easy to get from class to class there, and they "like the classrooms in the core area".
Goal 2	Curriculum & Programming	Space Utilization	Quality of Space	The 8th grade team area is very traditionally education oriented, they need flexible furniture (however, the flex spaces were only possible as a result of removing the lockers).
Goal 1	Accessibility/ Inclusiveness	General	Storage	Concern from Parents that the students are carrying a lot of weight in their bags between classes due to underuse of lockers and limited passing periods.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Athletics/ Activities	The bleachers cannot be moved all the way out because they are too large and go onto the court. They can't host basketball and volleyball competitions.
Goal 3	Curriculum & Programming	Renovations / Upgrades	Athletics/ Activities	Interest expressed in having gym access for the public, that way the public does not get lost as often throughout the rest of school.
	Maintenance/ HVAC	Finishes	Finishes	Upgrade gym mascot and colors to current school standard.
Goal 3	Curriculum & Programming	Space Utilization	Space Utilization	The 8th grade team space is underutilized.
Goal 3	Curriculum & Programming	Renovations / Upgrades	Quality of Space	Team spaces could use more natural light.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Space Utilization	Athletic locker rooms are not used as locker rooms. Students have the option to changeout for PE or to use them for storage and neither option is utilized.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Circulation	You have to go through the students' bathrooms to reach the PE offices. Reorganization would make both students and faculty more comfortable.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Restrooms	Fine arts hallway restroom is not used.

Goal 2	Curriculum & Programming	Renovations / Upgrades	Space Utilization	Engineering program needs to be transformed but it currently shares a space.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Program Needs	FACS is very popular however, only offer 16 seats can be offered due to only having 4 kitchen lab stations. Extra emphasis on this point from admin and the community.
Goal 1	Accessibility/ Inlusiveness	Space Utilization	Space Utilization	Mini amphitheater is underutilized.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Great community interest has been expressed about building outdoor classroom spaces with boards, seating, and coverage.
Goal 1	Accessibility/ Inlusiveness	Space Utilization	Quality of Space	Breakroom is very loud when there are students in the courtyard.
Goal 1	Accessibility/ Inlusiveness	Space Utilization	Space Utilization	Admin has expressed a desire to use the roof space as additional fitness space or additional green space.
	Maintenance/ HVAC	General	Sustainability	Wydown Middle School is LEED certified, but sustainability has not been a focus of attention recently. Interest is expressed in putting more focus on sustainability.
Goal 1	Accessibility/ Inlusiveness	Renovations / Upgrades	Exterior Circulation	Parking enlargements – The parking garage is nice, but it still has very limited parking and does not help circulation issues.
	Maintenance/ HVAC	Systems	Electrical Systems/ Tech	Wydown has had several power outages as a building, in addition to neighborhood-wide outages.
	Maintenance/ HVAC	Repairs / Maintenance	Water Systems	The air quality is not adequate in some areas. This is partially due to the odor coming from the pipes.
	Maintenance/ HVAC	Systems	Quality of Space	Noise issue with cafeteria (the noise from the cafeteria disrupts sixth and seventh grades, even with the doors shut).
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Lack of space for 8-12 people to have a conference.
Goal 3	Accessibility/ Inlusiveness	Renovations / Upgrades	Quality of Space	The counselor suites are used often. Students need privacy and that is not how the room is designed. Students also often hang out in the suite when they want a quieter spot.
	Maintenance/ HVAC	Renovations / Upgrades	Finishes	Library clerestory window panes are opaque, and the subcommittee would prefer full transparency.
	Maintenance/ HVAC	Systems	HVAC	Current HVAC and sewer system creates an odor in learning spaces.
Goal 1	Accessibility/ Inlusiveness	Space Utilization	Storage	Storage rooms have been turned into classrooms, creating a lack of storage space for teachers.
Goal 1	Accessibility/ Inlusiveness	Renovations / Upgrades	Accessibility	The second door in the front of the school is not ADA accessible.
Goal 1	Accessibility/ Inlusiveness	Space Utilization	Space Utilization	The quiet areas need pod spaces that can accommodate the merging of classroom teams.
	Maintenance/ HVAC	Repairs / Maintenance	Water Systems	The building does not have an adequate gutter or drainage system, creating a waterfall during heavy rain.
	Maintenance/ HVAC	Renovations / Upgrades	Quality of Space	The music room, band room, and percussion room need improved sound absorption/reduction/control.
Goal 1	Accessibility/ Inlusiveness	Renovations / Upgrades	Quality of Space	Mobile glass walls within the classrooms would provide more collaborative spaces.
Goal 2	Curriculum & Programming	Space Utilization	Space Utilization	There are difficulties with the collaborative spaces and testing spaces. There is a need for distinction between these spaces.

Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Program Needs	Wydown lacks wellness suites that exist in other buildings. Ideally this would include small peace/cooldown individual rooms, sensory rooms, and a congregational space.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Program Needs	The SSD learning spaces are not large enough to best accommodate student needs.
Goal 2	Curriculum & Programming	Space Utilization	Program Needs	The classroom sizes have become too small and there is not enough room for teachers and students.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	Lab benches that reach counter height are needed to provide a more comfortable learning environment.
Goal 2	Curriculum & Programming	Space Utilization	Program Needs	Wydown needs additional health classrooms, as two teachers currently share a space.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Storage	Storage within the parking garage is not ideal for equipment.
Goal 1	Curriculum & Programming	New Space / Facility	Program Needs	There is no space large enough to host school-wide assemblies.

IMPROVEMENTS LIST

CAPTAIN ELEMENTARY SCHOOL

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/Space	Notes
	Maintenance/ HVAC	Systems	Quality of Space	Lack of proper acoustic treatment throughout the entire school, especially in the cafeteria, orchestra, and classroom pods which significantly affects the hearing-impaired teachers and students. It is very difficult to find silence for testing or studying or just quiet one-on-one learning.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Program Needs	Administrators expressed a need for a space designated to floating specialists such as physical therapists, SSD testers.
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Administrators expressed a need for a designated emotional and mental wellness center, similar to the suite at the high school. Interest expressed in individual cool down rooms, spaces for students with ADHD (student suggestion) and a potential art therapy space.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Staff Needs	Lack of gathering space for teachers and administrators.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	ACT ceiling need to be replaced in some areas, and water leakage issues scattered throughout the second floor of the building need to be addressed.
	Maintenance/ HVAC	Repairs / Maintenance	HVAC	HVAC in fifth grade space needs to be replaced; currently, it is too humid when running.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Damage to the ceilings and walls in fifth grade, fourth grade, and third grade pods.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Wall finish replacements are needed in mechanical rooms with water damage and stains.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Privacy screens need to be added between the urinals in the multi-user restrooms, and both the screens and the stalls need to be replaced to match the updated building standards.
	Maintenance/ HVAC	Renovations / Upgrades	Finishes	Address each of the classrooms and all floor tile to match the updated building standards.
	Maintenance/ HVAC	Repairs / Maintenance	Site Improvements	Both courts and playgrounds will need to be resurfaced within the next 5 to 10 years, and the playground equipment needs to be refurbished or replaced. As an additional note, the kids really want swings.
	Maintenance/ HVAC	Renovations / Upgrades	Quality of Space	There is a need to update the lighting in the classroom areas to provide separate switching for each classroom as well as separate the classroom lighting from the corridor lighting (shelved until post MP).
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Need for additional single-user restrooms.
	Maintenance/ HVAC	Renovations / Upgrades	Restrooms	Restrooms across the school need HVAC, fixture, and finish upgrades.

	Maintenance/ HVAC	Repairs / Maintenance	HVAC	HVAC in general needs improvement to address the odor coming from pipes and humidity across the building.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Site Improvements	Desire for a shaded learning/eating area in addition to outdoor leaning spaces separate from the playground.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Site Improvements	Designated location for people to put strollers and bikes.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Site Improvements	Larger and more visible signage.
Goal 2	Curriculum & Programming	Space Utilization	Interior Circulation	Redesign the classrooms to be in pods that have an open flow per grade level.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Private spaces for testing, parent conversations, quiet one-on-one learning, consultant visits. Max 8 people.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	Increase storage across the building.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	No space large enough for both all the students and their families. Current set-up forces limit to 2 caregivers. The cafeteria almost accommodates, but there is no egress. Current work around includes having screens set up in secondary locations so that people can see.
	Maintenance/ HVAC	Systems	Electrical Systems/ Tech	Electricity issues – if you plug in one too many outlets, the entire building will go dark.
	Maintenance/ HVAC	Renovations / Upgrades	Site Improvements	The blacktop time is limited because that is where recess is as well. Blacktop is causing a lot of injuries to students as well, both from rain and heat. Would prefer grass, or turf.
	Maintenance/ HVAC	Renovations / Upgrades	Site Improvements	Admin expressed that curb appeal could be improved.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Program Needs	Interest expressed in suites for the grade levels (still open flow but limited to grade level).
Goal 2	Curriculum & Programming	Renovations / Upgrades	Quality of Space	know that they are not alone, which is a benefit, but it is quiet enough for students to focus. The students and faculty do not
Goal 2	Curriculum & Programming	Renovations / Upgrades	Quality of Space	Interest expressed in the idea of storefronts for walls, retractable walls, glass walls. Community suggestion: Could the lockers to the ceilings be glass?
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Need spaces for max 8 students for third party consultants, testing, etc.
Goal 2	Curriculum & Programming	New Space / Facility	Space Utilization	Large flexible spaces for different types of learning activities that could be condensed into smaller areas for testing.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Cooldown space is needed for about 2 students. There is an existing peace room but it is at the front, so there is a need for one upstairs. The peace room is also not very quiet – you can hear everything.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	Need storage for large items.
	Maintenance/ HVAC	Systems	Quality of Space	Front office walls are very thin, sound travels everywhere. There is no private space to talk about sensitive topics.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	Accessibility is subpar – they describe it as not up to Clayton standards. They are either commercial or not very humanized. The elevators break often. Those with ADA needs had to go outside the entire school year last year.

	Maintenance/ HVAC	Renovations / Upgrades	Electrical Systems/ Tech	Some classrooms do not have proper tech needs, such as the fifth grade Chromebook cart.
Goal 3	Maintenance/ HVAC	Renovations / Upgrades	Site Improvements	Playgrounds – More shade is needed at playground.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Space Utilization	Open classrooms – Rooms are not equal in size. One teacher proposed having suites per grade level rather than separate spaces for each class. Students and teachers like the close proximity and openness of the classes but would like quieter.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Band/Orchestra – Cannot fit all students into one space, so they often use the hallway. There is noise transfer in art room below.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	More storage is needed. Gym storage is used by other elementary schools in the district for large equipment.
	Maintenance/ HVAC	Systems	Quality of Space	Soundproofing in offices and conference rooms is needed.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	ADA/Accessibility – stairs sometimes lead through a playground or another space – not great for egress during emergencies. Elevators have issues frequently.
	Maintenance/ HVAC	Renovations / Upgrades	Electrical Systems/ Tech	Need more outlets. Some outlets don't work in addition to there not being enough in quantity for iPad carts and other tech considerations. There is only one outlet in the gym.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	More staff and adult restrooms are needed throughout the school, particularly on the main level.
	Maintenance/ HVAC	Repairs / Maintenance	Water Systems	Plumbing issues – many toilets don't flush easily, some restrooms have no exhaust, there is a sewage smell throughout the building.
	Maintenance/ HVAC	Repairs / Maintenance	HVAC	HVAC in the gym does not properly cool the space and creates a humid environment.
	Maintenance/ HVAC	Renovations / Upgrades	Electrical Systems/ Tech	Update lighting at all entries and exits, with a focus on the main vestibule.

IMPROVEMENTS LIST

GLENRIDGE ELEMENTARY SCHOOL

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/Space	Notes
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	There is a lack of staff restrooms throughout the school, especially on the second floor.
	Maintenance/ HVAC	Exterior / Building Envelope	Water Systems	The fourth grade classroom wing has roof infiltration issues.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	The existing social worker room is difficult to access and needs to be re-thought to meet ADA standards.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Flooring throughout the school, with a high need in the cafeteria, needs to be replaced with the new district standard for VCT and carpet tile.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Classroom walls need to be repatched in some areas and repainted universally, match the updated district standards.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Ceilings in every classroom are warping, have water damage, or have other forms of severe damage – replace with the updated district standard where possible and address the source of the damage in others.
	Maintenance/ HVAC	Repairs / Maintenance	Site Improvements	The courts need to be regraded to address water issues and resurfaced within the next 5 to 10 years.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Lack of breakout/flex spaces.
Goal 1	Curriculum & Programming	New Space / Facility	Storage	Lack of storage across the building. Hallways currently used for storage.
	Maintenance/ HVAC	Repairs / Maintenance	HVAC	HVAC: air quality issues are prevalent throughout the building, especially the restrooms and lower level - concern that it could be affecting students' and faculty's health.
Goal 3	Curriculum & Programming	New Space / Facility	Program Needs	Wellness suite with small peace/cool-down individual rooms and sensory rooms.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Restroom improvements in quality, quantity, and size. Kindergarten restrooms connected to classrooms would be ideal.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Space Utilization	Address classroom size inequity (will aid programming issues and safety issues).
	Maintenance/ HVAC	Repairs / Maintenance	Quality of Space	Interior lighting improvements building-wide, particularly the cafeteria.
Goal 3	Accessibility/ Inclusiveness	Renovations / Upgrades	Space Utilization	Provide an expanded SSD suite and address security concerns by providing a lockable door.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Site Improvements	Use of landscaping to create boundaries between spaces.

Goal 1	Accessibility/ Inclusiveness	Space Utilization	Site Improvements	Adjust the existing outdoor space by the kindergarten wing.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Desire for a restroom accessible from outdoors.
Goal 2	Curriculum & Programming	Renovations / Upgrades	Space Utilization	Interest in increasing the size of the Kidzone/Cafeteria/Kitchen space to better serve all functions (including orchestra), improve circulation, and ideally become a sizeable, functioning multi-purpose space with proper storage for all three functions. Right now the lack of storage and space within the three functions creates reduced functionality and egress hazards.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	Completely renovate the lower level of the school.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Finishes	Replace existing flooring with a non-slip flooring, as well as the stairs.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	The stage at Glenridge Elementary is used as storage for P.E. because they do not have enough storage at the facility – needs to be addressed in order for P.E. and performing arts to be adequately facilitated to students.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	Need multiple accessible interior and exterior entrances, including the Kidzone/ Cafeteria drop-off/pickup location.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	Proper accessibility top priority in making upgrades to building.
Goal 2	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Glenridge would benefit from a new building that better suits the program/needs/accessibility needs.
	Maintenance/ HVAC	Systems	Electrical Systems/ Tech	Classrooms need upgraded electrical outlets and systems to increase safety and meet standards. The electric has been moved over the years, exposing conduits.
	Maintenance/ HVAC	Renovations / Upgrades	HVAC/Electric	The subdivided walls that were added in previous renovations to the school do not have proper HVAC or electric systems connected through them and result in a deficiency in the classrooms.
Goal 1	Accessibility/ Inclusiveness	Repairs / Maintenance	Accessibility	The elevator is slow, adding further delay for students/faculty with mobility issues.
	Maintenance/ HVAC	Renovations / Upgrades	Quality of Space	Interior lighting controls would be beneficial to control brightness and color for a better learning environment.
	Maintenance/ HVAC	Renovations / Upgrades	HVAC	Large windows make temperature control difficult.
Goal 2	Curriculum & Programming	Exterior / Building Envelope	Site Improvements	Current size of the site limits the room for growth.
Goal 2	Curriculum & Programming	Space Utilization	Space Utilization	Teachers can no longer use the upper corridors as breakout spaces due to the addition of new classrooms.

Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Water Systems	Sinks would be useful inside the classrooms.
	Maintenance/ HVAC	General	Quality of Space	70 year old artwork is unique to Glenridge and needs to be preserved.
Goal 1	Accessibility/ Inclusiveness	Exterior / Building Envelope	Site Improvements	Interest in re-designed outdoor shaded eating/ learning spaces
Goal 2	Maintenance/ HVAC	Renovations / Upgrades	Finishes	Refinishing walls and adding additional bulletin boards.
Goal 1	Curriculum & Programming	Space Utilization	Program Needs	The gym is too small to efficiently serve the entire school. Need for a congregational space large enough to hold students and their families.

IMPROVEMENTS LIST

MERAMEC ELEMENTARY SCHOOL

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/ Space	Notes
Goal 2	Curriculum & Programming	Systems	Quality of Space	Acoustic issues are prevalent throughout the building, but especially in the second floor classrooms and gym.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Replace all the specialty grid ceilings and all damaged ceilings with the district standard for cohesiveness throughout the school. Ceilings on the ground level are particularly damaged.
	Maintenance/ HVAC	Repairs / Maintenance	Finishes	Walls throughout the school have stains, dents, and other forms of damage. Patch and repaint to match the updated district standards.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Update all multi-user restrooms to have privacy screens.
	Maintenance/ HVAC	Renovations / Upgrades	Restrooms	Redesign the student restrooms and replace the flooring and walls in restrooms to match district standards.
	Maintenance/ HVAC	Repairs / Maintenance	Site Improvements	The courts need to be resurfaced and repainted, as well as potentially be regraded to address ponding issues within the next 5 to 10 years.
	Maintenance/ HVAC	Repairs / Maintenance	Exterior Circulation	The parking lots all need to be resurfaced, repainted, and restriped, and additional parking would be beneficial. Ideally, no more use of blacktop as parking, as it is not striped.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Additional Classroom and meeting space is needed. Existing office/meeting spaces have been renovated into classrooms causing a need for additional meeting space.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Need for a congregational space large enough to hold students and their families.
Goal 3	Accessibility/ Inclusiveness	Space Utilization	Quality of Space	Counselor needs an office in a more private location with natural light. For example, students don't like to go to the front office because the front office can hear what they are telling their counselor.
Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Need for Wellness suite with small peace/cool-down individual rooms and sensory rooms. Students need spaces to decompress without additional noise.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Program Needs	Need for smaller rooms for testing and, one-on-one learning. Testing is typically 2-5 students. The space would need to be soundproof, and private to make students feel comfortable in addition to having access to windows and not feeling too cramped.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Additional single-user restrooms, particularly for adults.

Goal 3	Accessibility/ Inclusiveness	New Space / Facility	Site Improvements	Subcommittee at Meramec expressed a desire for a turf playing field near their blacktop. Students are routinely going to the nurse with injuries from the blacktop.
	Maintenance/ HVAC	Renovations / Upgrades	Quality of Space	Meramec Elementary's gym needs to be refinished and upgraded. The bars on the windows create an unpleasant atmosphere.
Goal 2	Accessibility/ Inclusiveness	Space Utilization	Site Improvements	Use of landscaping to create boundaries between spaces.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Site Improvements	Free-play/nature-based play area is desired.
	Maintenance/ HVAC	Renovations / Upgrades	Site Improvements	Fully replace the back outdoor wall that routinely falls.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	school, in addition to/or one located centrally for student safety and inclusion.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	The school is in need of more ramps and better accessibility outside around and throughout the school. Inclusion issue in addition to a safety issue (egress).
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	Signage needs to be enlarged and updated.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Space Utilization	Meramec is utilized by community – boy scouts, basketball teams, voting. The auditorium is rented out quite a bit. Desire to keep open the relationship with the community by being cognizant of shared spaces with community. Any changes to spaces will affect other groups outside the school district.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Existing cafeteria is adequate for lunch. Kid zone does not have enough space for their number of students, and needs a secure entry.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	Storage is an issue across the building, including big ticket items such as tables.
	Maintenance/ HVAC	Systems	Quality of Space	A first grade classroom is directly adjacent to music, and they need a quieter space.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	District social worker doesn't have a space.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Accessibility	Some spaces functions are limited due to the circulation to access them. For example, there are two rooms you can only enter by going through the stair well.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Interior Circulation	Many doors have been added across the building, now students have a restricted flow across the building and this slows down evacuations.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	More shared and flexible spaces so that classrooms can learn together and/or more smaller flexible spaces for students to learn and practice technological skills.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Restrooms for adults in the school are not ideally located (some are accessible only through classrooms).
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	The second and third grade classrooms have better access to natural light, views, and are generally quieter than other grades. Consistency is needed throughout the school.

Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	Would prefer higher ceilings.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Space Utilization	Would like flexibility to move classrooms outdoors. Amphitheater does not get used as often because of recess which goes on for long periods of the day. Picnic benches by cafeteria – used by staff during lunch. Ideally there would be an outdoor maker space – free play and nature exploration with access to local parks.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Teachers use pod-casting and video creating as projects as early as second-grade onward. Want podcasting/videographer space with cameras, green screen, mic space, production space. Potentially 2-5 student sized space.
	Maintenance/ HVAC	Renovations / Upgrades	Quality of Space	"Garden Level"/ Lower level of the building is significantly deteriorated. Finishes, lighting, HVAC, etc. all need upgrades.
Goal 2	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	Desire for flexible furniture, desks with outlets, updated technology in each classroom.
Goal 1	Accessibility/ Inclusiveness	General	Quality of Space	Quality of classrooms is inequitable across the same grade level.
	Maintenance/ HVAC	Systems	Water Systems	Current building has had significant issues with old plumbing, HVAC, and sewer lines, creating unpleasant odors. There is a desire for a new facility.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Interior Circulation	Building circulation is hard for young students to navigate.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Storage	Orchestra program needs their own dedicated space with storage; they currently use the cafeteria which is not effective.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Program Needs	Fourth grade meets in the gym in the morning which interferes with the scheduled physical education learning/teacher set-up.
	Maintenance/ HVAC	Systems	Electrical Systems/ Tech	Classrooms need upgraded electrical outlets and systems to increase safety and meet standards.
Goal 1	Maintenance/ HVAC	Renovations / Upgrades	HVAC/Electric	The subdivided walls that were added in previous renovations to the school do not have proper HVAC or electric systems connected through them and result in a deficiency in the classrooms.

IMPROVEMENTS LIST

THE FAMILY CENTER

GOAL 1: A Place for Everyone

GOAL 2: To Grow as Learners

GOAL 3: In Head and Heart

Goal	Theme	Improvement Type	Item/Space	Notes
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Need for additional single-user restrooms for staff.
Goal 1	Accessibility/ Inclusiveness	Exterior / Building Envelope	Space Utilization	There is available green space that could be utilized for flexible learning spaces.
	Maintenance/ HVAC	Repairs / Maintenance	Maintenance	The lower level restrooms have HVAC and plumbing issues.
	Maintenance/ HVAC	Finishes	Finishes	The ACT grid ceiling throughout the facility is warping, especially in the public areas on the first floor. It needs to be replaced and updated to match the district building standards.
	Maintenance/ HVAC	Finishes	Restrooms	Material Finishes throughout the facility need to be replaced to maintain consistency with the rest of the district.
	Maintenance/ HVAC	Repairs / Maintenance	Site Improvements	The west playground needs to be resurfaced to better match the quality of the east playground.
Goal 2	Curriculum & Programming	New Space / Facility	Program Needs	Need for another larger space focused on gross motor skills.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Kidzone needs their own designated space with a secure entry for drop-off and pick up. Currently they share a space and this limits capacity of enrollment.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Program Needs	Need more and slightly larger small group rooms.
Goal 1	Accessibility/ Inclusiveness	New Space / Facility	Program Needs	Stay-Play-Learn program is currently at the High School; faculty would prefer to have it at the Family Center Campus to keep all the younger students on one campus.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Storage	Increase storage across the building (student cubbies, additional janitor closet on main floor, etc.).
Goal 2	Accessibility/ Inclusiveness	Renovations / Upgrades	Quality of Space	Desire for more natural light in basement classrooms.
	Maintenance/ HVAC	Repairs / Maintenance	Site Improvements	Site has drainage issues – potentially address through a nature-based response that could double as a space for students to engage with water outdoors. Currently when it rains, teachers and staff have to comb through the site to find all the trash and glass.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Site Improvements	Need for coverage/shelter for families waiting during the school day to pickup their children (would need to fit roughly 15 people).

Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	The younger children have a hard time making it to the current restrooms and water fountain from outside. Doors directly out to the playground and/or outdoor restrooms would be ideal.
	Maintenance/ HVAC	Repairs / Maintenance	Plumbing Systems	Upstairs classroom has issues with plumbing.
Goal 2	Curriculum & Programming	Space Utilization	Program Needs	There needs to be a dedicated meeting space for staff, IEPs, etc. for groups up to 36 people in addition to smaller meeting spaces.
Goal 1	Curriculum & Programming	New Space / Facility	Program Needs	Early childhood is desired at High school or added to the family center.
Goal 2	Maintenance/ HVAC	Renovations / Upgrades	Finishes	Remove exposed CMU and update wall finishes.
Goal 1	Accessibility/ Inclusiveness	Space Utilization	Maintenance	There needs to be a janitors closet on the main level.
Goal 2	Curriculum & Programming	Space Utilization	Program Needs	There needs to be a dedicated space for laundry.
	Maintenance/ HVAC	Renovations / Upgrades	Equipment	The sandbox creates concerns regarding cleanliness.
Goal 1	Accessibility/ Inclusiveness	Renovations / Upgrades	Restrooms	Additional small sinks and toilets are needed and ideally would be located in all classrooms.

DISTRICT-WIDE SURVEY

SURVEY QUESTIONS RESULTS & COMMENTS SURVEY ANALYSIS



DISTRICT-WIDE SURVEY

RESULTS



OVERVIEW & PURPOSE

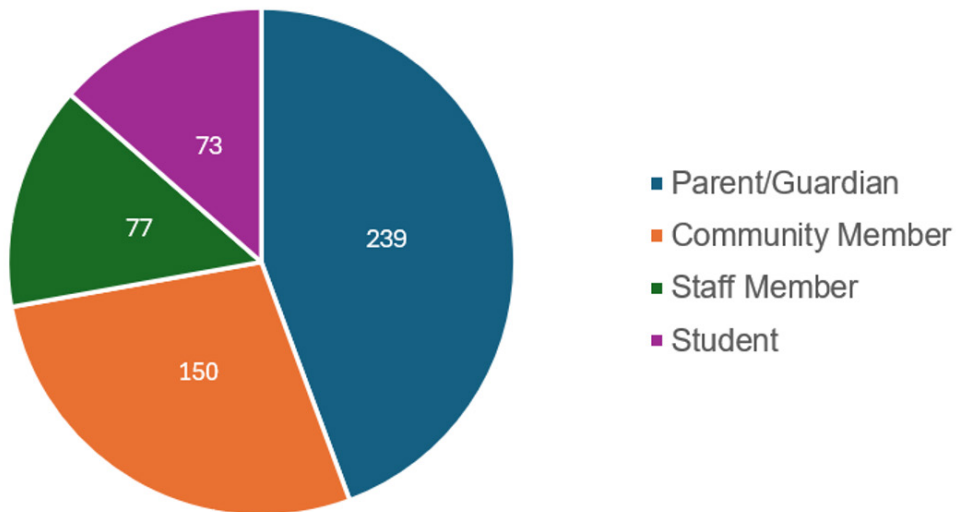
As part of the School District of Clayton’s Long-Range Facilities Master Plan, a District-Wide Survey was conducted to gather essential feedback from stakeholders across the community. This survey provided an opportunity for participants to share their insights and priorities, ensuring that the planning process reflects the collective needs and aspirations of the district.

The survey questions were developed using information gathered through the stakeholder engagement process involving subcommittees, steering groups, and community forums. The survey asked respondents to evaluate key themes and focus areas, helping to identify priorities for the future development of the district’s facilities. By capturing a broad range of perspectives, the survey results offer a valuable framework for addressing challenges and guiding decisions that will impact the schools for years to come.

The feedback collected through this process has been instrumental in shaping the priorities outlined in the master plan. This community-driven input underscores the district’s commitment to an inclusive and transparent approach to planning, ensuring that the final plan aligns with the vision and values of the entire School District of Clayton community.

BREAKDOWN OF RESPONDENTS

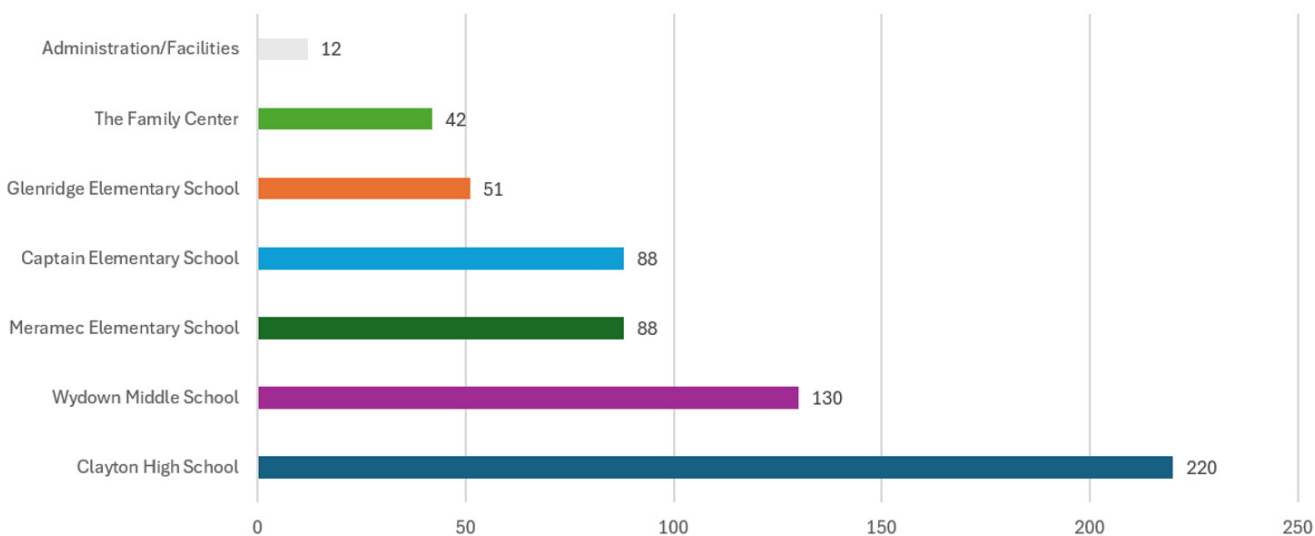
Q1: PLEASE LET US KNOW YOUR CONNECTION TO THE SCHOOL DISTRICT OF CLAYTON.



ANSWER CHOICES	RESPONSES	
Parent or Guardian	44.34%	239
Staff Member	14.29%	77
Community Member	27.83%	150
Student	13.54%	73
TOTAL		539

BUILDING CONNECTION OF RESPONDENTS

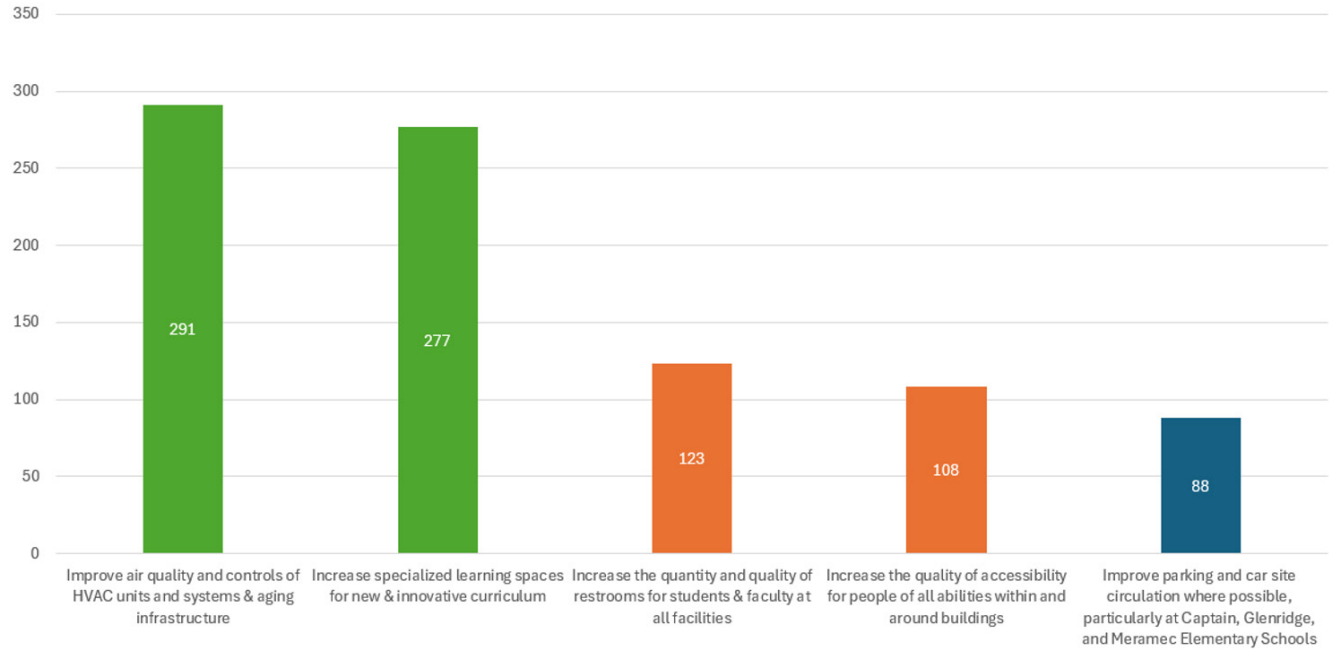
Q2: FOR STAFF MEMBERS, FAMILIES, AND STUDENTS, PLEASE SHARE THE SCHOOL/BUILDING(S) TO WHICH YOU ARE CONNECTED.



ANSWER CHOICES	RESPONSES	
Clayton High School	57.44%	220
Wydown Middle School	33.94%	130
Meramec Elementary School	22.98%	88
Glenridge Elementary School	13.32%	51
Captain Elementary School	21.93%	84
The Family Center	10.97%	42
Administration/Facilities	3.13%	12
Total Respondents: 383		

RANKING OF DISTRICT-WIDE PRIORITIES

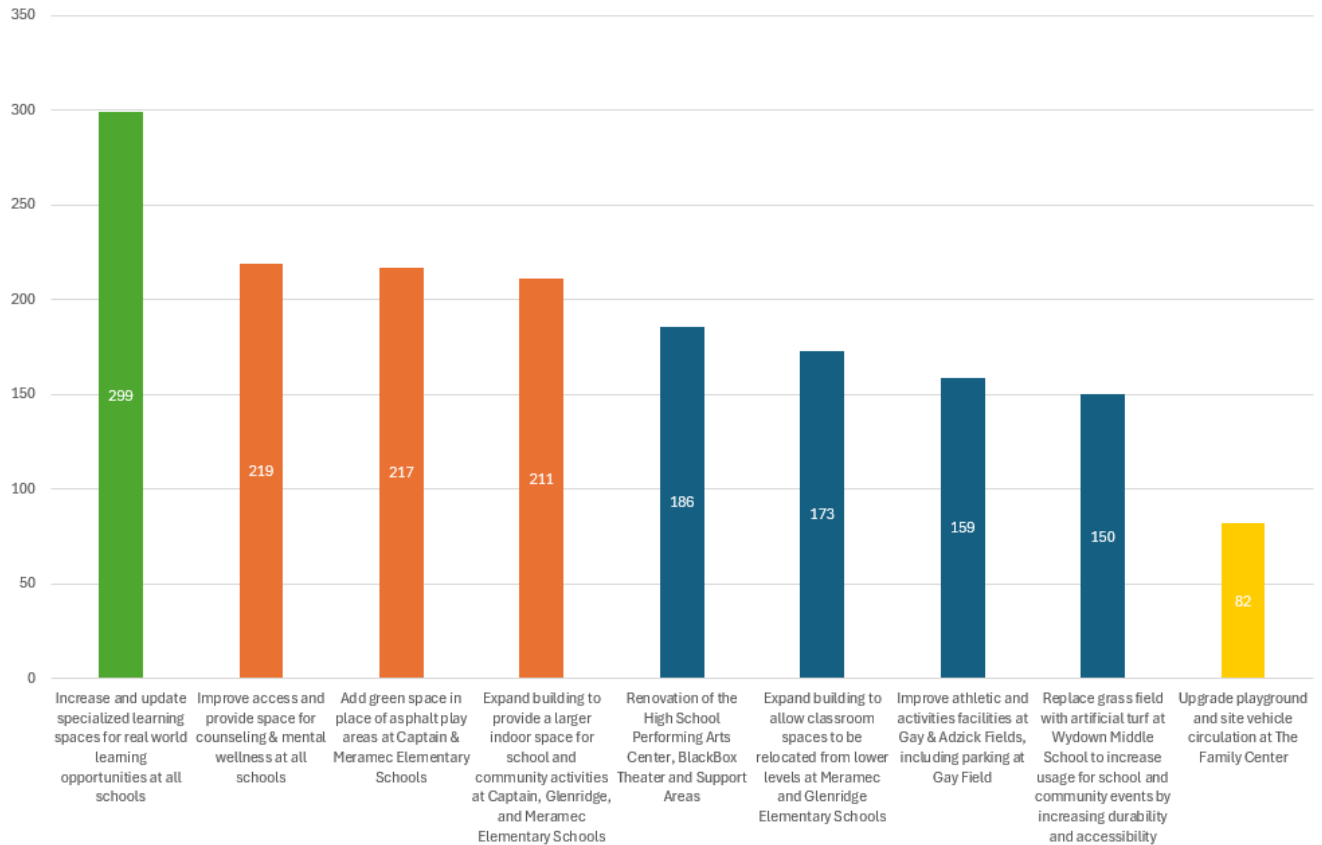
Q3: OTHER THAN CONTINUING IMPROVEMENTS TO SAFETY & SECURITY ACROSS THE DISTRICT, SELECT TWO DISTRICT-WIDE IMPROVEMENT PROJECTS THAT YOU BELIEVE TO BE OF THE HIGHEST PRIORITY:



ANSWER CHOICES	RESPONSES	
Improve air quality and controls of HVAC units and systems & aging infrastructure	59.63%	291
Improve parking and car site circulation where possible, particularly at Captain, Glenridge and Meramec Elementary Schools	18.03%	88
Increase the quality of accessibility for people of all abilities within and around buildings	22.13%	108
Increase specialized learning spaces for new & innovative curriculum	56.76%	277
Increase the quantity and quality of restrooms for students & faculty at all facilities	25.20%	123
Total Respondents: 488		

RANKING OF SCHOOL BUILDING PRIORITIES

Q4: SCHOOL BUILDING PRIORITIES (PLEASE SELECT TOP 5)



ANSWER CHOICES	RESPONSES	
Upgrade playground and site vehicle circulation at The Family Center	18.51%	82
Add green space in place of asphalt play areas at Captain & Meramec Elementary Schools	48.98%	217
Improve access and provide space for counseling & mental wellness at all schools	49.44%	219
Expand building to provide a larger indoor space for school and community activities at Captain, Glenridge and Meramec Elementary Schools	47.63%	211
Replace grass field with artificial turf at Wydown Middle School to increase usage for school and community events by increasing durability and accessibility	33.86%	150
Expand building to allow classroom spaces to be relocated from lower levels at Meramec and Glenridge Elementary Schools	39.05%	173
Renovation of the High School Performing Arts Center, BlackBox Theater and support areas	41.99%	186
Improve athletic & activities facilities at Gay & Adzick Fields, including parking at Gay Field	35.89%	159
Increase and update specialized learning spaces for real world learning opportunities at all schools	67.49%	299
Total Respondents: 443		

ANALYSIS OF COMMENTS

✓ BUILDING & SITE INFRASTRUCTURE UPGRADES

- **Parking:** Improve parking availability and layout to address congestion and safety.
- **Gymnasium and Sports Facilities:** Expand gym facilities and enhance existing spaces to support student athletics.
- **Classroom Spaces:** Renovate and modernize classrooms to accommodate growth and enhance learning environments.
- **HVAC Systems:** Update heating, ventilation, and air conditioning systems for better climate control and energy efficiency.
- **Restrooms:** Upgrade restrooms to improve hygiene, accessibility, and overall user experience.

✓ OUTDOOR SPACES

- **Green Spaces:** Add or improve landscaping, including planting trees and maintaining grass fields.
- **Playgrounds:** Enhance playgrounds for all abilities with modern equipment and shaded areas.
- **Recreational Areas:** Develop outdoor facilities for sports, walking, and general recreation.

✓ ACCESSIBILITY

- **Improve Accessibility:** Add or improve ramps, elevators, and accessible seating. Address specific challenges for students and staff with physical disabilities.

✓ TECHNOLOGY & INNOVATION

- **STEM Facilities:** Create dedicated spaces for science, technology, engineering, and math activities. **Maker Spaces & Business:** Develop innovation hubs for hands-on learning and creative projects while partnering with outside entities.
- **Technology Integration:** Upgrade technology infrastructure, such as Wi-Fi and Chromebooks.

✓ COMMUNITY & EXTRACURRICULAR FACILITIES

- **Build, Improve, Upgrade:** Give attention to multi-use spaces for community events and extracurricular activities; auditoriums, music rooms, and art studios to support creative programs; and spaces for after-school programs and parent engagement activities.

RESPONSE THEME FREQUENCY

Building & Site Infrastructure Upgrades
Outdoor Spaces
Accessibility
Technology & Innovation
Community & Extracurricular Facilities

Mentioned approximately 45 times.
Mentioned approximately 35 times.
Mentioned approximately 12 times.
Mentioned approximately 10 times.
Mentioned approximately 8 times.

ANALYSIS OF SURVEY RESULTS

The Clayton Survey results provide a snapshot of community input gathered to support the district's master planning process. These findings offer a perspective on community priorities, helping to confirm current strategies and guide future decision-making.

While the survey is only one component of the overall data collection effort, it serves as an important tool for understanding the community's views and preferences. This report summarizes the key takeaways from the survey data and highlights themes that emerged during the analysis.

✓ GENERAL SURVEY OBSERVATIONS

- The survey results showed a certain degree of stratification in responses, particularly in the initial sections.
- Analysis of comments and bar chart data confirmed that the district's current trajectory aligns with community expectations.
- No unique or surprising priorities were uncovered through the survey process.
- The survey results largely confirmed prior discussions, showing no dramatic shifts in priorities. The voting distribution offered a spectrum of preferences rather than extreme polarization.

✓ DISTRICT WIDE SURVEY OBSERVATIONS

- There is a clear consensus on two top priorities that the community is most willing to support from a master planning perspective which are
 1. Improve air quality and controls of HVAC units and systems & aging infrastructure
 2. Increase specialized learning spaces for new and innovative curriculum
- Mid-level priorities do not necessarily indicate low importance but reflect areas where there is broader but less intense support.

✓ SCHOOL BUILDING INSIGHTS

- The voting distribution offered a spectrum of preferences rather than extreme polarization, as evidenced by the close ranking of middle priorities.
- Across the board, there is a strong community desire to reinvest in existing facilities. Examples include HVAC systems, infrastructure upgrades, and addressing specific maintenance concerns
- The highest priority among respondents was increasing and updating specialized learning spaces for real-world learning opportunities, with 299 votes. This reflects a strong community demand for investment in future-focused educational environments.
- While the Family Center received only 80 votes, it remains an important consideration. With 40 out of 500 respondents identifying a connection to the building, this reflects a more limited district-wide connection but highlights the value it holds for a subset of the community.

FACILITY APPRAISALS



BUILDING APPRAISAL REPORTS

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INTRODUCTION & METHODS

The School District of Clayton worked with Paragon Architecture to appraise six key buildings across the district. The team used **An Appraisal Guide for Older and Historic School Facilities**, which builds from the **Hawkins-Lilley Guide for School Facility Appraisal**. These documents were designed to provide the community with a means to measure older buildings against 21st century educational requirements. It aims 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 buildings included in this report will be The Family Center, Meramec Elementary School, Captain Elementary School, Glenridge Elementary School, Wydown Middle School, and Clayton High School. Each building was appraised by a team of three at minimum. This team included Brad Erwin, President & Principal Architect of Paragon Architecture, Alice Meadows, Project Administrator at Paragon Architecture, and the Principal or Director from each specific building. In some cases, the administrative representative elected to utilize a team of staff, faculty, and/or other administrators to complete their portion of the appraisal.

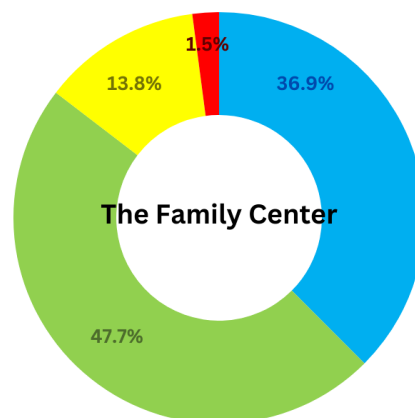
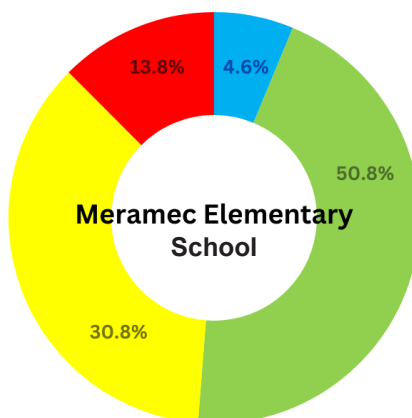
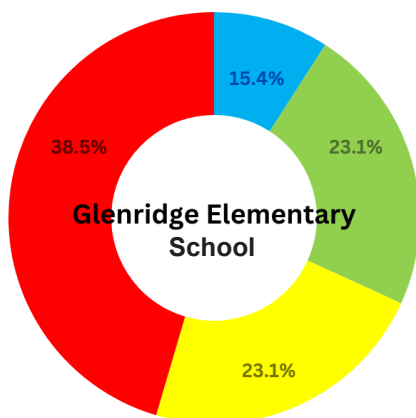
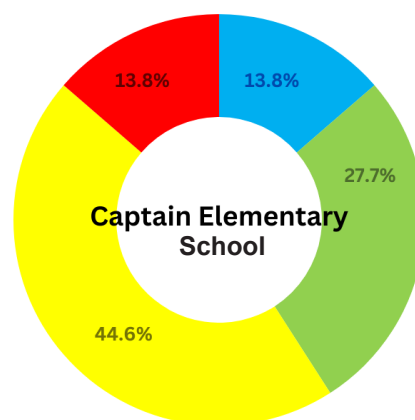
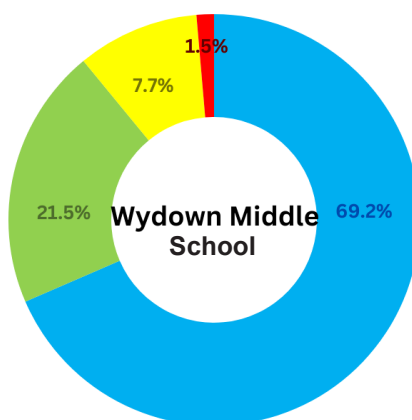
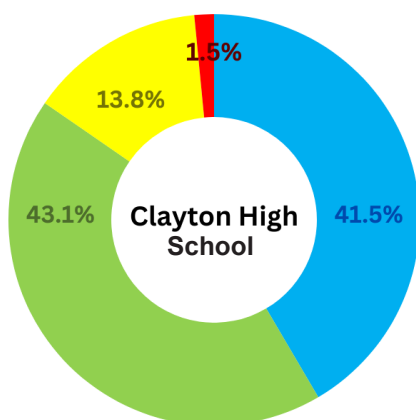
By utilizing physical examination of the buildings, firsthand experience within the building, study of floor plans, and other documentation, each team member filled out the appraisal tables. Each individual team member's scores were then formulated into an equally weighted average to ensure all data points were utilized throughout the process. The School District of Clayton's program, mission, and values guided the way in evaluating each criterion.

COMPARATIVE ANALYSIS

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	807	81%
District Totals:	6000	5138	73%

KEY

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



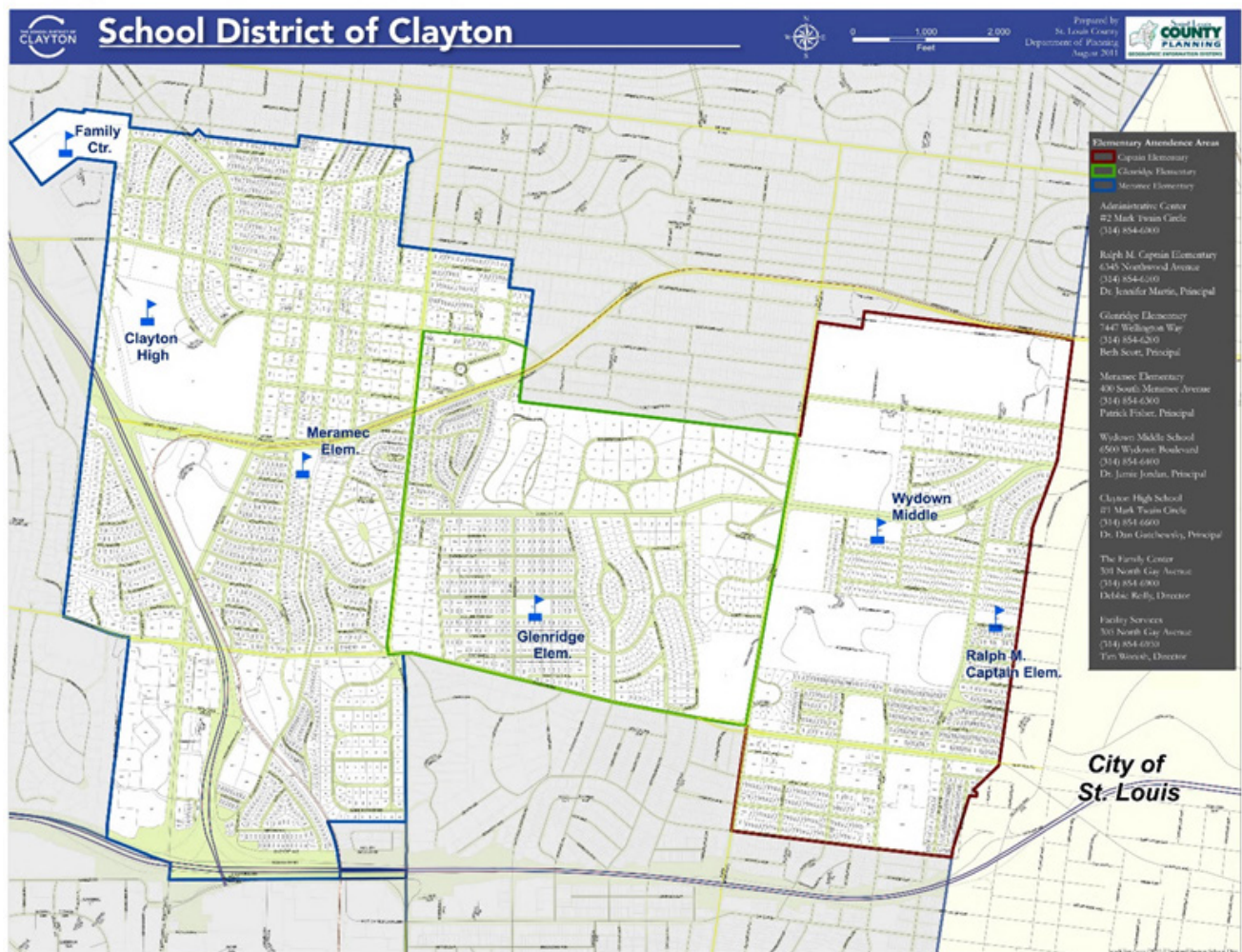
THE SCHOOL DISTRICT OF CLAYTON

“Educate. Inspire. Empower.”

“The School District of Clayton is committed to inspiring each of its students to love learning and embrace challenge within a rich and rigorous academic culture. To achieve this mission, Clayton maintains a student to teaching-staff-member ratio of about 12:1 at the elementary, middle, and high school levels, which includes teachers, counselors, and librarians. Individualized instruction is stressed at each grade level. The certified staff of the District total 289, including teachers, administrators, counselors and librarians.

The District offers a full range of extracurricular activities and special programs. Before and after-school care is available in each of the District’s elementary schools. Activity programs, intramural sports and city-sponsored athletic leagues provide other afternoon, evening, and weekend options.

The district is located in the City of Clayton, just west of St. Louis City. It is the hub of the St. Louis Metropolitan area. Combining a bustling downtown with quiet, secure residential neighborhoods, Clayton is the seat of St. Louis County,” (Clayton School District, n.d.).



(Clayton School District, 2018)

Recommendations

Suggest a course of action for the school board including the need to enlist experts to explore more technical aspects of the assessment process beyond the skill and expertise of the team (A list of experts is given in the appendix). Identify possible partnerships to share resources that will overcome deficiencies in the assessment. Make recommendations for alternative uses for the facility in the event a poor assessment is realized.

APPRAISAL CRITERIA

The appraisal criteria are categorized into six areas: educational adequacy; educational environment; school site; building safety and security; structural condition and electrical and mechanical systems; and plant maintainability. The building should be assessed as to how it currently functions as opposed to the potential and/or feasibility to alter the space.

Educational adequacy is determined by comparing physical requirements necessary to support the educational plan with the physical elements of the building. The team will consider such things as the size and location of the classrooms and other educational and recreational spaces in relationship to their function(s).

The educational environment should welcome students and visitors, and facilitate teaching and learning. This criterion assesses how well a facility is able to provide an atmosphere that supports learning through such things as lighting; ventilation; and accessibility to entrances, exits, restrooms, and water stations. It also accounts for signage and communications systems.

The school site is appraised with respect to how well it accommodates the physical spaces required to support the curriculum of the school. Often older and historic schools are situated on small parcels of land with little room to expand, and the small site is often the cause of abandoning the existing school. In this appraisal, schools are able to overcome deficiencies by sharing resources with other organizations. If off-site accommodations are available to address specific programmatic needs, the team may award a positive assessment.

The safety and security of the students, staff, and visitors to the school is vital to a positive and successful educational experience. The team will consider such safety issues as glass, flooring, stairs and ramp, corridors, exits, and fire safety methods and precautions. Security issues address how the landscape and design of the building is able to provide students with a secure environment. Vehicular and pedestrian traffic circulation is also assessed.

Structural and mechanical features are basic to all functions of a school plant and impact future maintenance costs and the district's ability to accommodate changes in the educational program. The team will assess such features as the roof, the building envelope, the HVAC system and the plumbing.

Maintainability refers to the cost or ease with which building systems and architectural elements can be kept in good working order or in a good state of repair by district personnel. The team will appraise the general condition of the building rather than the janitorial care of the facility.

1. EDUCATIONAL ADEQUACY (200 Points)

The educational adequacy of a school building is determined by comparing the educational plan to the physical elements of the building (the classrooms, activity areas, and specialty learning areas) that impact the overall educational learning of the students. The layout of classrooms has changed with educational philosophy and pedagogical developments and a building may need to adapt to new ideologies. When evaluating educational adequacy, the existing conditions should be evaluated according to the needs of the program.

1.1 Size of academic learning areas meets desirable standard specified in the educational plan (30)

The size of academic classrooms for basic subject fields such as social studies, mathematics and English should be based on the requirements of the school district as described in the educational plan. The size of the classroom is typically based on the number of students to be housed in the room, the learning activity and instructional methodology, and technology requirements (computers) of the academic program. Some states have recommended or mandated minimums for class size. These should be evaluated in conjunction with the educational plan.

Many older schools have small classrooms, which may not meet state mandated square-footage requirements. Under these circumstances, the school district should explore an educational plan that employs small learning environments or alternative grade configurations.

1.2 Classroom space permits flexibility in furniture arrangements (25)

Different instructional methods require flexible educational spaces. For example, cooperative learning, individualized instruction, small and large group instruction, workshops, and conferencing all require different configurations within the classroom space. The appraisal team should determine if the classroom space is sufficiently flexible to accommodate a variety of classroom arrangements.

1.3 Location and relationship between spaces within buildings meet educational program requirements (20)

The location and relationship between spaces in the building impact the educational experience. The appraisal team should consider the impact of noise, air quality, and safety when assessing the location of classrooms, administrative offices, and athletic/ recreational areas. Where possible, the appraisal team should also consider the potential for relocating spaces to more desirable areas to better address the needs of the educational program, mitigate adverse impacts such as noise, or to provide greater safety.

1.4 Size of specialized learning area(s) meets educational program requirements (30)

The size of specialized learning areas for art, music, speech, journalism, special education, science, languages, vocational training, student government, and special education should be based on the requirements of the school district as described in the educational plan. In addition to determining square footage requirements, the educational plan should also determine the need for storage, and specialized furnishings and fixtures. For example, music programs typically require additional storage to accommodate musical instruments.

1.5 Library/resource/media center provides appropriate space (20)

With the advent of computers and other telecommunication technologies, many libraries have been converted into multi-media or resource centers, which accommodate both paper-based and digital media. The size of the library and/or media center should be based on activities or functions to be met by these spaces as defined by the educational plan. In evaluating these spaces, the appraisal team should consider the need for book storage, access to the Internet, group assembly, or conference areas. Schools that do not have access to a library/media center on site but have entered into partnerships with their local community to access public library facilities may be assigned a full score.

1.6 Space for teacher resource area(s) is convenient and appropriate (15)

Teachers need a defined space to prepare daily lessons and work plans, and to undertake special projects. Space is also needed to house instructional materials, supplies, photocopy machines, computers, fax machines, telephones, and other telecommunication equipment. The appraisal team should determine if the teacher resource area is properly equipped and conveniently located within close proximity to classrooms.

1.7 Gymnasium and/or recreational areas serves physical education program (15)

The size of the gymnasium and other recreational areas area should serve the physical education program identified in the educational plan. The amount and type of interior physical education space may differ between schools within the district. Sometimes lunchrooms are used as multipurpose areas that include physical education. Such an arrangement is appropriate if sufficient time is provided for class schedules. The educational program may provide for the creation of community partnerships that allow access to public and private resources and the sharing of facilities with other schools in the district. If these off-site facilities are currently being used to address the needs of the physical education program in the absence of on-site facilities, a full score may be given.

Bleachers may be a necessity if identified as such in the educational program. If bleachers are available, the gym may substitute for an auditorium. At upper school levels a provision is usually made for physical education and athletics. For these upper grades, the athletic site should include shower and dressing rooms, equipment storage space, adequate ventilation, and spectator accommodations.

1.8 Cafeteria has sufficient space for seating, delivery, storage and food preparation (15)

The size of the cafeteria should be appropriate to the student population, grade level, and educational program. The cafeteria should have sufficient space for students to eat and for the delivery, storage, and preparation of food. There should be adequate space for student circulation in and out of the cafeteria and serving areas to prevent traffic congestion. Restrooms with facilities for hand washing should be available for all kitchen help. For elementary schools where food is brought in from the outside and students eat at their desks, adequate space and facilities should be available for keeping food warm and for transporting it to the classrooms.

1.9 Space for administrative offices, counselor's offices, health services offices, and support staff workplaces is sufficient and adequately equipped, and provides an appropriate level of privacy (10)

Adequate space for administrators, counselors, health services personnel and support staff should be provided based on the requirements of the schools district as described in the educational plan. Administrative office areas should provide an appropriate level of privacy for both student and parent consultation.

1.10 Storage for teacher and student materials is adequate (10)

Both teachers and students need space to store clothing, books, and other materials in the classroom. Storage requirements can be met by lockers, cubbies, wall hooks, desks, freestanding storage units or built-in systems. Regardless of the type of installation, the appraisal team should determine if it is appropriate in size and number. Teacher storage areas should have a lock to assure protection for items kept there.

1.11 Space for utilities and support areas for technology are adequate and meet educational program requirements (10)

General utilities to support the functioning of the school building may require space within the building. The identified areas for the mechanical systems should provide adequate space for the maintenance and functioning of the equipment.

Additionally, with technology education becoming increasingly prevalent in schools the space required to support the infrastructure for the electrical outlets, cable, and telephones should be available to meet the needs of the education program.

2.0 EDUCATIONAL ENVIRONMENT (200 POINTS)

It is generally accepted that a good physical environment aids learning. The first impression of the school should be positive and its appearance - both inside and outside - should be conducive to learning. The building's indoor air quality, temperature and humidity, fixtures and furnishings, traffic patterns, acoustics, and lighting should maximize physical comfort and ease of circulation.

2.1 Surrounding environment does not disrupt learning (30)

The appraisal team should evaluate the impact of outside noise, pollution, traffic, vibrations, and other factors on the learning environment.

2.2 Entrances, exits and walkways are designed appropriately (10)

Entrances, exits, and walkways should be designed to accommodate the prevailing weather conditions. The appraisal team should also assess the need for shade and shelter at entrances and transportation areas.

2.3 Lighting is appropriate for the space and educational program (25)

Interior lighting should be appropriate to the space and meet the needs of the educational program. Well-planned lighting systems and properly maintained lighting fixtures have a direct impact on student achievement. The use of daylight to illuminate interior spaces is desirable. The appraisal team should assess the general quality of lighting throughout the school and, in particular, in classrooms and at student desks and tables. Particular attention should be given to the impact of glare in instructional spaces such as computer labs.

2.4 Water stations and restroom facilities are conveniently located and accessible (25)

Drinking fountains and restrooms should be conveniently located and readily accessible to the student population.

2.5 Gathering spaces serve the educational program and enhance communication and community involvement (20)

Schools need gathering places for students to socialize as well as public areas that foster a sense of community among students, teachers, and parents. Large instructional areas such as gymnasiums, auditoriums, multi-purpose rooms, music rooms, and libraries should address the needs of the educational program and provide opportunities for shared facility use with the local community. In evaluating these spaces, the appraisal team should consider their location and relationship to other spaces within the facility. They should also be designed to facilitate staff supervision and to minimize noise and disruptive behavior.

2.6 Exposure to natural light and ventilation is possible (25)

Exposure to natural light and ventilation in schools is desirable. The appraisal team should evaluate the design of the school building in terms of its use of windows to illuminate spaces and to provide fresh air.

2.7 Built-in furniture and equipment are available to meet the needs of the educational program (15)

Classroom furnishings and equipment (overheads, darkrooms, computers, and microfiche readers) should be appropriate for the educational program and properly maintained for student safety and comfort, and for effective implementation of the educational program. The appraisal team should assess the size and scale of existing furniture and equipment with respect to grade level and student activity.

2.8 Signage adequately identifies function, provides direction and is appropriate (20)

Adequate signage is needed to provide direction and to identify the function and occupants of different spaces. It should be easy for students to find their way around the school and for visitors to locate the main office.

2.9 Display areas accommodate student work, awards, and important school and community information (10)

Areas should be identified for the display of student work such as art projects as well as athletic or academic awards (e.g. trophy cabinets). These areas may contribute to a sense of pride and community in the school. A clearly identified area should also be available to display school information such as the school calendar, names of faculty and staff, and special events information to facilitate communication with students, faculty and staff, parents and visitors.

2.10 The communications system is convenient and available to all staff members (20)

The school communications system should provide for centralized control of a broad range of communication functions including telephone, intercom, public address, audio program distribution, class change signaling, and emergency alarms.

3.0 THE SCHOOL SITE (100 POINTS)

The site is an integral part of the school facility and is one of the basic tools in the educational process. The planned educational experience as well as many community functions will be enhanced or limited by the adequacy of the site and its location within the community. Unless no deviation from state or district design standards is permitted, the criteria for evaluating an older school site should be sufficiently broad and flexible to allow the school and surrounding community to jointly contribute to meeting the needs of the educational program. Schools able to overcome deficiencies, such as lack of on-site parking or the absence of performing arts/recreational facilities through the use of available community resources are not considered inadequate with respect to these appraisal criteria. Under these circumstances, the community resources are considered an extension of the school site and are treated as such during the appraisal process. If an equivalent resource is used to meet a specific programmatic need defined by the school district, the school can be appraised positively.

3.1 Site meets educational program acreage requirements as defined by state and local guidelines or standards (20)

Local or state government or school district site size requirements must be considered when appraising older schools. If waivers or alternatives to the published requirements are acceptable, schools able to overcome site acreage deficiencies through the sharing of community resources may be given a high score provided programmatic requirements are currently being met.

3.2 Site is easily accessible and conveniently located (20)

Close proximity of the school to its student population minimizes the need for parental and bus transportation. In the case of a high school, it is more acceptable for larger numbers of students to be bussed, to provide their own transportation, or to utilize public transportation in more urban areas. In addition to proximity to the student population, the appraisal of an older school should consider proximity to elements of the educational program or other amenities that may not be located on the school site such as museums and art galleries, libraries, universities, and science and technology centers.

3.3 Site location is within a community that supports school values and is socially desirable (15)

The location of the school should be compatible and consistent with the social values of the community. The school should be removed from undesirable businesses and activities.

3.4 Site is removed from natural hazards (15)

The site should be located away from natural hazards such as flooding and seismic fault lines.

3.5 Site appearance is appropriate within the context of its environment (5)

The overall aesthetics and appearance of the school site should be appropriate within the context of its environment. In evaluating the appearance of the site, the appraisal team should consider the scale and scope of the surrounding landscape as well as the community served by the school. Parking areas, driveways, sidewalks, and walkways leading to and from the school should be properly surfaced and maintained.

3.6 Playgrounds, open areas, and athletic facilities meet educational program requirements (10)

Playgrounds, recreational areas and athletic facilities are important to both the mental and physical well being of the student. Such facilities should be safe and should be available in size and variety appropriate to the educational program and grade level. In older schools, a number of these facilities (i.e., community centers, public parks and playgrounds) or acceptable alternatives may be available in the nearby community rather than on site. If these off-site facilities are currently being used to address the needs of the educational program in the absence of on-site facilities, a full score may be given.

3.7 Site is well drained and free of erosion (5)

The site should reveal no sign of erosion or poor drainage. Surface water should drain away from buildings and the site should not offer low spots for water to stand, especially in play areas, recreation areas or paved areas.

3.8 Sufficient parking is available for faculty, students, staff, and community (10)

Sufficient parking should be available based on the enrollment projected for the school and the location of the school. The need for student parking will depend on the grades of the student population. The need for community and/or spectator parking is dependent on the location of the site and the facilities offered. In urban settings, less parking may be required due to the availability of public transportation or nearby public parking. If the school meets parking needs by sharing parking facilities located adjacent or near the school, or through the use of acceptable public transportation, a full score may be given.

4.0 BUILDING SAFETY AND SECURITY (200 POINTS)

Students, parents, employees and patrons can reasonably expect that their well being will be protected whenever they enter a school. The school must make every effort to achieve and maintain the highest possible level of security.

Building Safety

4.1 Glass is properly located and protected to prevent accidental injury (5)

Glass should only be used around specialty areas like libraries and administration offices, as well as exterior doors. Safety glass is required where people may accidentally walk, trip, or fall from a walkway into the glazing. If the glazing must be fire-resistant, wire glass may be substituted for safety glass.

4.2 Flooring is maintained in a non-slip condition (5)

Custodial care significantly affects the slip resistance capacity of flooring. Terrazzo floors at entrances, dressing/shower rooms and in restrooms are particularly hazardous when wet. Fortunately this hazard can be lessened with proper care. Over-waxing of vinyl tile and paver flooring creates extremely slippery conditions on these otherwise slip-resistant floors. Likewise, schools with carpeted interiors can present safety problems resulting from worn or loosely attached carpet. Ramps and stairs should always be fitted with securely attached non-slip surfaces.

4.3 Stairs and ramps meet current standards (5)

While in many cases building codes allow existing stairs to remain, inconsistent or unusual heights of stair risers can cause falls and possible injury. The current building codes allow flexibility in the rise/run of stairs, but risers in new stairs are limited to a maximum of 7 inches. With too few steps (typically 3 or less) there is a tendency not to be aware of the change in levels and a ramp should be used. Too many risers without a landing as a resting point can create a safety risk by increasing fatigue and increasing the potential distance of a fall. Twelve feet is the vertical limit established by the ICC. Likewise, ramps cannot be too steep or too long without resting points. A maximum slope of 1:12 and a maximum vertical rise of 30 inches are the code limits.

4.4 Corridors and exit routes are safe and secure (30)

Corridors and exit routes are free of projections (5)

Corridors and exit routes should be free of fixed projections such as display cases, drinking fountains, benches and columns to protect people with vision impairments and to avoid obstructing the flow of traffic in the event of an emergency.

Emergency lighting is provided throughout the building with exit signs (10)

Emergency lighting should be provided for all occupied areas of the building and paths of egress. Instructional areas, especially auditoriums, as well as corridors and exits must be sufficiently illuminated to allow occupants to safely evacuate the building. Emergency lighting should be powered by a separate electrical circuit. Battery powered lighting units are now commonly installed for emergency lighting, although other means of emergency power that can illuminate the means of egress for 60 minutes is acceptable. Exit signs should be properly positioned and at least one sign should be visible from the door of every room in the building. They should be wired to electrical service separately from other circuits in the building, be illuminated by an emergency power source, or consist of approved self-illuminating signs.

Traffic areas should terminate at an exit or into another means of egress (15)

Traffic areas should terminate at an exit or into another means of egress. Corridors should lead occupants outdoors, or to a stairway that has direct access to the outside. "Dead-end corridors" – defined as halls over twenty feet long where both ends do not lead to an exit – are unacceptable. There must be at least two independent exits from any point in the building to avoid trapping occupants. Rooms with a rated occupancy of 50 or more require

two separate exits. Additionally, it is a good policy to have at least one window in each room sized to permit egress, particularly in unsprinklered buildings. In multi-storied buildings, an alternative route to ground level must be provided in the event one stairway is obstructed due to fire. These routes must be maintained in good condition without obstructions. Stairways in schools should lead directly to the outside. The width of the stairs should fall within building code guidelines. With certain restrictions, exterior stairs or fire escapes are acceptable exit elements.

4.5 Playground and athletic equipment are safe and handicapped accessible (5)

Playgrounds and playground equipment should be properly designed, constructed, and maintained for the intended user group. Crowded placement of playground equipment should be avoided, and the ground surface materials (usually sand, pea gravel or wood chips) should lessen the impact from falls. Early childhood play areas should be fenced and separated from the areas used by older children. Athletic fields and recreational areas should be properly designed and maintained with adequate drainage. Play surfaces should be free of holes and furrows that may cause injury. Fixed elements such as bleachers, goal posts, backstops, fences, and running tracks should be constructed from durable materials and inspected regularly for structural soundness.

4.6 Fire resistant materials are used when appropriate (15)

Wood construction is permitted in schools though extra fire protection precautions may be necessary. In buildings with wood floor construction, wood stairs are permissible but wood and other combustible wall and ceiling finishes should be avoided altogether in exit stairs and corridors unless the building is equipped throughout with automatic sprinklers. Other materials, such as stage curtains and decorative hangings, should be checked to determine if they are made of fire resistant material or have been rendered flame resistant by an approved method.

4.7 Adequate fire safety equipment is provided and properly located (15)

Fire detection (e.g., heat and smoke detectors) and suppression systems (fire extinguishers, hoses, and hydrants) should be properly designed, installed, and maintained. Schools installed with ceiling sprinklers, which function both as an early warning system and as a fire suppression system, should be assigned a maximum score.

4.8 Fire alarm system meets current standards (10)

Fire alarm systems should be wired on a separate electrical circuit with an emergency power supply in case of power outage, and conform to the National Fire Alarm Code (NFPA72). There should be a central control panel for receipt of signals from the automatic detection as well as the manual alarms located at the exits. Every space that is occupied by staff or students must be alerted by distinctive and clearly audible alarms to alert occupants of impending danger. In addition, all public areas should have a visible alarm to alert the hearing impaired. Storage rooms or closets and other normally unoccupied spaces do not require separate alarms. The International Building Code provides for the elimination of manual alarm components when certain other conditions are met to assure an equivalent level of safety. This exception is provided when misuse or vandalism of the manual alarms is experienced or anticipated.

4.9 Doors have proper swing and hardware requirements (10)

Doors from rooms with a capacity of more than 50 persons must open in the direction of egress for quick evacuation in an emergency. Ideally, the door should open into a recessed alcove to avoid obstructing the flow of traffic in the corridor. All doors serving occupied spaces with a rated occupancy of 100 or more must be equipped with panic hardware. Doors in fire-rated walls require self-closing and latching hardware unless the building is equipped throughout with an automatic sprinkler system. All required exit doors serving 100 or more occupants must have properly operating panic hardware, and cannot require the use of a key or other device for opening the door.

Building Security

4.10 Access to building through exterior doors is limited (20)

All exterior doors must be designed to prevent entry from the outside. Visitors to the school should be limited to the administration area where all entry can be monitored. Required exit doors should be equipped with alarms or video surveillance to warn staff the door has been opened.

4.11 Landscaping does not create isolated and concealed areas (15)

While landscaping does add to the appeal of a school, care must be taken not to create blind spots around the outside of the building. Landscaping should be managed to allow surveillance of the entire exterior of the building.

4.12 Corridors are easily observed and monitored (15)

Main corridors should be designed so a minimum of staff is needed to monitor the traffic, especially between classes when the corridors tend to be filled. This not only allows quick response to student altercations, but also facilitates the detection of unauthorized people amongst the students. If possible, the administrative area should be equipped with corridor windows that allow the staff to watch daily traffic.

Schools should be free of nooks and crannies that allow unauthorized activity to go unobserved. Locks on janitorial closets and storage rooms reduce accessibility to these rooms.

4.13 Areas of the building can be secured during evening events (5)

When public areas like gymnasiums or auditoriums are used for evening events open to the public, access should be denied to the remainder of the building. This is usually accomplished by roll down grills that allow for visual supervision, but deny physical access. Likewise, the doors into all rooms accessible to the public area should be lockable.

Traffic/Site Circulation

4.14 Vehicular and pedestrian traffic patterns are separated (25)

Vehicular and pedestrian traffic patterns should be separated. Bus loading should be separated from other vehicular traffic to prevent the mixture of traffic types from creating confusion that could lead to accidents. Bus loading zones should be located such that students do not have to cross these areas to reach playgrounds or athletic fields. Walkways for pedestrians should not interfere with the bus and parent drop off zones.

Vehicular entrances and exits should permit the safe flow of traffic. A small school campus may have only a single driveway, and control of traffic is relatively simple. However, larger campuses often have multiple entrances and exits to accommodate the larger population along with the different types of traffic inherent to the school. Hazardous conditions significantly increase when these different types cross. The best solution is to have separate one-way drives for students, staff, and visitors and parents.

Student and staff parking should be separated from public parking to control outside access to the school. Sufficiently high levels of illumination will provide security for evening functions. Where no parking is available at the school, arrangements can be made with commercial and/or public entities to allow school parking at nearby facilities. In this case care must be taken to insure safe passage to the school.

Urban schools that do not have vehicular drives can control the traffic flow in conjunction with the local traffic authorities. The street may be temporarily closed or designated one-way to accommodate students when they arrive and depart the campus under the supervision of the local police department.

4.15 City streets support the schools peak traffic periods (5)

Approaches to the site should be marked with signs identifying the school zone. Crossing areas should be properly delineated. The volume and direction of vehicular traffic should be suitably controlled through the use of stop signs, traffic lights, and traffic wardens to permit the safe flow of vehicles to and from the school.

4.16 Walkways are separated from vehicular traffic and well lighted (15)

Sidewalks should allow safe access to and from the site from all directions and should be sufficiently wide (4 to 6 feet) to accommodate the amount of foot traffic. The sidewalks should be even and free of holes, broken corners and heaved sections. On-site sidewalks must be barrier free to permit handicapped access.

5.0 STRUCTURAL CONDITION AND ELECTRICAL AND MECHANICAL SYSTEMS (200 points)

When conducting the appraisal of structural conditions and mechanical systems in the building, the appraisal team should manage the process by identifying the major issues related to these items. Major items will be those that need attention beyond the realm of either minor or routine repair or maintenance. Replacing these systems has major budgetary implications and must be considered when assessing the feasibility of using the facility.

5.1 Site and buildings meet accessibility requirements - Americans with Disabilities Act (ADA) (20)

In most cases, compliance with the applicable laws and regulations that address accessibility is a topic that should be taken to an expert consultant. However, if the school is currently certified as ADA compliant, it may receive a full score. In the absence of this information, the appraisal team should evaluate the facility for the presence of wheel chair access routes, handicapped toilets, elevation ramps and elevators to make their own determination as to how accessible the building is to the disabled.

5.2 Roof is sound with positive drainage (25)

A sound roof needs a positive slope for drainage, properly installed flashing to weatherproof the seams and walls, protection from hail damage, and finally clean drains and downspouts that remove the water well away from the building perimeter. Evidence of water damage on the building interior is often an indicator of roofing problems. Ceilings and walls should be examined for water stains and mold, and peeling or chalking paint. In the absence of this information, roofing systems – unless copper or slate – aged 20 years or over should not receive a full score.

5.3 Foundation and structural frame is sound (30)

Foundations and structural framing systems are susceptible to damage by shifting soils, overloading, insect infestation and water damage. In the absence of a structural report, numerous cracks in the foundation and sagging or heaving floors are indicative of serious deterioration.

5.4 Exterior and interior walls are sound (10)

Interior and exterior walls should be inspected for cracks, and for evidence of spalling, bowing, sweeping or leaning. While the presence of cracks in exterior masonry walls is not conclusive evidence for significant deterioration, they are a point of entry for water and require repair.

5.5 Heating, Ventilation and Air Conditioning (HVAC) systems are able to provide a safe, comfortable environment (20)

Heating, ventilation and air conditioning systems are critical to providing a safe, comfortable environment for learning. Good indoor air quality is directly related to the proper function and operation of these building systems. There is also a direct relationship between good indoor air quality and student academic performance. In the absence of sufficient information regarding the maintenance and operation of the HVAC systems, a low score should be assigned to systems aged ten years or older.

5.6 Building envelope promotes energy efficiency and sustainability (10)

The building envelope includes everything that separates the interior of a building from the outdoor environment including the windows, walls, foundation, basement slab, ceiling, roof, and insulation. The building envelope should be designed to control heat loss and gain, which may add significantly to the long-term operating costs of the school facility. A number of factors influence the energy efficiency of the building envelope including the building design, site location and orientation, type and quality of building materials, workmanship, and the type of window systems. Analysis of these factors is typically beyond the scope of the appraisal team. In the absence of an energy audit, the appraisal team should assign a score based on the physical condition and integrity of the building envelope.

5.7 Toxic materials have been abated and/or encapsulated (15)

Existing buildings may contain a range of toxic or hazardous materials that need to be identified, quantified, and remediated prior to reuse of the building after renovations are completed. These materials include, but are not limited to asbestos (particularly in buildings constructed before 1970), lead paint, lead in water supply piping, radon, chemicals remaining in former science laboratories, etc. If these materials have been removed, a maximum score may be assigned. A maximum score cannot be given if these materials have been encapsulated. In the absence of any information regarding the presence of toxic materials, a low score should be assigned.

5.8 Interior walls can be moved to accommodate changes in educational program (15)

Changes in education theory, as well as shifting enrollments and demographics, often result in the need for teaching spaces of varying size. The appraisal team should consult a structural engineer or architect to determine if the internal construction and layout of the building can be altered to address possible changes in the educational program.

5.9 Internal plumbing systems are functional and meet health and safety requirements (20)

The internal water supply and plumbing fixtures should be adequate to meet the facility's health and safety needs and, if not, capable of upgrading to meet those needs. Plumbing codes are not retroactive, but where new plumbing work is required to accommodate increases in student population or new programs, this work is required to conform to the current plumbing code applicable in the jurisdiction. Such work may also trigger accessibility requirements.

Where public water is provided, city officials should be able to provide information on the quantity being furnished to the building, which can be compared to minimum water requirements mandated in local plumbing codes. The appraisal team may check the water pressure by operating multiple fixtures at once and observing the pressure and flow of the water supply through the drainage system. If the pressure does not drop significantly, the system may be considered satisfactory. Plumbing systems older than 25 years cannot be assigned a maximum score.

5.10 External plumbing systems provide an adequate water supply to maintain facility grounds and fire protection systems (15)

Water supply to the building will usually be from a public utility, but may be on-site. In either case, the water supply must be capable of supplying the complete educational program including fixture usage, building maintenance, outdoor needs (e.g., landscaping and athletic fields) and fire protection systems. Similarly, the sanitary and storm drainage systems serving the site must be adequate to serve all of the aforementioned needs. As in water supply, drainage systems will commonly connect to public utilities, but may be on-site.

5.11 Electrical systems are able to accommodate the requirements of the educational program (20)

The electrical systems should be adequate to meet the facility's health and safety needs and, if not, capable of upgrading to meet these needs. Electrical codes are not retroactive, but where new electrical work is performed for the reuse of the building, it is required to conform to the current edition of the National Electrical Code adopted by the jurisdiction. In the absence of any information regarding the physical condition of the electrical wiring and the power requirements of the building (including fire protection, security, computer and other automation needs), the appraisal team should determine if the electrical systems are functional and address the needs of the educational program. Particular attention should be given to the technology requirements of the classroom and administrative areas as specified in the educational or technology plan. In general, electrical service equipment should be contained in a locked area. Circuit panel boxes should be locked or in an area that is not accessible to students. Where circuit switch boxes are located in corridors, the boxes should be kept locked. Panel boxes should be conveniently located with disconnect switches so that power can be cut off quickly in the event of an emergency. Electrical systems older than 25 years should not receive a maximum score.

6.0 PLANT MAINTAINABILITY (100 points)

Maintainability refers to those aspects of a building that make it possible to extend the building life at a reasonable cost. Building characteristics affecting maintainability include design, construction materials, fixed equipment durability, floor coverings, wall and ceiling materials, door and window hardware and fixtures. The emphasis here is on the general condition of the building rather than routine janitorial care. Maintainability is built into the facility and, therefore, results from the "building quality" decisions made when the school is originally planned, remodeled or modernized. For example, using inexpensive hardware can save significant construction costs, but it also results in much higher maintenance costs over the life of the building. Likewise, the type of material finish will determine the ease of routine cleaning. If something is difficult to clean and maintain, there is little chance of it receiving the care necessary to keep it in top condition.

6.1 Exterior windows, doors and walls are of materials and finishes that require minimum maintenance (10)

Windows may be fixed or operable. If operable, the counterweights and locks should be of sufficient quality that they still function after several years of use. Wood frames require higher maintenance than steel or aluminum frames.

Doors, along with their frames and hardware, constitute a significant portion of the initial construction costs. Because most doors receive constant use, durable finishes (such as Formica) reduce repair costs. Likewise, high quality hinges, locks and doorknobs result in a reduction of repairs. Door closers and doorstops reduce the wear on the adjacent walls.

Masonry walls resist wear and vandalism better than drywall, but with either the finish seriously affects their maintainability. Ceramic walls are more easily maintained than other finishes, although laminated panels have also proven durable. Epoxy paint is difficult to scratch and is easily cleaned. The least durable is flat latex paint.

6.2 Floor surfaces are appropriate to the space and activity, require minimal care and maintenance, and possess a proper finish (15)

A wide variety of flooring materials may be found in schools including vinyl compositional tile, ceramic tile, wood, linoleum, stained concrete, rubber tile, terrazzo and carpet. The selection of hard and soft flooring surfaces should be based on wear resistance, comfort, maintainability, aesthetics, and safety and should be appropriate to the space or activity. Scoring should be based on the performance and, thus, physical condition of the floor systems currently in place.

6.3 Ceilings and walls throughout the building including service areas are easily cleaned and repaired (5)

Since about 1950, ceilings have typically been constructed with suspended acoustical panels. These ceilings will perform for many years, however, roof leaks may stain the acoustic panels and prolonged exposure to moisture may cause the panels to sag and warp. Replacing individual panels is relatively easy though access to the ceiling is often impeded due to the presence of furniture. The replacement of damaged panels may also create undesirable variations in color. Plaster (or drywall) ceilings and walls as well as concrete masonry walls are very durable and easily maintained if properly painted.

6.4 Built-in classroom equipment is designed and constructed for ease of maintenance (5)

Built-in equipment in any school building will typically include counters, cabinets, shelving and chalkboards in classrooms. Bulletin boards and metal lockers are often provided in corridors. Wood counters and cabinets look nice, but chemically resistant epoxy resin surfaces are most easily maintained and remain serviceable longer. Chalkboards and mortarboards may be made from porcelain enamel, slate or glass. Extruded aluminum frames with chalk trays and map rails are desirable. Tack boards are more durable when made from cork or vinyl material. Equipment and furnishings should not have sharp or rough edges.

6.5 Kitchen equipment is designed and constructed for ease of maintenance (15)

All kitchen equipment should be operational and designed for educational use. Stainless steel provides for long service and ease of cleaning. Steel doors and frames are preferred. All glass in food handling areas should be tempered safety glass.

Floors should be quarry tile, terrazzo or poured epoxy. Sealed concrete can pass health codes, but can be very slippery when wet. Core base or curbs are recommended where walls meet the floor. Walls should be ceramic tile or epoxy painted.

6.6 Mechanical, electrical and plumbing systems are readily serviceable and easily adapted for future modifications (20)

Mechanical units should be easily serviceable by school district personnel. Replacement parts should be readily available from local distributors. Mechanical units should be situated to allow easy access when changing filters or replacing parts. Electrical panels should have room for expansion.

6.7 Restrooms can be maintained efficiently and are composed of quality finishes (20)

Floor cleaning is more efficient and easier when wall-mounted fixtures are used. Toilet stall partitions should be well anchored and graffiti resistant.

6.8 Adequate custodial storage space with water and drain is accessible throughout the building (5)

Accessibility of water and cleaning materials is important for handling emergencies and represents a significant time saver for custodians. Ideally, a custodial closet should be located near each cluster of classrooms. In buildings with long corridors, custodial closets should be located near the middle of the building wing or section. Custodial closets require a mop sink recessed in the floor, shelving for cleaning materials and space for hanging brooms and mops. It is especially important to have custodial space on each floor of a multi-story building.

6.9 Adequate electrical outlets to permit routine cleaning are available in all areas (5)

The care of school buildings necessitates the availability of electric service for floor scrubbers and vacuums. Extension cords can be used to obtain access to power, but reasonable limitations exist. Classrooms typically will not present a problem. Corridors, gymnasiums, cafeterias and auditoriums; however, may be less conveniently cared for when electrical outlets are not conveniently provided.

Within each category, multiple criteria are assessed. Each criterion is assigned a maximum allowable number of points and scored using the following system:

Table of Weights						
Maximum Points Allowed	Non-Existent	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25
30	0	6	12	18	24	30
35	0	7	14	21	28	35

EXECUTIVE SUMMARIES

The executive summaries provide information on how each school performed within each section in addition to a critical summarization of areas the school needs to improve most. The key below utilizes the Hawkins-Lilley scoring system. To keep the integrity of the Hawkins-Lilley guide, the original percentage ranges define each category of "Excellent," "Satisfactory," "Borderline" and "Poor" but additional graphics are provided to demonstrate the array of scores that went into the final average for each school.

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

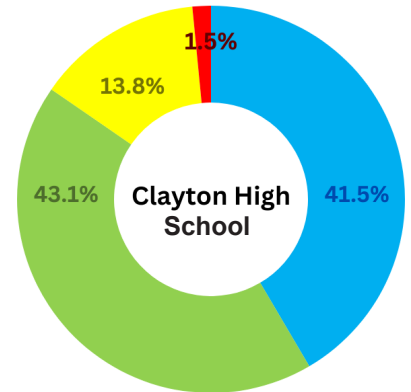
ADDRESS:

1 Mark Twain Cir, Clayton, MO 63105

APPRAISAL TEAM:

Dan Gutchewsky, Brad Erwin, Alice Meadows

Clayton High School serves grades 9-12 and is home to 799 students as of the 2024-2025 school year.



Section	Points Possible	Total Earned	Percent
1.0 Educational Adequacy	200	148	74%
2.0 Environment for Education	200	148	74%
3.0 The School Site	100	90	89%
4.0 Building Safety and Security	200	170	85%
5.0 Structural condition and Electrical/Mechanical Systems	200	166	83%
6.0 Plant Maintainability	100	87	87%
Total	1000	808	81%

Overall, scores for Clayton High School are satisfactory, but several areas could benefit from improvement. Many classrooms, particularly math, are slightly undersized and there is a need for additional SSD/English classrooms. On the contrary, the science rooms are appropriately sized. This begins to highlight how the newer sections of the building feature larger, flexible layouts and ample natural light, but the older areas, particularly the lower level, lack both flexibility and sufficient lighting. The library, however, is well-sized, recently renovated, and offers adaptable spaces for both students and teachers.

Student support spaces are generally poorly arranged, with the nurse's suite and welcome desk placed in less-than-ideal locations. While the school benefits from its connection to the Clayton Center, it lacks large community spaces for events if it were to stand alone. The kitchen and cafeteria are adequate, but the serving line would benefit from improved circulation to better accommodate students. Overall, the building is well-maintained, though some older areas show signs of wear, including restroom wall bases and soap dispensers that need replacement.

	1. Educational Adequacy	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	18	20	24	20.7	69%	Most classrooms, including math classrooms are undersized for a class of 24 according to DESE recommendations, science is the exception. The building as a whole is in need of more SSD/English Classrooms.
1.2	Classroom space permits flexibility in furniture arrangements	25	20	18	22	20.0	80%	Regular layouts allow for flexibility in new areas of the building but older parts are more irregular. Some spaces could benefit from more flexible furniture.
1.3	Location and relationship between spaces within building meet educational program requirements	20	16	16	13	15.0	75%	The building sprawls, making travel times between spaces longer. Proximity of student services could be improved. Only one way to access several areas of the building.
1.4	Size of specialized learning area(s) meets educational program requirements	30	18	16	22	18.7	62%	Art and storage appropriate but kiln room is undersized. Textiles and nutrition undersized. Band and choral undersized but contain appropriate storage and practice rooms. Library appropriate with many different types of student spaces.
1.5	Library/ resource/ media center provides appropriate space	20	20	20	20	20.0	100%	Library was recently renovated, is appropriately sized with flex spaces and study rooms for students and has equipment available.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	12	15	14	13.7	91%	Dedicated teacher spaces provided within reasonable distance of subject matter wing. Appropriate with the exception of the admin work room, which is undersized and laid out inconveniently.
1.7	Gymnasium and/or recreational areas serve physical education program	15	12	6	12	10.0	67%	Gym appropriately sized with spectator accommodations and is functional with supplementary use of the Center of Clayton. Locker rooms are convoluted and would benefit from updated circulation.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	9	12	14	11.7	78%	Sufficient space. Kitchen appropriately sized and has dedicated food storage. Lacking restroom but office and loading dock are provided. Serving line sequence could be improved for better circulation.
1.9	Space for administrative offices, counselors offices, and support staff workplaces is sufficient and adequately equipped, and provides an appropriate level of privacy	10	6	8	7	7.0	70%	Conference room, staff restrooms, individual offices, front office, and waiting area are all undersized. Front office is make-shift and not physically supported by the rest of administrative spaces. Administrative workroom is lacking functionality and accessibility. Nurse office location and layout is not ideal for student proximity and care. Otherwise appropriate.
1.10	Storage for teacher and student materials is adequate	10	6	8	7	7.0	70%	Student storage available with lockers but students utilize dedicated spaces on the ground to pile larger bags for extracurriculars.
1.1	Space for utilities and support areas for technology is adequate and meets educational program requirements	10	8	8	8	8.0	80%	Specialized spaces are provided across the building.
Total		200	145	147	163	151.7	76%	

	2. Educational Environment	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
2.1	Surrounding environment does not disrupt learning	30	24	26	25	25.0	83%	Attached but separate from the Center of Clayton. Biggest impact would be traffic circulation and parking.
2.2	Entrances, exits, and walkways are designed appropriately	10	10	10	8	9.3	93%	Not all are accessible, but accessible routes are provided.
2.3	Lighting is adequate for the space and educational program	25	20	20	18	19.3	77%	Adequate windows in wings. Core of the building and lower level have a harder time getting light in. Administration expressed interest in dimmable/ adjustable lights in classroom spaces.
2.4	Water stations and restroom facilities are conveniently located and accessible	25	15	18	20	17.7	71%	Need at bare minimum 14 girls toilets, 5 boys toilets, 13 urinals and 11 water stations. These requirements are met. Restroom location is fair and accessible excluding the newest wing addition, which is lacking a restroom.
2.5	Gathering spaces serve the educational program and enhance communication and community involvement	20	8	12	15	11.7	58%	Being attached to the Center of Clayton makes the high school a hub for activity, but if you take away the Center of Clayton's resources then the school itself is lacking community spaces. Auditorium seating area and stage undersized and could benefit from renovation. No spaces are large enough for the whole school and the school could benefit from a dedicated cheer space in addition to a testing center/ lecture hall.
2.6	Exposure to natural light and ventilation is possible	25	15	16	16	15.7	63%	Theatre support areas dark and tucked away, like most of the lower level spaces.
2.7	Built-in furniture and equipment are available to meet the needs of the educational program	15	12	12	12	12.0	80%	Could always use more storage, but an appropriate amount is provided. Language Lab presents unique challenges.
2.8	Signage adequately identifies function and is appropriate	20	8	16	15	13.0	65%	Inconsistent signage throughout the building.
2.9	Display areas accommodate student work, awards, and important school and community information	10	8	8	8	8.0	80%	Dedicated display areas are provided all over the building. Some are full of student achievements, while some are underutilized.
2.10	The communications system is convenient and available to all staff members	20	16	16	16	16.0	80%	Appropriate.
Total		200	136	154	153	147.7	74%	

	3. School Site	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	12	16	20	16.0	80%	Site is 21.62 acres and should be at least 18 acres based off of DESE recommendations. According to DESE recommendations, this is appropriate but admin express needing additional space for new programming such as robotics, and performing arts.
3.2	Site is easily accessible and conveniently located	20	20	18	18	18.7	93%	Multiple entrances could lead to confusion about entry but every main entrance is appropriately identified.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	15	15	15.0	100%	
3.4	Site is removed from natural hazards	15	15	15	15	15.0	100%	None observed.
3.5	Site appearance is appropriate within the context of its environment	5	5	5	5	5.0	100%	Appropriate but sprawling with heavy presence of parking.
3.6	Playgrounds, open areas and athletic facilities meet educational requirements	10	4	3	4	3.7	37%	Adzick Field is unfinished and Gay complex has numerous issues in addition to being located off campus. Adjacent to Shaw Park.
3.7	Site is well-drained and free of erosion	5	5	5	5	5.0	100%	No issues observed.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	10	10	10	10.0	100%	DESE Recommendation: one space/faculty, staff, and support and one space/10 student capacity. 160 spots are needed and appropriate parking is provided.
Total		100	86	87	92	88.3	88%	

4. Building Safety and Security		Max	Assessed Point Value					Comments
		Point Value	Admin	Erwin	Meadows	Average	Percent	
4.1	Glass is properly located and protected to prevent accidental injury	5	5	5	5	5.0	100%	None observed
4.2	Flooring is maintained in a non-slip condition	5	5	5	4	4.7	93%	A lot of stairs, terrazzo, and polished concrete that provide opportunity for concern but they are all maintained appropriately.
4.3	Stairs and ramps meet current standards	5	5	5	5	5.0	100%	
4.4	Corridors and exit routes are safe and secure	30	24	24	25	24.3	81%	No barriers observed. Some stairwells are used for table storage, but they are tucked out of the path of egress.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	3	3	5	3.7	73%	Referring to Gay field - not all areas are accessible.
4.6	Fire-resistant materials are used when appropriate	15	15	15	13	14.3	96%	
4.7	Adequate fire safety equipment is provided and properly located	15	15	15	13	14.3	96%	
4.8	Fire alarm meets current standards	10	10	10	8	9.3	93%	
4.9	Doors have proper swing and hardware requirements	10	10	10	10	10.0	100%	
4.10	Access to building through exterior doors is limited	20	16	16	15	15.7	78%	Unmonitored, open doors on lower level observed. Center of Clayton adjacency complicates securing the building.
4.1	Landscaping does not create isolated and concealed areas	15	15	12	11	12.7	84%	Some hidden areas around exterior perimeter of building
4.1	Corridors are easily observed and monitored	15	15	15	12	14.0	93%	Downstairs sightlines are limited. Upper two levels are generally appropriate.
4.1	Areas of building can be secured during evening events	5	5	5	5	5.0	100%	Auditorium has separate entrance and some restrooms provided
4.1	Vehicular and pedestrian traffic patterns are separated	25	10	15	19	14.7	59%	Surrounded by parking lots, students have to walk through to enter the building.
4.2	City streets support the school's peak traffic periods	5	5	5	5	5.0	100%	
4.2	Walkways are separated from vehicular traffic and well lighted	15	12	12	12	12.0	80%	Lighting generally needs improvement and Shaw Park side is lacking sidewalks.
Total		200	170	172	167	169.7	85%	

	5. Structural Condition and Electrical and Mechanical	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
5.1	Site and buildings meet accessibility requirements - ADA	20	20	16	16	17.3	87%	Ramps and elevators generally provided but the multi-level space provides difficulties.
5.2	Roof is sound with positive drainage	25	20	20	20	20.0	80%	No issues observed.
5.3	Foundation and structural frame are sound	30	18	27	25	23.3	78%	Foundation cracks beginning to appear in the art wing and room 124.
5.4	Exterior and interior walls are sound	10	8	9	10	9.0	90%	No issues observed.
5.5	Heating, ventilation and air-conditioning systems are able to maintain a comfortable environment	20	12	16	15	14.3	72%	Fluctuates greatly depending on where you are in the building. HVAC units are loud in the Band and English spaces.
5.6	Building envelope promotes energy sufficiency and sustainability	10	8	8	7	7.7	77%	Newest section of the building is LEED certified, but the rest of the building has not been brought up to that standard.
5.7	Toxic materials have been abated and/or encapsulated	15	15	15	13	14.3	96%	No issues observed.
5.8	Interior walls can be moved to accommodate changes in educational program	15	12	12	12	12.0	80%	If needed, interventions are possible.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	16	16	17	16.3	82%	No issues observed.
5.10	External plumbing system provides an adequate water supply to maintain the facility grounds and fire protection systems	15	15	15	12	14.0	93%	
5.1	Electrical systems are able to accommodate the requirements of the educational program	20	20	18	16	18.0	90%	
Total		200	164	172	163	166.3	83%	

	6. Plant Maintainability	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	10	8	9	9.0	90%	Some deterioration with age, but generally appropriate.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	12	12	12	12.0	80%	Well maintained but require a lot of work to ensure maintenance properly. Heavy use spaces/ science rooms could benefit from repair.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	5	4	4.7	93%	Some areas contain high ceilings that are difficult to clean but primarily appropriate.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	5	5	4	4.7	93%	
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	15	12	12	13.0	87%	Satisfactory space and equipment.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	20	18	19	19.0	95%	No threats observed.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	16	18	15	16.3	82%	Restrooms are appropriate excluding the wall and wall base adjacent to soap dispensers. Needing updated finishes for that specific issue.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	5	5	5	5.0	100%	
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	3	3	4	3.3	67%	Hallways lack outlets.
Total		100	91	86	84	87.0	87%	

WMS WYDOWN MIDDLE SCHOOL

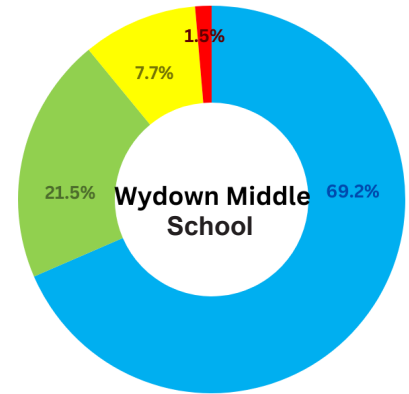
ADDRESS:

7447 Wellington Way, St. Louis, MO 63105

APPRAISAL TEAM:

Jamie Jordan, Brad Erwin, Alice Meadows

Wydown Middle School serves grades 6-8 and is home to 607 students as of the 2024-2025 school year.



Section	Points Possible	Total Earned	Percent
1.0 Educational Adequacy	200	166	83%
2.0 Environment for Education	200	180	90%
3.0 The School Site	100	80	80%
4.0 Building Safety and Security	200	183	91%
5.0 Structural condition and Electrical/Mechanical Systems	200	186	93%
6.0 Plant Maintainability	100	95	95%
Total	1000	890	89%

Overall, Wydown Middle School is well-maintained, built with durable materials, and functions effectively, though most classrooms are slightly undersized. The multipurpose communal areas aid in making classroom spaces feel larger, but the gym is too small to meet school needs. Bleacher functionality is limited due to these space constraints, making it difficult to fully utilize the gym for both internal and external events. Parking is also inadequate for school events, and access is challenging due to the lack of a bus service combined with the school's location within the district. There is a need for dedicated teacher and admin spaces, as some have converted former storage closets into offices. The physical education of students and school-wide usage of the grass field would benefit from converting the grass field into turf. Lastly, some exterior doors sometimes malfunction due to pressure issues, and motorized shades are nonfunctional, resulting in inconsistent lighting in spaces.

	1. Educational Adequacy	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	30	26	24	26.7	89%	General classrooms DESE Recommendation: 850 SF, Science labs: 1000 SF. Most spaces are slightly undersized but layout makes it so student spaces feel large enough.
1.2	Classroom space permits flexibility in furniture arrangements	25	25	22	22	23.0	92%	Regular class shapes, open layout.
1.3	Location and relationship between spaces within building meet educational program requirements	20	8	12	18	12.7	63%	Logical layout with wings determined by both subject and age group. Some storage displacement.
1.4	Size of specialized learning area(s) meets educational program requirements	30	30	18	23	23.7	79%	Vocal room, instrumental room, gym, and theatre are all lacking storage. Vocal, and both art rooms are undersized. Gym functional but undersized for events, bleachers cannot be fully utilized because you can only pull out 2 rows of seating before they overlap with the basketball court.
1.5	Library/ resource/ media center provides appropriate space	20	20	20	18	19.3	97%	Appropriately sized but work room and office are undersized, could borrow from admin seating space.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	15	13	10	12.7	84%	In need of individual teacher spaces with many storage closets being transformed into offices.
1.7	Gymnasium and/or recreational areas serve physical education program	15	6	6	12	8.0	53%	Lacking storage, and functional spectator accommodations. Cannot fit whole school into the gym. Physical Education utilizes the field outside and fitness room to accommodate.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	15	14	14	14.3	96%	Cafeteria appropriately sized, kitchen appropriately sized but could use more storage and the office is undersized.
1.9	Space for administrative offices, counselors offices, and support staff workplaces is sufficient and adequately equipped, and provides an appropriate level of privacy	10	6	7	7	6.7	67%	Conference room, nurses suite, and many admin offices are all undersized. Most of admin spaces are appropriately placed with the exception of the Resource Officer being located in what used to be a storage room. Counseling suite is appropriate and private.
1.10	Storage for teacher and student materials is adequate	10	10	10	8	9.3	93%	Built-ins are consistently placed with counter space available and student storage is appropriate.
1.11	Space for utilities and support areas for technology is adequate and meets educational program requirements	10	10	10	8	9.3	93%	Appropriate with the exception of the electrical room being used as storage. Students have access to grab things from the electrical room, which should be inaccessible for students.
Total		200	175	158	164	165.7	83%	

	2. Educational Environment	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
2.1	Surrounding environment does not disrupt learning	30	30	27	28	28.3	94%	Nice, quiet neighborhood.
2.2	Entrances, exits, and walkways are designed appropriately	10	10	10	10	10.0	100%	Simple, accessible.
2.3	Lighting is adequate for the space and educational program	25	25	20	19	21.3	85%	Windows provide appropriate opportunity for light, however, the electric shades do not function causing them to always be closed in some rooms, and always open in others.
2.4	Water Stations and restroom facilities are conveniently located and accessible	25	25	25	25	25.0	100%	Appropriately placed, quality finishes, full privacy stalls.
2.5	Gathering spaces serve the educational program and enhance communication community involvement	20	8	12	19	13.0	65%	Open collaboration spaces provided for students. The school often rents out the building for community events. However, the bleachers cannot be fully utilized in the gym and the gym itself does not accommodate the school's enrollment.
2.6	Exposure to natural light and ventilation is possible	25	25	25	22	24.0	96%	Primarily appropriate. Storage rooms that were converted into offices are lacking. ISS room is lacking.
2.7	Built-in furniture and equipment are available to meet the needs of the educational program	15	12	12	12	12.0	80%	Theatre spaces would benefit from specific storage solutions, and some of the built-in furniture is too bulky within the classrooms, otherwise appropriate.
2.8	Signage adequately identifies function and is appropriate	20	16	18	17	17.0	85%	Teacher names next to doors with room numbers but the function of the room is not consistently identified.
2.9	Display areas accommodate student work, awards, and important school and community information	10	10	10	9	9.7	97%	
2.10	The communications system is convenient and available to all staff members	20	20	20	20	20.0	100%	Available to all, functions well
Total		200	181	179	181	180.3	90%	

	3. School Site	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	16	8	14.7	73%	Existing site is 4.72 acres but should be closer to 16 acres according to DESE recommendations.
3.2	Site is easily accessible and conveniently located	20	8	14	18	13.3	67%	School location is on the very South/East corner of the district with no bus access making it difficult for students to access easily.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	15	15	15.0	100%	
3.4	Site is removed from natural hazards	15	15	15	15	15.0	100%	None observed.
3.5	Site appearance is appropriate within the context of its environment	5	5	5	5	5.0	100%	Appropriately announces itself without being overwhelming to the neighborhood.
3.6	Playgrounds, open areas and athletic facilities meet educational requirements	10	6	6	10	7.3	73%	No outdoor space available for recess.
3.7	Site is well-drained and free of erosion	5	5	5	4	4.7	93%	Some erosion due to roof issues, but minor. Turf needed on field.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	4	4	7	5.0	50%	DESE REC: 1 parking spot/20 kids: 30 spots required. Parking garage adjacent, but there is not enough parking for staff, much less visitors.
Total		100	78	80	82	80.0	80%	

4. Building Safety and Security		Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
4.1	Glass is properly located and protected to prevent accidental injury	5	5	5	5	5.0	100%	No threats observed.
4.2	Flooring is maintained in a non-slip condition	5	5	5	5	5.0	100%	Carpet and tread appropriate.
4.3	Stairs and ramps meet current standards	5	5	5	5	5.0	100%	The elevator is centrally located as well.
4.4	Corridors and exit routes are safe and secure	30	30	26	25	27.0	90%	Free of barriers, well identified.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	5	5	5	5.0	100%	Since it is a middle school, there is minimal play equipment.
4.6	Fire-resistant materials are used when appropriate	15	15	15	13	14.3	96%	Some tapestries on ceilings/lights, but appropriate.
4.7	Adequate fire safety equipment is provided and properly located	15	15	15	12	14.0	93%	
4.8	Fire alarm meets current standards	10	10	10	10	10.0	100%	
4.9	Doors have proper swing and hardware requirements	10	10	10	9	9.7	97%	Some storage rooms that have turned into offices require updated hardware/vision lites.
4.10	Access to building through exterior doors is limited	20	20	16	12	16.0	80%	Pressure issue within the building causes exterior doors to open if not properly latched, causing concern for student safety. Otherwise appropriate.
4.11	Landscaping does not create isolated and concealed areas	15	10	12	12	11.3	76%	Back side of the building is alley-like, but otherwise appropriate.
4.12	Corridors are easily observed and monitored	15	15	15	14	14.7	98%	Free of barriers with open layouts within wings that allow for appropriate sight lines.
4.13	Areas of building can be secured during evening events	5	5	5	4	4.7	93%	
4.14	Vehicular and pedestrian traffic patterns are separated	25	25	22	22	23.0	92%	Designated sidewalks that are separate but adjacent to vehicular traffic.
4.15	City streets support the school's peak traffic periods	5	5	5	4	4.7	93%	
4.16	Walkways are separated from vehicular traffic and well lighted	15	15	13	12	13.3	89%	Need improvements to exterior lighting.
Total		200	195	184	169	182.7	91%	

	5. Structural Condition and Electrical and Mechanical	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
5.1	Site and buildings meet accessibility requirements - ADA	20	20	20	18	19.3	97%	
5.2	Roof is sound with positive drainage	25	25	22	22	23.0	92%	Overflow and main drainage get blocked easily, but there has been no drainage into the building.
5.3	Foundation and structural frame are sound	30	25	26	28	26.3	88%	7th grade and 7/8 wing is starting to settle causing some cracking in foundation.
5.4	Exterior and interior walls are sound	10	5	8	10	7.7	77%	Gym west wall and Fitness room north wall are deteriorating.
5.5	Heating, ventilation and air-conditioning systems are able to maintain a comfortable environment	20	20	18	19	19.0	95%	Some offices can fluctuate, but appropriate.
5.6	Building envelope promotes energy sufficiency and sustainability	10	10	10	10	10.0	100%	LEED Gold certified. Motorized shades do not function.
5.7	Toxic materials have been abated and/or encapsulated	15	15	15	15	15.0	100%	
5.8	Interior walls can be moved to accommodate changes in educational program	15	15	15	12	14.0	93%	No issues observed.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	20	20	18	19.3	97%	No issues observed.
5.10	External plumbing system provides an adequate water supply to maintain the facility grounds and fire protection systems	15	15	13	13	13.7	91%	No issues observed.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	20	18	18	18.7	93%	School is in the process of replacing fluorescents with LEDs.
Total		200	190	185	183	186.0	93%	

	6. Plant Maintainability	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	10	10	10	10.0	100%	
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	15	15	14	14.7	98%	Primarily well maintained carpet, no issues observed.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	5	4	4.7	93%	Tall ceilings can make cleaning difficult, but appear to be well maintained.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	5	5	5	5.0	100%	Simple layouts, easy to clean materials.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	15	13	12	13.3	89%	
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	20	18	18	18.7	93%	
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	20	18	18	18.7	93%	Quality finishes, full privacy stalls.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	5	5	5	5.0	100%	Most custodial spaces contain mop sink, with multiple custodial spaces on each floor.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	5	5	5	5.0	100%	
Total		100	100	94	91	95.0	95%	

CPT CAPTAIN ELEMENTARY SCHOOL

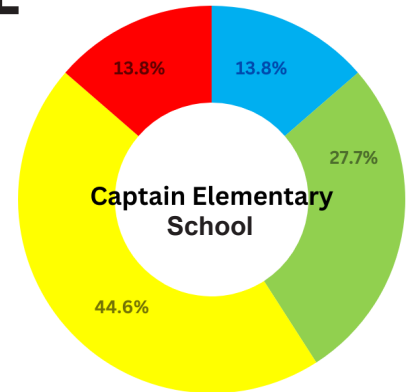
ADDRESS:

6345 Northwood Ave, St. Louis, MO 63105

APPRAISAL TEAM:

Lisa Sell, Brad Erwin, Alice Meadows

Captain Elementary School serves grades K-5 and is home to 286 students as of the 2024-2025 school year.



Section	Points Possible	Total Earned	Percent
1.0 Educational Adequacy	200	119	59%
2.0 Environment for Education	200	121	61%
3.0 The School Site	100	66	66%
4.0 Building Safety and Security	200	144	72%
5.0 Structural condition and Electrical/Mechanical Systems	200	148	74%
6.0 Plant Maintainability	100	67	67%
Total	1000	665	66%

In summary, Captain Elementary's open floor plan, while collaborative in concept, is not conducive for all educational activities or learning for all students. The absence of full height dividing walls on the upper level creates sound transmittance from classroom to classroom. In addition, the lockers and open shelves that divide the space create inconsistent classroom configurations while inadequate teacher storage creates clutter and disrupts the learning environment. Security concerns arise from the open design with it being difficult to secure the building in addition to egress paths to stairwells cutting directly through classroom spaces.

Additionally, student restrooms need updates and additional fixtures, and staff restrooms are insufficient. There is a lack of green space for outdoor activities and student wellness. The building lacks dedicated spaces for student support services, such as counseling, and has no capacity for community events. To conclude, the HVAC systems are outdated and need upgrading.

	1. Educational Adequacy	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	24	20	15	19.7	66%	Classroom space is not equitably distributed. DESE Rec for general classrooms: 900 SF- most are undersized. DESE Rec for K classrooms: 1200 SF- all are significantly undersized.
1.2	Classroom space permits flexibility in furniture arrangements	25	10	16	18	14.7	59%	Open concept gives false sense of flexibility- bookcases hinder furniture movement and outlet configuration. The spaces being undersized further limits layout options.
1.3	Location and relationship between spaces within building meet educational program requirements	20	8	12	12	10.7	53%	Generally appropriate adjacencies but sound travels due to lack of walls creating sub-par learning environments .
1.4	Size of specialized learning area(s) meets educational program requirements	30	18	18	20	18.7	62%	Orchestra room lacks dedicated storage with materials being stored in corridor. Music room has sufficient storage, but is undersized. Gifted education, Spanish, and the gym are undersized. Storage in multipurpose and gym does not meet needs. Some spaces, such as the counselors room, have enough space but are unsatisfactory layouts.
1.5	Library/ resource/ media center provides appropriate space	20	16	18	16	16.7	83%	Library has adequate space to function and house storage but is lacking a dedicated office and the work room is undersized.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	6	10	9	8.3	56%	Faculty lounge is appropriately placed and has appropriate space but no natural lighting. Work room is undersized resulting in lack of functionality.
1.7	Gymnasium and/or recreational areas serve physical education program	15	9	8	9	8.7	58%	Gym is too small for more than one class at a time and lacks spectator accommodations. Could benefit from additional open exterior space for recess and physical education.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	3	6	6	5.0	33%	Multi level space makes deliveries difficult. Kitchen is undersized, lacks storage, restroom, receiving dock, office, and appropriate food storage. Cafeteria DESE Rec:12 SF/ student: Appropriately sized but lacks appropriate chair/table and equipment storage.
1.9	Space for administrative offices, counselors offices, and support staff workplaces is sufficient and adequately equipped, and provides an appropriate level of privacy	10	4	5	5	4.7	47%	Health services size is adequate but students and staff share restroom and storage is undersized. Thin walls lead to lack of confidentiality. Lacking dedicated spaces, school resource office is located in make-shift office at the bottom of a stairwell.
1.10	Storage for teacher and student materials is adequate	10	6	8	4	6.0	60%	Lockers provided for students but teacher storage is inadequate and inequitable from class to class. Teachers pile materials on top of lockers and much of the storage is open. Most classes would benefit from closed storage options.
1.11	Space for utilities and support areas for technology is adequate and meets educational program requirements	10	6	6	5	5.7	57%	Lacking appropriate space for iPad carts with proper outlets. Charging stations in some areas, but are improvised in others. Core of the issue is lack of storage. Wi-Fi and outlet quality and quantity are also a concern.
Total		200	110	127	119	118.7	59%	

	2. Educational Environment	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
2.1	Surrounding environment does not disrupt learning	30	20	20	25	21.7	72%	Quiet neighborhood, separated from main streets. Appropriate amount of noise.
2.2	Entrances, exits, and walkways are designed appropriately	10	4	8	10	7.3	73%	Clear and accessible, admin interest in more substantial shading and overhang at front.
2.3	Lighting is adequate for the space and educational program	25	10	15	16	13.7	55%	Windows are appropriate in student spaces but florescent lights are harsh. Some admin spaces lack light.
2.4	Water Stations and restroom facilities are conveniently located and accessible	25	5	15	10	10.0	40%	Lacking dedicated staff restrooms. Student restrooms appropriately placed but lacking quantity of fixtures.
2.5	Gathering spaces serve the educational program and enhance communication community involvement	20	12	10	10	10.7	53%	No spaces are large enough for events and securing the building is a concern. Open concept provides collaboration in theory but noise is a barrier.
2.6	Exposure to natural light and ventilation is possible	25	12	18	20	16.7	67%	Poor ventilation in some areas.
2.7	Built-in furniture and equipment are available to meet the needs of the educational program	15	12	10	6	9.3	62%	Counter and cabinet space is inequitably distributed. More closed storage is needed in most classroom spaces.
2.8	Signage adequately identifies function and is appropriate	20	8	12	16	12.0	60%	When signage is provided it is appropriate, some areas need labels.
2.9	Display areas accommodate student work, awards, and important school and community information	10	8	8	8	8.0	80%	Student work is featured in classrooms and common spaces.
2.10	The communications system is convenient and available to all staff members	20	12	12	12	12.0	60%	Intercom is inaudible in some areas of the building and takes many steps to initiate.
Total		200	103	128	133	121.3	61%	

	3. School Site	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	8	10	4	7.3	37%	Th existing site is 2.92 acres based off google earth, but should be closer to 12.86 according to DESE guidelines. Lacks green space.
3.2	Site is easily accessible and conveniently located	20	12	10	15	12.3	62%	Tight streets with parking on both sides constrain access with cars often getting hit by delivery trucks or other passing traffic. Exacerbated by one-way street. Lack of appropriate parking for community events. Conveniently located within neighborhood.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	15	15	15.0	100%	Calm neighborhood with plenty of foliage.
3.4	Site is removed from natural hazards	15	15	15	15	15.0	100%	
3.5	Site appearance is appropriate within the context of its environment	5	2	5	5	4.0	80%	Building fits into context well while announcing itself as an educational space. Could benefit from more substantial pedestrian paths of travel and admin expresses concern about exterior appearance lacking playful atmosphere that can be found on the interior of the school.
3.6	Playgrounds, open areas and athletic facilities meet educational requirements	10	4	5	5	4.7	47%	One fully enclosed playground and one that is unenclosed. Both lack field, turf, or greenspace.
3.7	Site is well-drained and free of erosion	5	3	4	4	3.7	73%	Site contains several areas that erode with snow and rain.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	4	4	4	4.0	40%	DESE Recommendation: 2 per teaching station +5. Minimum of 69 parking spots required with 57 provided not including street parking. Accommodate staff but not families or visitors.
Total		100	63	68	67	66.0	66%	

	4. Building Safety and Security	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
4.1	Glass is properly located and protected to prevent accidental injury	5	5	5	5	5.0	100%	
4.2	Flooring is maintained in a non-slip condition	5	5	5	5	5.0	100%	Primarily carpet, vct present is properly maintained.
4.3	Stairs and ramps meet current standards	5	3	3	4	3.3	67%	Risers in the cafe are not ideal with temporary stairs placed to make circulation easier. Lacking ramps in some areas.
4.4	Corridors and exit routes are safe and secure	30	24	25	25	24.7	82%	Bottom of stairwell is high traffic, no barriers observed in circulation spaces.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	0	3	0	1.0	20%	Woodchips and equipment are safe but not accessible.
4.6	Fire-resistant materials are used when appropriate	15	15	12	12	13.0	87%	Papers on walls and freestanding furniture have a heavy presence. Building is sprinklered. Nothing inappropriate.
4.7	Adequate fire safety equipment is provided and properly located	15	12	12	15	13.0	87%	
4.8	Fire alarm meets current standards	10	10	5	8	7.7	77%	Safety checks annually logged.
4.9	Doors have proper swing and hardware requirements	10	10	8	10	9.3	93%	
4.10	Access to building through exterior doors is limited	20	16	15	16	15.7	78%	Back entrance by Spanish classroom is a single lock vestibule rather than double lock. Upgraded surveillance is needed as access to enclosed play space is easily achieved.
4.11	Landscaping does not create isolated and concealed areas	15	9	12	12	11.0	73%	Landscaping by exterior ramp and playground create blind spots.
4.12	Corridors are easily observed and monitored	15	9	10	12	10.3	69%	1/2 walls on upper level could create a false sense of sightlines that are not realistically there. Bottom of stairwells are difficult to monitor in addition to curved walkways creating blind spots.
4.13	Areas of building can be secured during evening events	5	3	1	1	1.7	33%	Need a way to secure stairwells.
4.14	Vehicular and pedestrian traffic patterns are separated	25	10	15	15	13.3	53%	Designated pedestrian walkways provided but lacking bus lane and separation from vehicular paths.
4.15	City streets support the school's peak traffic periods	5	3	1	1	1.7	33%	One way street backs up and local business customers use schools' already overwhelmed lots.
4.16	Walkways are separated from vehicular traffic and well lighted	15	6	8	10	8.0	53%	Signs of street lighting. Pedestrian and vehicular traffic runs adjacent but separate. Could use more substantial pedestrian routes.
Total		200	140	140	151	143.7	72%	

	5. Structural Condition and Electrical and Mechanical	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
5.1	Site and buildings meet accessibility requirements - ADA	20	12	12	12	12.0	60%	Multilevel spaces require stair use.
5.2	Roof is sound with positive drainage	25	15	20	15	16.7	67%	5th grade wing leaks every time it rains.
5.3	Foundation and structural frame are sound	30	30	25	24	26.3	88%	No issues observed.
5.4	Exterior and interior walls are sound	10	10	8	10	9.3	93%	Complaints of thin walls when walls are provided.
5.5	Heating, ventilation and air-conditioning systems are able to maintain a comfortable environment	20	12	15	15	14.0	70%	5th grade wing, gym, and offices get humid if doors are shut.
5.6	Building envelope promotes energy sufficiency and sustainability	10	10	10	8	9.3	93%	Windows are deeper allowing for some shading.
5.7	Toxic materials have been abated and/or encapsulated	15	15	15	12	14.0	93%	
5.8	Interior walls can be moved to accommodate changes in educational program	15	3	12	12	9.0	60%	1/2 walls that define circulation are static but could be relocated. Rest of the space is primarily separated by shelves that could be reconfigured.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	12	12	14	12.7	63%	Odor from pipes leaks into kitchen and restrooms.
5.10	External plumbing system provides an adequate water supply to maintain the facility grounds and fire protection systems	15	12	12	12	12.0	80%	External water access in front would be beneficial from a maintenance perspective.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	12	12	15	13.0	65%	Lacking outlets to support technology needs.
Total		200	143	153	149	148.3	74%	

	6. Plant Maintainability	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	8	8	10	8.7	87%	Brick, concrete and aluminum require an appropriate amount of maintenance.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	9	12	12	11.0	73%	Budget allows for carpet updates every 5 years, but areas with heavier use would benefit from maintenance more often.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	3	2	4	3.0	60%	High ceilings are often missed during cleaning. Some full height wall panels present difficulty cleaning.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	4	4	4	4.0	80%	Flush and easy to clean when provided.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	6	9	9	8.0	53%	Size constraints present challenges when it comes to maintenance.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	12	15	12	13.0	65%	Smell from plumbing is a concern.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	8	12	12	10.7	53%	Some ceiling tiles damaged, grout on floors is difficult to clean due to age. Could benefit from an update.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	5	5	5	5.0	100%	Difficult to transport cleaning equipment across 4 levels but proper space provided.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	3	3	4	3.3	67%	Adequate for cleaning, not for technology needs.
Total		100	58	70	72	66.7	67%	

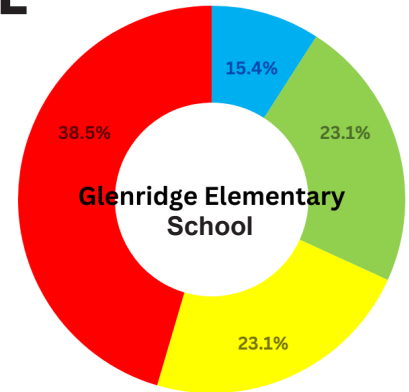
GLN GLENRIDGE ELEMENTARY SCHOOL

ADDRESS:

7447 Wellington Way, St. Louis, MO 63105

APPRAISAL TEAM:

Tarita Murdock, Brad Erwin, Alice Meadows



Glenridge Elementary School serves grades K-5 and is home to 323 students as of the 2024-2025 school year.

Section	Points Possible	Total Earned	Percent
1.0 Educational Adequacy	200	110	55%
2.0 Environment for Education	200	100	50%
3.0 The School Site	100	67	67%
4.0 Building Safety and Security	200	141	70%
5.0 Structural condition and Electrical/Mechanical Systems	200	123	61%
6.0 Plant Maintainability	100	60	60%
Total	1000	600	60%

In summary, Glenridge Elementary School faces several issues that affect both learning and safety. Basement classrooms lack natural light, ventilation, and have persistent odors from pipes, creating an unhealthy environment that distracts students from learning. Classroom spaces need additional built-in teacher storage to free up learning space, and existing furniture is not age-appropriate in some age groups, further hindering the learning environment. The building lacks accessible entrances, exits, and circulation routes, raising safety and inclusion concerns. There is a severe shortage of parking, particularly for community events, making the building difficult to access. The gym lacks space for community events or multiple classes, and restroom facilities are inadequate for such activities regardless.

Teacher resources are undersized, limiting collaboration, and there is a need for dedicated staff restrooms in addition to updates for student restrooms. Additionally, the building lacks dedicated student support spaces, such as counseling or wellness areas, and there is insufficient green space for outdoor instruction, play, and wellness. To conclude, most interior materials in both student and support spaces are outdated in addition to the HVAC system, due to the age of the building.

1. Educational Adequacy		Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	15	20	15	16.7	56%	DESE Rec for general classrooms: 900 SF- most meet this, fourth grade classrooms are a little small, with one being over sized. DESE Rec for K classrooms: 1200 SF- all are slightly undersized.
1.2	Classroom space permits flexibility in furniture arrangements	25	12	18	15	15.0	60%	Fairly regular classroom shapes, allow for different arrangements, some spaces undersized. Desks do not support flexibility, difficult to arrange and outdated for
1.3	Location and relationship between spaces within building meet educational program requirements	20	10	12	8	10.0	50%	Music room creates unwanted sound for classes above and below. Distance of RR from kindergarten classes too far. Classrooms in the basement are not able to fulfill educational program requirements.
1.4	Size of specialized learning area(s) meets educational program requirements	30	15	22	20	19.0	63%	Music room, art room, gifted education, and gym are all undersized with the gym and music room lacking storage. Lacking appropriate space for Kidzone.
1.5	Library/ resource/ media center provides appropriate space	20	20	15	16	17.0	85%	Library contains adequate space but is lacking a dedicated work room and dedicated storage.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	1	5	3	3.0	20%	Teacher resources are significantly undersized making it difficult to collaborate and many teacher resources are located in the art room, displacing storage for art supplies.
1.7	Gymnasium and/or recreational areas serve physical education program	15	5	5	9	6.3	42%	Undersized to support all grade levels, or visitors for events. No spectator accommodations.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	10	11	7	9.3	62%	DESE Rec:12 SF/ student: Appropriately sized, but laid out inconveniently. Lacking appropriate chair/table and equipment storage. Kitchen is undersized, does not have appropriate circulation, and is lacking loading dock and RR.
1.9	Space for administrative offices, counselors offices, and support staff workplaces is sufficient and adequately equipped, and provides an appropriate level of privacy	10	5	6	4	5.0	50%	Spaces are disjointed and undersized. Lacking Admin privacy, bathrooms, and work/collaboration spaces.
1.10	Storage for teacher and student materials is adequate	10	2	7	2	3.7	37%	Lacking storage, teachers currently utilize the stage for storage in addition to self-provided storage options, taking away from the floor space.
1.11	Space for utilities and support areas for technology is adequate and meets educational program requirements	10	2	4	8	4.7	47%	Technology specialist is lacking space for small groups or to support any sort of makerspace in addition to being located in the basement. This makes collaboration difficult.
Total		200	97	125	107	109.7	55%	

	2. Educational Environment	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
2.1	Surrounding environment does not disrupt learning	30	30	25	30	28.3	94%	Quiet neighborhood, plenty of vegetation, good.
2.2	Entrances, exits, and walkways are designed appropriately	10	0	5	5	3.3	33%	Not appropriately accessible, lack of alternative options that do not require an entirely separate route in, out, or through the building.
2.3	Lighting is adequate for the space and educational program	25	0	15	18	11.0	44%	Appropriate light excluding the lower level. Some lights are old, dim, and cause headaches.
2.4	Water Stations and restroom facilities are conveniently located and accessible	25	5	15	14	11.3	45%	Lacking appropriately placed staff restrooms, in need of closer restrooms and appropriately sized fixtures for kindergarten students.
2.5	Gathering spaces serve the educational program and enhance communication community involvement	20	0	5	5	3.3	17%	No fully appropriate space to host community events. Cafeteria too small and is lacking proper acoustic interventions and the gym is undersized with no spectator accommodations.
2.6	Exposure to natural light and ventilation is possible	25	12	15	15	14.0	56%	Light and ventilation lacking in basement, persistent odor.
2.7	Built-in furniture and equipment are available to meet the needs of the educational program	15	5	10	2	5.7	38%	Built in storage varies from class to class and furniture provided needs to be updated to be age appropriate from grade to grade. Most storage alternatives are teacher provided.
2.8	Signage adequately identifies function and is appropriate	20	5	12	8	8.3	42%	Handwritten signage scattered throughout the building. Functional, but not consentient and families have reported the signage to be confusing.
2.9	Display areas accommodate student work, awards, and important school and community information	10	2	8	5	5.0	50%	Lacking dedicated spaces to show student work and community information. Things fall off due to wall material.
2.10	The communications system is convenient and available to all staff members	20	7	10	12	9.7	48%	Some rooms cannot hear the announcements over the intercom. Wi-Fi is not reliable.
Total		200	66	120	114	100.0	50%	

	3. School Site	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	5	8	4	5.7	28%	Existing site is 2.5 acres but should be closer to 13.23 according to DESE guidelines.
3.2	Site is easily accessible and conveniently located	20	10	12	12	11.3	57%	Vehicular traffic is tight and there is no dedicated bus lane causing re-routes if there is any construction present. Located in a good neighborhood but vehicular circulation is not supported properly.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	15	15	15.0	100%	Good neighborhood, kids often bike and walk.
3.4	Site is removed from natural hazards	15	15	15	15	15.0	100%	
3.5	Site appearance is appropriate within the context of its environment	5	5	5	5	5.0	100%	Fits into neighborhood nicely with a similar exterior aesthetic as many of the homes while visually maintaining a clear school typology.
3.6	Playgrounds, open areas and athletic facilities meet educational requirements	10	10	10	10	10.0	100%	Under construction at time of visit, brand new playground to be complete in 2024.
3.7	Site is well-drained and free of erosion	5	2	4	4	3.3	67%	Blacktop provides opportunity for water pooling.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	0	5	0	1.7	17%	DESE Recommendation: 2 per teaching station +5. Minimum of 75 parking spots required with 21 provided not including street parking. There is not enough parking for staff, much less for any events that would bring visitors to the building.
Total		100	62	74	65	67.0	67%	

4. Building Safety and Security		Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
4.1	Glass is properly located and protected to prevent accidental injury	5	5	5	5	5.0	100%	
4.2	Flooring is maintained in a non-slip condition	5	0	2	4	2.0	40%	Terrazzo on stairs gets slick.
4.3	Stairs and ramps meet current standards	5	0	2	2	1.3	27%	Lacking ramps.
4.4	Corridors and exit routes are safe and secure	30	15	25	24	21.3	71%	Unfixed furniture in most corridors, but clear paths at center.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	5	4	5	4.7	93%	Under construction at time of visit, brand new playground to be completed in 2024.
4.6	Fire-resistant materials are used when appropriate	15	0	12	9	7.0	47%	Paper on walls, teacher bought furniture, but appropriate.
4.7	Adequate fire safety equipment is provided and properly located	15	15	12	15	14.0	93%	
4.8	Fire alarm meets current standards	10	10	5	8	7.7	77%	
4.9	Doors have proper swing and hardware requirements	10	10	8	10	9.3	93%	
4.10	Access to building through exterior doors is limited	20	20	15	20	18.3	92%	
4.11	Landscaping does not create isolated and concealed areas	15	10	12	10	10.7	71%	Grass on Oxford street grows tall and some large vegetation blocking sightlines at the front of the building.
4.12	Corridors are easily observed and monitored	15	5	12	8	8.3	56%	Clear sightlines down the middle but there are many alcoves off the sides that make monitoring difficult.
4.13	Areas of building can be secured during evening events	5	0	1	3	1.3	27%	Office cannot be secured.
4.14	Vehicular and pedestrian traffic patterns are separated	25	20	18	14	17.3	69%	Similar, but designated paths of travel.
4.15	City streets support the school's peak traffic periods	5	0	1	1	0.7	13%	Tight roads and lack of dedicated vehicular routes and parking on school site fail to accommodate daily traffic.
4.16	Walkways are separated from vehicular traffic and well lighted	15	15	8	12	11.7	78%	Exterior lighting present with designated walkways.
Total		200	130	142	150	140.7	70%	

	5. Structural Condition and Electrical and Mechanical	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
5.1	Site and buildings meet accessibility requirements - ADA	20	0	12	4	5.3	27%	Only one accessible entry and exit.
5.2	Roof is sound with positive drainage	25	25	20	20	21.7	87%	
5.3	Foundation and structural frame are sound	30	20	25	25	23.3	78%	No visible issues observed.
5.4	Exterior and interior walls are sound	10	5	8	10	7.7	77%	Water leakage on heavy rain days.
5.5	Heating, ventilation and air-conditioning systems are able to maintain a comfortable environment	20	0	15	14	9.7	48%	Often too hot or too cold.
5.6	Building envelope promotes energy sufficiency and sustainability	10	0	8	6	4.7	47%	Outdated exterior and interior materials in addition to lack of sun protection besides vegetation. Envelope is not secure with water leakage.
5.7	Toxic materials have been abated and/or encapsulated	15	15	12	12	13.0	87%	
5.8	Interior walls can be moved to accommodate changes in educational program	15	0	5	6	3.7	24%	Non- flexible walls with some in-permanent curtains to define spaces.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	0	10	8	6.0	30%	Plumbing is prone to backing up and smelling during heavy rain.
5.10	External plumbing system provides an adequate water supply to maintain the facility grounds and fire protection systems	15	15	10	12	12.3	82%	
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	20	10	16	15.3	77%	
Total		200	100	135	133	122.7	61%	

	6. Plant Maintainability	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	5	5	10	6.7	67%	Brick and block construction on the exterior is appropriate but some areas due for updates/replacement with some brick beginning to crack.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	7	8	9	8.0	53%	Carpet and vct appropriate but outdated and need replaced. Terrazzo stairs get slick.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	2	2	3.0	60%	Difficult to keep textured gypsum and random painted masonry clean.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	5	4	2	3.7	73%	Not a lot of built-in equipment is provided. What is provided is outdated and due for an update.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	15	12	6	11.0	73%	Lacking space in kitchen making maintenance difficult.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	20	15	12	15.7	78%	
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	0	12	7	6.3	32%	Restrooms are 95 years old with inconsistent and outdated finishes.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	5	2	4	3.7	73%	
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	0	2	4	2.0	40%	Custodians use extension cords to make up for lack of outlets.
Total		100	62	62	56	60.0	60%	

MERAMEC ELEMENTARY SCHOOL

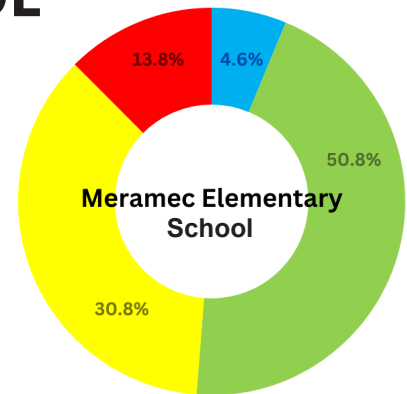
ADDRESS:

400 South Meramec Clayton, MO 63105

APPRAISAL TEAM:

Patrick Fisher, Brad Erwin, Alice Meadows

Meramec Elementary School serves grades K-5 and is home to 369 students as of the 2024-2025 school year.



Section	Points Possible	Total Earned	Percent
1.0 Educational Adequacy	200	125	63%
2.0 Environment for Education	200	129	64%
3.0 The School Site	100	73	73%
4.0 Building Safety and Security	200	150	75%
5.0 Structural condition and Electrical/Mechanical Systems	200	142	71%
6.0 Plant Maintainability	100	72	72%
Total	1000	691	69%

In summary, Meramec Elementary school's dated design has led to hindered functionality and safety in comparison to current standards. The entry sequence is unclear, causing confusion and leading visitors to inappropriate doors, which disrupts student learning and raises safety concerns. There are insufficient accessible entrances, exits, and circulation routes throughout the building while around the exterior, foot and vehicular traffic often overlap at busy times, creating safety risks.

The kindergarten classrooms are undersized, and other grade levels have inequitable space, with limited storage—particularly in smaller classrooms—restricting teachers' ability to utilize the available space effectively. The building also lacks dedicated areas for student wellness, with no suitable offices for the counselor, social worker, or support staff. Additionally, classrooms and learning spaces in the basement have inadequate ventilation and natural light, and there is an overall need for updates to the HVAC system.

The school lacks adequate parking and restroom facilities for community events, and the gym lacks space to accommodate them. Lastly, there are minimal green spaces for outdoor learning and wellness which is exacerbated by an excess of blacktop in play areas contributes to student injuries.

	1. Educational Adequacy	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	20	23	22	21.7	72%	Classroom shape, size, and storage vary making it difficult for some activities. DESE Rec for general classrooms: 900 SF- most meet this, fourth grade have size disparities that could be remedied to meet the standard. DESE Rec for K classrooms: 1200 SF- all are slightly undersized.
1.2	Classroom space permits flexibility in furniture arrangements	25	15	20	12	15.7	63%	The smaller classrooms and lack of storage limit the ability for teachers to use different types of instructional strategies as there simply isn't enough space for them to do certain things.
1.3	Location and relationship between spaces within building meet educational program requirements	20	10	12	10	10.7	53%	Entry sequence is located in the rear of the building making it unclear in relation to admin spaces. You have to travel through the library to get from one side of the building to another. Sound is a constant issue in many areas of the building. The special education resource rooms, counseling department, support staff, SRO, social work, and instructional coordinator spaces are make-shift due to admin having to be creative with assigning spaces.
1.4	Size of specialized learning area(s) meets educational program requirements	30	15	22	22	19.7	66%	Gifted education is undersized and not accessible. Music room, Spanish rooms, and gym are functional but undersized and lack dedicated storage.
1.5	Library/ resource/ media center provides appropriate space	20	15	15	12	14.0	70%	Library is adequate size but work room and dedicated storage are both undersized and could benefit from an update.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	12	5	4	7.0	47%	Newly renovated with quality finishes but is not in a convenient location for many of the staff and is lacking a dedicated work room.
1.7	Gymnasium and/or recreational areas serve physical education program	15	12	5	8	8.3	56%	Gym is in good condition, but lacks spectator accommodations and the stage is being used for storage. The AV is in need of repairs that administration is aware of and taking care of.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	12	12	12	12.0	80%	DESE Rec:12 SF/ student: Appropriately sized, but is lacking appropriate chair/table and equipment storage. Kitchen appropriately sized but lacks RR, non food storage, receiving dock, and office, which makes the kitchen too tight due to trying to make up for lost space. It can be hard to maneuver in during lunch services.
1.9	Space for administrative offices, counselors offices, and support staff workplaces is sufficient and adequately equipped, and provides an appropriate level of privacy	10	3	5	5	4.3	43%	Main office is adequate but lacks a meeting room and counselor's office is inappropriately placed. Instructional Coordination space is lacking due to having to share a space, and there is no dedicated office for social work, SRO, or support staff. Nurses suite is adequate but lacks dedicated nurses office and storage space.
1.10	Storage for teacher and student materials is adequate	10	7	7	3	5.7	57%	Cubbies are available for student needs but teacher storage is inconsistent from room to room and some are severely lacking.
1.11	Space for utilities and support areas for technology is adequate and meets educational program requirements	10	7	5	7	6.3	63%	Wi-Fi connection is not consistent throughout the building.
Total		200	128	131	117	125.3	63%	

	2. Educational Environment	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
2.1	Surrounding environment does not disrupt learning	30	25	10	20	18.3	61%	Busy thoroughfare to the north can be distracting for some students.
2.2	Entrances, exits, and walkways are designed appropriately	10	5	5	4	4.7	47%	Front face of building houses library causing confusion where to enter. The main admin lobby does not announce itself as an entrance. Accessible access is severely lacking with the limited accessible paths conflicting with vehicular traffic.
2.3	Lighting is adequate for the space and educational program	25	15	20	20	18.3	73%	Lower level has natural light in some areas but not an appropriate amount.
2.4	Water Stations and restroom facilities are conveniently located and accessible	25	15	20	20	18.3	73%	Student restrooms are in need of updating. Shortage of adult/staff restrooms. The only adult restrooms on the upper level are inside of two classrooms and on the lower level, the only one is located at one far corner of the building.
2.5	Gathering spaces serve the educational program and enhance communication community involvement	20	15	5	10	10.0	50%	Gym does not cater to special events and is over capacity if families, staff, and students gather. Circulation through library is not ideal.
2.6	Exposure to natural light and ventilation is possible	25	15	15	20	16.7	67%	Lower level lacks natural light and proper ventilation. The 4th grade hallway lacks ventilation.
2.7	Built-in furniture and equipment are available to meet the needs of the educational program	15	10	12	6	9.3	62%	There is a clear lack of consistent built-in storage resulting in piling of resources in the cafeteria and in classrooms.
2.8	Signage adequately identifies function and is appropriate	20	12	15	18	15.0	75%	Location of main office and other areas of the building are confusing for visitors despite clear labels on most spaces.
2.9	Display areas accommodate student work, awards, and important school and community information	10	6	8	8	7.3	73%	Lacking a "lobby" area to display anything. The areas for student work to be shown near classrooms is adequate and very student-focused.
2.10	The communications system is convenient and available to all staff members	20	10	10	12	10.7	53%	Intercom system can be hard for some to hear and cell phone dead zones make communication difficult.
Total		200	128	120	138	128.7	64%	

	3. School Site	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	10	4	11.3	57%	Existing site is 3.7 acres but should be closer to 13.7 according to DESE guidelines.
3.2	Site is easily accessible and conveniently located	20	15	10	12	12.3	62%	Limited parking, limited accessible entrances, lack of through vehicular routes, and confusion of main office area make the school less accessible.
3.3	Site location is within a community that supports school values and is socially desirable	15	15	15	13	14.3	96%	Strong community support, but the busy road above parking is not ideal.
3.4	Site is removed from natural hazards	15	15	15	15	15.0	100%	
3.5	Site appearance is appropriate within the context of its environment	5	3	5	5	4.3	87%	Appropriate and pleasant exterior of building, but parking is limited and the site as a whole is poorly lit.
3.6	Playgrounds, open areas and athletic facilities meet educational requirements	10	6	8	9	7.7	77%	Preponderance of blacktop leads to injuries and safety issues for students. Lacking Greenspace.
3.7	Site is well-drained and free of erosion	5	5	3	4	4.0	80%	Opportunity for ponding on blacktop.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	5	3	4	4.0	40%	DESE Recommendation: 2 per teaching station +5. Minimum of 75 parking spots required with 60 provided not including street parking.
Total		100	84	69	66	73.0	73%	

4. Building Safety and Security		Max	Assessed Point Value					Comments
		Point Value	Admin	Erwin	Meadows	Average	Percent	
4.1	Glass is properly located and protected to prevent accidental injury	5	5	5	5	5.0	100%	All exterior windows have safety film.
4.2	Flooring is maintained in a non-slip condition	5	3	4	5	4.0	80%	Stairwells often become slick.
4.3	Stairs and ramps meet current standards	5	5	4	3	4.0	80%	Lacking accessible ramps throughout and around building.
4.4	Corridors and exit routes are safe and secure	30	25	25	28	26.0	87%	Corridors are clear. Exits are safe and secure, but not accessible.
4.5	Playground and athletic equipment are safe and handicapped accessible	5	4	4	0	2.7	53%	Lacking accessible play equipment and enclosure but otherwise appropriate.
4.6	Fire-resistant materials are used when appropriate	15	15	12	12	13.0	87%	Papers on walls but appropriate.
4.7	Adequate fire safety equipment is provided and properly located	15	10	12	12	11.3	76%	Appropriate with the exception of accessibility. Some students need extra assistance to safely exit.
4.8	Fire alarm meets current standards	10	10	5	8	7.7	77%	
4.9	Doors have proper swing and hardware requirements	10	8	8	8	8.0	80%	
4.10	Access to building through exterior doors is limited	20	15	15	16	15.3	77%	The difficulty of finding the office leads people to attempt to access the building through other doors. These doors are always locked and some are blocked off by furniture as well, but it still presents an issue.
4.11	Landscaping does not create isolated and concealed areas	15	12	12	13	12.3	82%	Shape of play area makes it difficult to see from one end to the other. This requires multiple people to supervise during outdoor times.
4.12	Corridors are easily observed and monitored	15	10	12	11	11.0	73%	Clear sightlines if all the doors are open but in need of additional cameras to monitor most major hallway areas on the main and upper floors.
4.13	Areas of building can be secured during evening events	5	5	1	3	3.0	60%	Library circulation makes securing the building more difficult.
4.14	Vehicular and pedestrian traffic patterns are separated	25	10	15	18	14.3	57%	Many students walk and bike to school, this combined with the concentrated vehicular traffic and odd entry sequence creates concern despite there being separate vehicular and pedestrian concerns.
4.15	City streets support the school's peak traffic periods	5	2	1	1	1.3	27%	Vehicular traffic is very concentrated, inhibiting its functionality. This is especially true during pick up and drop off times.
4.16	Walkways are separated from vehicular traffic and well lighted	15	10	10	13	11.0	73%	Necessary to provide crossing guards. School grounds are used by pedestrians as they make their way through the neighborhood.
Total		200	149	145	156	150.0	75%	

	5. Structural Condition and Electrical and Mechanical	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
5.1	Site and buildings meet accessibility requirements - ADA	20	10	12	8	10.0	50%	Elevators cannot access all spaces, lacking accessible entrances conveniently placed.
5.2	Roof is sound with positive drainage	25	15	20	20	18.3	73%	Improper water drainage has created water damage.
5.3	Foundation and structural frame are sound	30	30	25	26	27.0	90%	
5.4	Exterior and interior walls are sound	10	7	8	10	8.3	83%	Walls sound but some are thin allowing sound to travel through.
5.5	Heating, ventilation and air-conditioning systems are able to maintain a comfortable environment	20	12	15	17	14.7	73%	Being too hot or cold is a constant theme, especially during spring and fall.
5.6	Building envelope promotes energy sufficiency and sustainability	10	10	8	8	8.7	87%	Not a lot of exterior shading for the building.
5.7	Toxic materials have been abated and/or encapsulated	15	15	12	12	13.0	87%	
5.8	Interior walls can be moved to accommodate changes in educational program	15	10	5	7	7.3	49%	Not many flexible spaces or opportunities to create them.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	18	10	16	14.7	73%	Old building and pipes. Collapsed external pipe lead to sewage inside a classroom and unpleasant odors.
5.10	External plumbing system provides an adequate water supply to maintain the facility grounds and fire protection systems	15	5	10	6	7.0	47%	Collapsed external pipe lead to sewage inside a classroom and unpleasant odors.
5.11	Electrical systems are able to accommodate the requirements of the educational program	20	12	10	16	12.7	63%	Need for more outlets in many spaces. Wi-Fi and cell service have been issues.
Total		200	144	135	146	141.7	71%	

	6. Plant Maintainability Criteria	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	10	5	8	7.7	77%	Looks well kept up with on the exterior with brick cladding.
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	10	10	12	10.7	71%	Floor surfaces were appropriate at the time of install but most of the building would benefit from updated flooring.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	4	2	4	3.3	67%	CMU block and gyp allows for easy maintenance if kept up with.
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	2	4	2	2.7	53%	Student storage is outdated. Teacher built-ins are lacking. Teacher storage, sinks, and counters that are provided need updates.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	12	12	10	11.3	76%	Size of the space limits the ease of maintenance.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	15	15	16	15.3	77%	Systems seem to be able to be serviced, but as with any old building, future modifications can be a challenge.
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	10	15	18	14.3	72%	Lacking student and staff restroom fixtures. Quality finishes provided with full privacy stalls.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	5	2	4	3.7	73%	
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	3	2	4	3.0	60%	Many spaces are in need of more outlets.
Total		100	71	67	78	72.0	72%	

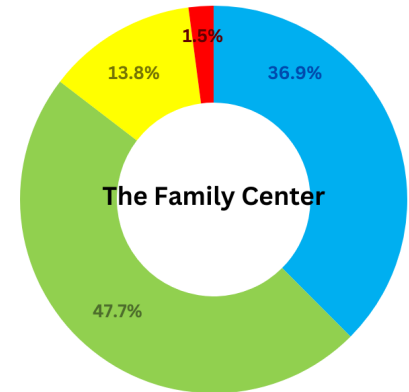
ADDRESS:

301 Gay Ave, St. Louis, MO 63105

APPRAISAL TEAM:

Amy Perry, Brad Erwin, Alice Meadows

The Family Center provides programs for families with children from infancy through high school with their primary focus being Early Childhood Education.



Section	Points Possible	Total Earned	Percent
1.0 Educational Adequacy	200	156	78%
2.0 Environment for Education	200	163	81%
3.0 The School Site	100	78	78%
4.0 Building Safety and Security	200	180	90%
5.0 Structural condition and Electrical/Mechanical Systems	200	162	81%
6.0 Plant Maintainability	100	83	83%
Total	1000	822	82%

In summary, The Family Center is satisfactory but has some areas it could improve. The building materials are generally in good condition, and classrooms are mostly adequate to spacious, but there is no suitable space for the Stay, Play, and Learn program, which is in the high school. The school could benefit from more indoor space for gross motor activities, and while all student-occupied spaces have access to natural light, the amount varies by classroom. Gay Field traffic is a safety concern due to speeding vehicles, and the single entrance/exit to the main parking area can cause traffic backups. While additional parking is not urgently needed, it could benefit circulation during pick up and drop off or for community events.

The playground is the oldest in the district and needs an upgrade that includes better drainage in the nature space, erosion control in play areas, a secure entry, and replacement of the wood ramp on the lower-level playground. Additionally, there is a shortage of adult restrooms, and the student restrooms, particularly downstairs, could use fixture updates.

	1. Educational Adequacy	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
1.1	Size of academic learning areas meets desirable standard specified in educational program	30	18	25	30	24.3	81%	Most classrooms adequate to spacious but Stay, Play, and Learn needs a larger space.
1.2	Classroom space permits flexibility in furniture arrangements	25	25	22	25	24.0	96%	Regular shapes allow for flexible play.
1.3	Location and relationship between spaces within building meet educational program requirements	20	12	12	16	13.3	67%	Stay, Play, and Learn is at the high school. Kid zone currently has to share space with a classroom.
1.4	Size of specialized learning area(s) meets educational program requirements	30	18	18	22	19.3	64%	Could use more space for gross motor skills and multi-purpose space.
1.5	Library/ resource/ media center provides appropriate space	20	16	18	16	16.7	83%	No dedicated space, but made up for in classrooms.
1.6	Space for teacher resource area(s) is convenient and appropriate	15	12	12	12	12.0	80%	Break and work room have appropriate space and are located in a central area.
1.7	Gymnasium and/or recreational areas serve physical education program	15	9	12	10	10.3	69%	Could use more space for gross motor skills.
1.8	Cafeteria has sufficient space for seating, delivery, storage, and food preparation	15	12	15	12	13.0	87%	No cafeteria, children eat in classrooms. Food is prepared at the high school.
1.9	Space for administrative offices, counselors offices, and support staff workplaces is sufficient and adequately equipped, and provides an appropriate level of privacy	10	8	8	8	8.0	80%	Cubicle type layout compromises privacy needs in the 'open office' space but otherwise adequate.
1.10	Storage for teacher and student materials is adequate	10	6	8	8	7.3	73%	In need of improved outdoor storage, some spaces could benefit from additional teacher storage.
1.1	Space for utilities and support areas for technology is adequate and meets educational program requirements	10	8	7	8	7.7	77%	
Total		200	144	157	167	156.0	78%	

	2. Educational Environment	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
2.1	Surrounding environment does not disrupt learning	30	30	27	28	28.3	94%	Quiet area, exterior space feels private. Gay Field traffic is the biggest threat.
2.2	Entrances, exits, and walkways are designed appropriately	10	8	8	10	8.7	87%	Lacking secure entry for nature space/playground but otherwise clear and accessible.
2.3	Lighting is adequate for the space and educational program	25	10	20	24	18.0	72%	Difference in natural lights from class to class but all student occupied spaces have access to natural light.
2.4	Water Stations and restroom facilities are conveniently located and accessible	25	10	12	15	12.3	49%	Lacking adult restrooms, could benefit from more student restrooms downstairs.
2.5	Gathering spaces serve the educational program and enhance communication community involvement	20	20	18	19	19.0	95%	Spaces function well but cater to students more than parents, which is made obvious by the lack of full sized restroom fixtures.
2.6	Exposure to natural light and ventilation is possible	25	15	20	20	18.3	73%	Possible, but effectiveness varies from classroom to classroom.
2.7	Built-in furniture and equipment are available to meet the needs of the educational program	15	12	13	14	13.0	87%	Built in millwork and counters are appropriate and convenient. Could benefit from more closet spaces in classrooms.
2.8	Signage adequately identifies function and is appropriate	20	20	18	12	16.7	83%	Some spaces identified downstairs but upstairs spaces are not clearly labeled.
2.9	Display areas accommodate student work, awards, and important school and community information	10	10	10	10	10.0	100%	Student work on most classroom walls with some even including family photos. Well done.
2.10	The communications system is convenient and available to all staff members	20	20	15	20	18.3	92%	Phones in each classroom.
Total		200	155	161	172	162.7	81%	

3. School Site		Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
3.1	Site meets educational program acreage requirements as defined by state and local guidelines or standards	20	20	10	4	11.3	57%	5.47 acres utilized by The Family Center based off google earth, but 24 acres including Gay field and it's facilities. According to DESE guidelines, it requires 12 acres.
3.2	Site is easily accessible and conveniently located	20	20	16	12	16.0	80%	Appropriate location with accessible parking at front and back, but all parking has one entrance and exit that exits onto the same road that serves Gay Field. Traffic gets backed up & cars speed down that road.
3.3	Site location is within a community that supports school values and is socially	15	15	15	15	15.0	100%	The existence of the Family Center demonstrates the communities investment.
3.4	Site is removed from natural hazards	15	15	15	15	15.0	100%	
3.5	Site appearance is appropriate within the context of its environment	5	5	5	5	5.0	100%	
3.6	Playgrounds, open areas and athletic facilities meet educational requirements	10	6	7	8	7.0	70%	Playground is the oldest in the district & could benefit from an update. Otherwise sufficient.
3.7	Site is well-drained and free of erosion	5	3	3	4	3.3	67%	Poor drainage in nature space with some erosion in play areas.
3.8	Sufficient parking is provided for faculty, students, staff, and the community	10	4	6	6	5.3	53%	DESE Rec: 2 per teaching station +5. 37 parking spots are required with 66 provided not including street parking. With how stringent the DESE recommendation is, the facility could realistically use more parking despite meeting the
Total		100	88	77	69	78.0	78%	

4. Building Safety and Security		Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
4.1	Glass is properly located and protected to prevent accidental injury	5	5	5	4	4.7	93%	Some mirrors located in student restroom have exposed edges that could be removed to prevent accidental injury if being cautious. Minor concern.
4.2	Flooring is maintained in a non-slip	5	5	5	5	5.0	100%	Primarily carpet, wood is well maintained.
4.3	Stairs and ramps meet current standards	5	3	4	4	3.7	73%	Wood ramp on lower level playground due for update.
4.4	Corridors and exit routes are safe and secure	30	30	27	30	29.0	97%	
4.5	Playground and athletic equipment are safe and handicapped accessible	5	4	4	0	2.7	53%	Not ADA accessible, but safe.
4.6	Fire-resistant materials are used when appropriate	15	12	12	12	12.0	80%	Decor hung from lights, ceilings, and on walls in addition to wood play structures. Nothing inappropriate.
4.7	Adequate fire safety equipment is provided and properly located	15	15	15	15	15.0	100%	
4.8	Fire alarm meets current standards	10	10	8	8	8.7	87%	
4.9	Doors have proper swing and hardware requirements	10	10	10	10	10.0	100%	
4.10	Access to building through exterior doors is limited	20	20	16	20	18.7	93%	
4.1	Landscaping does not create isolated and concealed areas	15	15	13	13	13.7	91%	Grade change at back could provide visibility issues in play area.
4.1	Corridors are easily observed and monitored	15	15	12	13	13.3	89%	Simple layout with primarily clear sightlines.
4.1	Areas of building can be secured during evening events	5	5	4	3	4.0	80%	Individual doors have locks, otherwise accessible .
4.1	Vehicular and pedestrian traffic patterns are separated	25	25	20	25	23.3	93%	
4.2	City streets support the school's peak traffic periods	5	5	4	5	4.7	93%	
4.2	Walkways are separated from vehicular traffic and well lighted	15	12	9	15	12.0	80%	
Total		200	191	168	182	180.3	90%	

	5. Structural Condition and Electrical and Mechanical	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
5.1	Site and buildings meet accessibility requirements - ADA	20	20	18	20	19.3	97%	
5.2	Roof is sound with positive drainage	25	15	20	18	17.7	71%	Some water spots with heavy rain.
5.3	Foundation and structural frame are sound	30	24	25	24	24.3	81%	
5.4	Exterior and interior walls are sound	10	8	9	10	9.0	90%	
5.5	Heating, ventilation and air-conditioning systems are able to maintain a comfortable environment	20	16	18	16	16.7	83%	Can swing a little warm or cold, nothing drastic.
5.6	Building envelope promotes energy sufficiency and sustainability	10	8	9	8	8.3	83%	Overhangs allow for some shading.
5.7	Toxic materials have been abated and/or encapsulated	15	12	14	12	12.7	84%	
5.8	Interior walls can be moved to accommodate changes in educational program	15	9	12	12	11.0	73%	Could be if needed with some difficulty.
5.9	Internal plumbing systems are able to function and meet the educational program's health and safety needs	20	8	12	15	11.7	58%	Fixtures in staff restroom downstairs consistently fail.
5.10	External plumbing system provides an adequate water supply to maintain the facility grounds and fire protection systems	15	12	12	12	12.0	80%	
5.1	Electrical systems are able to accommodate the requirements of the educational program	20	20	18	20	19.3	97%	
Total		200	152	167	167	162.0	81%	

	6. Plant Maintainability	Max Point Value	Assessed Point Value					Comments
			Admin	Erwin	Meadows	Average	Percent	
6.1	Exterior windows, doors, and walls are of materials and finishes that require minimum maintenance	10	8	9	10	9.0	90%	
6.2	Floor surfaces are appropriate to the space and activity, require minimum care and maintenance, and possess a proper finish	15	15	13	14	14.0	93%	Some wear and tear on carpet, nothing inappropriate.
6.3	Ceilings and walls throughout the building including service areas are easily cleaned and repaired	5	5	5	5	5.0	100%	
6.4	Built-in classroom equipment is designed and constructed for ease of maintenance	5	5	5	5	5.0	100%	Flush and easy to clean counters and cabinetry.
6.5	Kitchen equipment is designed and constructed for ease of maintenance	15	9	12	12	11.0	73%	Dishwashers break frequently.
6.6	Mechanical, electrical, and plumbing systems are readily serviceable and easily adapted for future modifications	20	12	16	16	14.7	73%	
6.7	Restrooms can be maintained efficiently and are composed of quality finishes	20	16	16	18	16.7	83%	Some ceiling panels damaged, can easily be replaced.
6.8	Adequate custodial storage space with water and drainage is accessible throughout the building	5	3	3	4	3.3	67%	Could benefit from more custodial storage.
6.9	Adequate electrical outlets to permit routine cleaning are available in all areas	5	4	4	5	4.3	87%	
Total		100	77	83	89	83.0	83%	

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Missouri Department of Elementary and Secondary Education (n.d.) *Missouri Learning Standards. Missouri Department of Elementary and Secondary Education*. Available at: <https://dese.mo.gov/college-career-readiness/curriculum/missouri-learning-standards>

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COST ESTIMATIONS



COST ESTIMATES



INTRODUCTION

As part of our facilitation of the Long-Range Facilities Master Plan, Paragon Architecture provided cost estimations covering all the identified improvements within the district. The construction cost estimates provided were based on needs assessment data and are conceptual in nature based on the conceptual information provided within the assessment data.

Cost estimate documentation includes:

- Long-term replacement plan for HVAC systems at nine locations.
- Document estimates for parking lots and drive maintenance and replacement plans at nine locations.
- Document estimates for exterior lighting improvements at nine locations.
- Document estimates for exterior building envelope improvements at nine locations.
- Document estimates for renovations/addition options at six locations (Clayton High School, Wydown Middle School, Captain Elementary School, Glenridge Elementary School, Meramec Elementary School, Gay Field, and The Family Center).
- Document estimates for playground improvements at five locations.
- Document estimates for playing field and track improvements at all three elementary schools, the middle school, and the high school.
- Document estimates for improvement items individually identified by each school in the district.

The goal of these estimates is to be able to holistically look at improvements needed across the district from an immediate, non-immediate, and future need.

DELIVERABLES OVERVIEW

Paragon Architecture completed the construction cost estimates for the School District of Clayton's 2024 Facilities Masterplan. These design options are only conceptual in nature and will need further development including architectural and engineering design services. It is recommended that the district completes preliminary design or schematic design level documentation on all potential projects prior to developing bond project proposals to the community.

The construction cost estimates include the condition assessment data completed by Paragon, along with design options for Level 2 and Level 3 Improvements. The Level 2 and Level 3 Improvements are based on feedback received from the district during the masterplan process from the steering committee meetings, sub-committee meetings, and community forums. Individual Level 1 type projects were not included as separate summary line-item cost estimates as they comprise any combination of annual capital improvement type projects identified in the condition assessment data or individual components of the Level 2 Improvement projects identified at each site.

Also, please note the following regarding the cost estimates:

- Construction cost estimate details are estimated at current day 2025 construction values based on square foot costs of similar projects in the STL metro area and do not include property acquisition. The Owner shall apply an appropriate amount escalation factor based on the actual anticipated construction start of the scope of work.
 - High priority items – identified with red in the estimates and defined by Paragon as improvements that should be made within a 2–5-year range and should plan for a 5-10% escalation factor.
 - Medium priority items – identified with yellow in the estimates and defined by Paragon as improvements that should be made within a 5–10-year range and should plan for a 10-20% escalation factor.
 - Low priority items – identified with green in the estimates and defined by Paragon as improvements that should be made within a 10–15-year range and should plan for a 20-40% escalation factor.
- Other project costs including soft costs such as architectural/engineering design fees, FF&E (furniture, fixtures and equipment), construction management fees, survey, geotechnical, testing and inspection fees, permitting, etc. are not included within these construction cost estimates. For planning purposes, which will be dependent on the actual scope of work, an approximate additional 15-20% cost is recommended to be added to the construction costs.

COST ESTIMATES



SUMMARY OF RESULTS

The Clayton School District has approximately \$23.5 million dollars in immediate needs (2-5 Years), indicated in red, including proposed HVAC, Building Envelope, Roofing, Playgrounds & Playfields, Flooring, Ceilings, Interior Walls, Parking Lot & Drives, Exterior Lighting, and Restroom improvements. Over the next 5-10 years the Clayton School District has approximately \$28.3 million dollars in facility maintenance, replacement, and renovation needs.

In all, the facility master plan process, identified, prioritized, and documented just over \$94 million dollars in facility improvements over the next 10+ years.

The pages that follow provide a structured summary of the Long-Range Facility Master Plan findings. First, summary tables present an overview of the High-Level Cost Estimate Totals, organized by location (Clayton High School, Wydown Middle School, Captain Elementary School, Glenridge Elementary School, Meramec Elementary School, Gay Fields & Ancillary Buildings, The Family Center, Administrative Center, and Facility Services) and by Assessment Scope (HVAC, Building Envelope, Roofing, Playgrounds & Playfields, Flooring, Ceilings, Walls, Parking Lots & Drives, and Exterior Lighting). Following these, a summary table outlines the High-Level Cost Estimate Totals for the Proposed Future Development Projects, offering cost estimates that correspond with each location's Conceptual Design Option(s) that are presented in **Volume IV** of the Master Plan. After these high-level summaries, more detailed tables break down the cost estimates for each conceptual design option, itemized by location and Assessment Scope.

COST ESTIMATES // SUMMARY



HIGH LEVEL COST ESTIMATE — OVERVIEW

JANUARY 10, 2025



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
PRIORITY TOTAL	\$23,458,924	\$28,305,058	\$42,372,894	\$94,136,875

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
PRIORITY TOTAL	\$23,458,924	\$28,305,058	\$42,372,894	\$94,136,875

COST ESTIMATES // FUTURE DEVELOPMENT PROJECTS SUMMARY



For more information about the conceptual design options that these cost estimates refer to, please see the **Future Development Plans** section in **Volume IV** of the Master Plan.



HIGH LEVEL COST ESTIMATE — FUTURE DEVELOPMENT PROJECTS

JANUARY 10, 2025

FACILITY	FUTURE DEVELOPMENT PROJECT LEVEL		EXISTING ENVELOPE, ROOFING, HVAC, & LIGHTING TOTAL	FUTURE DEVELOPMENT PROJECT SUB-TOTAL	TOTAL WITH GC MARKUPS & CONTINGENCY
	Level 2	Level 3			
Clayton High School	\$16,167,600		\$8,029,093	\$24,196,693	\$29,036,032
Wydown Middle School	\$2,759,995		\$787,205	\$3,547,200	\$4,256,639
Captain Elementary School	\$12,614,190		\$3,055,733	\$15,669,923	\$18,803,908
Glenridge Elementary School - Proposed Design 1	\$17,710,006		\$3,047,803	\$20,757,809	\$26,985,152
Glenridge Elementary School - Proposed Design 2	\$17,019,881		\$3,047,803	\$20,067,684	\$26,087,990
Glenridge Elementary School - Proposed Design 3		\$29,759,882	\$3,047,803	\$32,807,685	\$44,290,375
Meramec Elementary School - Proposed Design 1	\$15,045,650		\$4,137,160	\$19,182,810	\$24,937,652
Meramec Elementary School - Proposed Design 2	\$16,535,125		\$4,137,160	\$20,672,285	\$26,873,970
Meramec Elementary School - Proposed Design 3		\$28,942,125	\$4,137,160	\$33,079,285	\$44,657,034
Clayton High School - Athletics & Activities - Proposed Design 1	\$19,362,852			\$19,362,852	\$23,235,422
Clayton High School - Athletics & Activities - Proposed Design 2		\$23,299,800		\$23,299,800	\$30,289,740
The Family Center	\$4,261,345		\$1,539,500	\$5,800,845	\$7,541,098

Breakdown of Athletics & Activities Proposed Designs by Site Location

FACILITY	FUTURE DEVELOPMENT PROJECT LEVEL		EXISTING ENVELOPE, ROOFING, HVAC, & LIGHTING TOTAL	FUTURE DEVELOPMENT PROJECT SUB-TOTAL	TOTAL WITH GC MARKUPS & CONTINGENCY
	Level 2	Level 3			
Athletics & Activities - City Owned Athletic Fields Proposed Design 1	\$4,800,000		-	\$4,800,000	\$4,800,000
Athletics & Activities - Gay Fields Proposed Design 1	\$14,562,852		-	\$14,562,852	\$14,562,852
Athletics & Activities - City Owned Athletic Fields Proposed Design 2		\$17,949,800	-	\$17,949,800	\$18,129,298
Athletics & Activities - Gay Fields Proposed Design 2		\$5,350,000	-	\$5,350,000	\$5,403,500

COST ESTIMATES // FUTURE DEVELOPMENT PROJECTS SUMMARY DETAIL



HIGH LEVEL COST ESTIMATE — FUTURE DEVELOPMENT PROJECTS JANUARY 10, 2025

FEASIBILITY STUDIES & FURTHER ADVANCING DESIGN DEVELOPMENT

There are projects at each site that are ready to move forward to the next phase of development. The progression of each next phase can occur parallel with one another, with no need to wait to complete one feasibility or design before starting the next.

It is recommended that design development continues at Clayton High School, Clayton High School Athletic Fields (Gay Field and Adzick Field), Wydown Middle School, and The Family Center.

In addition, feasibility studies can be conducted in cooperation with the City on the Athletics & Activities improvements at Gay Field & City Owned Athletic Fields.

At the elementary level, feasibility studies will specifically compare the rehabilitation of existing structures versus building new structures, as well as comparing the need for two versus three elementary schools.

The feasibility of rebuilding three new elementary schools on their existing sites presents several challenges, including high renovation costs, significant disruption to

FACILITY	Level 2	Level 3
Clayton High School	\$29,000,000	
Wydown Middle School	\$4,000,000	
Captain Elementary School	\$19,000,000	
Glenridge Elementary School	\$27,000,000	\$44,000,000
Meramec Elementary School	\$27,000,000	\$44,000,000
Athletics & Activities	\$23,000,000	\$30,000,000
The Family Center	\$8,000,000	
TOTAL CONSTRUCTION COST ESTIMATE RANGE +/-	\$137,000,000	\$178,000,000

Preliminary, pre-bid cost estimates include 20-35% contingency.

school operations, and the difficulty of relocating students during construction.

Each current site is less than five acres, falling short of the recommended 8–10 acres needed for modern facilities. Rebuilding in place would require finding and funding appropriate swing space to house students and staff for 1-2 years per school, or potentially 3-10 years in total. Given these complexities, an alternative approach — constructing three new elementary schools on new sites, or even consolidating three schools into two new facilities on new sites — warrants further exploration.

A feasibility study will be necessary to assess this option, including the potential need for property acquisition.

THREE NEW SCHOOLS TO REPLACE THREE EXISTING ELEMENTARY SCHOOLS

Existing Captain Elementary School	60,400 SF
Existing Glenridge Elementary School	59,800 SF
Existing Meramec Elementary School	61,400 SF
EACH NEW ELEMENTARY:	80,000 SF @ \$450/SF x 20% Contingency = \$43,000,000
REBUILD ALL THREE ELEMENTARY SCHOOLS IN 2025 DOLLARS:	\$129,000,000

Preliminary, pre-bid rounded cost estimates include 20-35% contingency.

Estimate of 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.

COST ESTIMATES // FUTURE DEVELOPMENT PROJECTS SUMMARY DETAIL



FUTURE DEVELOPMENT PROJECTS — SUMMARY DETAIL

JANUARY 10, 2025

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
-------------	-----	------	-------	---------------	---------------

CLAYTON HIGH SCHOOL

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

WYDOWN MIDDLE SCHOOL

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	

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
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CAPTAIN ELEMENTARY SCHOOL

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 - Gymnasium 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	

GLENRIDGE ELEMENTARY SCHOOL

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	

Level 2 - Proposed Design 2					
Demo and General Conditions	1	ls	\$1,000,000	\$1,000,000	
Renovation	28,557	sf	\$125	\$3,569,625	
New Addition - ADA Entrances	1,376	sf	\$500	\$688,000	
New Addition - Classrooms	14,759	sf	\$500	\$7,379,500	
New Addition - Gymnasium	6,163	sf	\$700	\$4,314,100	
Parking Lots and Drives	848	sy	\$22	\$18,656	
Greenspace	1	ls	\$50,000	\$50,000	

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
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				\$20,067,684	
Total w/GC Markups & Contingency	30	%		\$26,087,990	

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

MERAMEC ELEMENTARY SCHOOL

Level 2 - Proposed Design 1					
Demo and General Conditions	1	ls	\$1,000,000	\$1,000,000	
Renovation	12,471	sf	\$125	\$1,558,875	
New Addition - Classrooms	11,870	sf	\$500	\$5,935,000	
New Addition - Gymnasium	7,392	sf	\$700	\$5,174,400	
New Addition - ADA Entrance	2,116	sf	\$500	\$1,058,000	
Relocation of Chiller System & Pad	1	ls	\$100,000	\$100,000	
Parking Lots and Drives	925	sy	\$75	\$69,375	
Turf Field	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				\$19,282,810	
Total w/GC Markups & Contingency	30	%		\$25,067,652	

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
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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	

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

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
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ATHLETICS & ACTIVITIES (GAY FIELD, ADZICK FIELD & CITY OWNED ATHLETIC FIELD)

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	

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

DESCRIPTION	QTY	UNIT	PRICE	LEVEL 2 TOTAL	LEVEL 3 TOTAL
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THE FAMILY CENTER

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	

DISTRICT-WIDE HVAC



HVAC IMPROVEMENTS



OVERVIEW

Improvements in HVAC systems are crucial for optimizing learning environments within the school district in various ways. Productivity, comfort, and energy efficiency are essential for creating an optimal environment that promotes well-being, productivity, and academic success.

We took into consideration efficiency while working with the district maintenance department to establish a list of district needs. Older HVAC systems tend to be less energy-efficient, leading to higher operating costs and increased utility bills. Upgrading to newer, more efficient equipment can result in significant long-term savings on energy consumption. We also considered reliability. Aging HVAC systems are more prone to breakdowns and malfunctions, causing disruptions in comfort and productivity. Replacing outdated equipment with newer models reduces the risk of unexpected failures and ensures a more reliable climate control system.

Using these priorities at the forefront, we were able to work with the district to establish a list of needs, ranked from urgent to low. This process allows the district to plan further out into the future on where and how much funding they will need to allocate to which schools and which systems.

COST ESTIMATION SUMMARY



HVAC IMPROVEMENTS

ECS, Inc., Consulting Engineers completed the construction cost estimating effort for the HVAC improvements throughout the district. The construction cost estimates provided were based on the needs assessment data provided by the District's Maintenance and Facilities Department and are conceptual in nature. These needs were assessed based on date of installation and expected life of current HVAC equipment.

ECS accounted for two approaches to HVAC improvements. Provided are estimates for each priority level, where RED signifies needing replacement within 5 years, YELLOW suggests needing replacement within 10 years, and GREEN indicated needing replacement beyond 10 years. All equipment was grouped into one of the three ratings at each facility and comprehensive estimates were provided for each color rating. This estimating provides a conceptual idea of investment needed in an approximate timeline for upkeep of current systems.

Additionally, ECS provided cost estimates for complete new systems at each facility. These estimates will assist the district in determining which is the best investment in each building. In some cases, routine maintenance and replacement of identified equipment is the most cost-efficient option. In other cases, a larger upfront investment for a new system could be a wiser option when considering total lifetime energy costs and efficiencies gained with system replacement.





HVAC IMPROVEMENTS COST ESTIMATIONS BY FACILITY


CHS CLAYTON HIGH SCHOOL

BUILDING SQUARE FOOTAGE:

279,549

 Replace existing equipment as prioritized in green on the building equipment schedule
\$ 2,500,000 to \$ 3,000,000

 Replace existing equipment as prioritized in yellow on the building equipment schedule
\$ 1,200,000 to \$ 1,600,000

 Replace existing equipment as prioritized in red on the building equipment schedule
\$ 4,000,000 to \$ 4,500,000


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.


\$ 15,300,000 to \$ 16,000,000

WMS WYDOWN MIDDLE SCHOOL

BUILDING SQUARE FOOTAGE:

157,048

 Replace existing equipment as prioritized in green on the building equipment schedule
\$ 2,300,000 to \$ 2,800,000

 Replace existing equipment as prioritized in red on the building equipment schedule
\$ 300,000 to \$ 350,000


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. Existing boilers could be reused


\$ 7,800,000 to \$ 8,200,000

CPT CAPTAIN ELEMENTARY SCHOOL

BUILDING SQUARE FOOTAGE:

60,415

 Replace existing equipment as prioritized in yellow on the building equipment schedule
\$ 180,000 to \$ 210,000


 Replace existing equipment as prioritized in red on the building equipment schedule
\$ 2,400,000 to \$ 2,200,000


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
\$ 3,900,000 to \$ 4,300,000


GLN GLENRIDGE ELEMENTARY SCHOOL

BUILDING SQUARE FOOTAGE:

59,829

 Replace existing equipment as prioritized in green on the building equipment schedule
\$ 160,000 to \$ 190,000

 Replace existing equipment as prioritized in yellow on the building equipment schedule
\$ 190,000 to \$ 220,000


 Replace existing equipment as prioritized in red on the building equipment schedule
\$ 2,900,000 to \$ 2,000,000


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. Existing boilers could be reused
\$ 3,800,000 to \$ 3,500,000


MER MERAMEC ELEMENTARY SCHOOL

BUILDING SQUARE FOOTAGE:

61,401

 Replace existing equipment as prioritized in green on the building equipment schedule
\$ 160,000 to \$ 190,000

 Replace existing equipment as prioritized in yellow on the building equipment schedule
\$ 90,000 to \$ 110,000


 Replace existing equipment as prioritized in red on the building equipment schedule
\$ 3,000,000 to \$ 2,900,000


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. Existing boilers could be reused
\$ 3,900,000 to \$ 4,400,000

ADMIN ADMINISTRATIVE CENTER

BUILDING SQUARE FOOTAGE:

14,000

 Replace existing equipment as prioritized in yellow on the building equipment schedule
\$ 400,000 to \$ 500,000


 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.
\$ 900,000 to \$ 1,200,000

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

BUILDING ENVELOPE REPORTS



BUILDING ENVELOPE REPORTS

GENERAL PROCESS

Exterior building envelope assessments were performed at the district's educational facilities and included a comprehensive study. A visual inspection of each educational facility was conducted, and assessments include the knowledge of the existing conditions from the Clayton Facilities staff. Building exteriors were assessed for the general condition of the building envelopes.

Items reviewed and documented include:

✓ **Exterior walls**

- Condition of cladding materials including brick, cast-in-place concrete, stone, concrete stem and base walls, cementitious panels and other various cladding materials utilized
- Through-wall penetrations and building sealants
- Paint finish conditions

✓ **Gutters and downspouts**

✓ **Soffits and fascias**

✓ **Windows, doors, and aluminum storefront systems**

✓ **Roofing conditions**

OVERALL OBSERVATIONS //

Most of the District facilities are composed of masonry facades. Masonry is a very high-quality building material, and its life expectancy exceeds the age of most other portions of the buildings they are included in. Maintaining masonry includes regularly scheduled attention to wall penetrations and joints as well as regular maintenance and tuckpointing of mortar; without such maintenance, brick composition and structure is compromised which can lead to water drainage issues inside of the buildings.

Overall, the masonry on the educational facilities is in good shape. Notable for all masonry is the need for cleaning and tuckpointing across almost every facility. Some steel masonry lintels that were observed were rusting and need replacement. A new application of masonry water repellent is recommended on all masonry facades to protect all facilities from future water infiltration.

The windows across the district overall are in functioning condition. Several facilities are older and have windows that are considered beyond their life span. In most cases, sealant around windows requires replacement.

The roofing conditions across the district facilities vary with different types of roofing such as, but not limited to, synthetic roof tiles, standing seam metal, asphalt composite shingles, modified bituminous roof membranes, EPDM roof membranes, and TPO roof membranes. Since most facilities contain building additions from different times, most facilities have portions of roofs that are older while others are newer. While generally most roofs are in good condition some need immediate repairs. Routine roof maintenance repairs and regularly scheduled replacement are crucial to prevent water infiltration and damage to the interiors of the facilities.

Other exterior envelope items of note were gutters, downspouts, sealant joints, paint condition of soffits, and fascias. Sealants are typically the first exterior building envelope element to fail and require regularly scheduled replacement at all facilities. A fresh coat of paint is also recommended at selective areas identified in these envelope assessments. Most gutters and downspouts are in functioning and good condition with few notable exceptions where replacement is recommended.

A handful of facilities include exposed cast-in-place concrete structural elements on the facades of the buildings. It is recommended that these components be observed by a structural professional to identify if the minor rust marks or cracks present any functional issues. While no major issues were observed as a part of the assessments, enough small signs are present to warrant further investigation.

CLAYTON HIGH SCHOOL

BUILDING ENVELOPE REPORT





2024 EXTERIOR ENVELOPE ASSESSMENT

HIGH SCHOOL



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENEVELOPE:

1. ROOFS ARE IN ADEQUATE CONDITION AND HAVE A YELLOW RATING.
2. SEALANT CURRENTLY HAS A YELLOW RATING.
3. MASONRY CLADDING IS IN ADEQUATE CONDITION AND HAS A YELLOW RATING. MASONRY CLEANING NEEDED ON ALL SIDES OF BUILDING. SPOT TUCKPOINTING NEEDED ON ALL FACES OF BUILDING.
4. DOORS AND WINDOWS HAVE A YELLOW RATING.
5. REPLACEMENT OF ALL HOLLOW METAL DOORS AND WINDOWS IN THE AREA UNDER 1996 MOD BIT ROOF IS NECESSARY AS FRAMES ARE SEVERELY DAMAGED.
6. GLASS BLOCK WINDOWS ARE IN POOR CONDITION AND HAVE A RED RATING. REPLACEMENT OF ALL GLASS BLOCK WINDOWS WILL BECOME NECESSARY IN THE NEAR FUTURE. RECOMMEND IMPROVING THE EDGE OF WINDOW FLASHING AND WATER DRAINAGE CONDITIONS IN THESE LOCATIONS WHEN WINDOWS ARE REPLACED.
7. MAJORITY OF SCUPPERS AT PARAPETS APPEAR TO HAVE UNFINISHED JOINTS BETWEEN ROOF MEMBRANE AND SCUPPER. THIS HAS LIKELY LEAD TO THE WATER DAMAGE ON THE FACES OF THE BUILDING AROUND SCUPPERS.
8. SYLVANIC PANELS ARE CRACKED IN VARIOUS LOCATIONS ACROSS THE FACILITY. RECOMMEND REPLACEMENT WITH A DIFFERENT MATERIAL.
9. ALL SOFFITS ON THE SOUTH-EAST SIDE OF THE BUILDING SHOW SEVERE WATER DAMAGE. INVESTIGATION INTO FLASHING, PATH OF WATER DRAINAGE, AND DETAILING NEEDED. CLEANING AND REPLACEMENT ARE RECOMMENDED AT A MINIMUM.
10. CRACKED SOFFIT PANELS AT THE GYMNASIUM AND CORRESPONDING WATER DAMAGE SHOULD BE INVESTIGATED. RECOMMEND REPAIR AND REPLACEMENT AT MINIMUM.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS

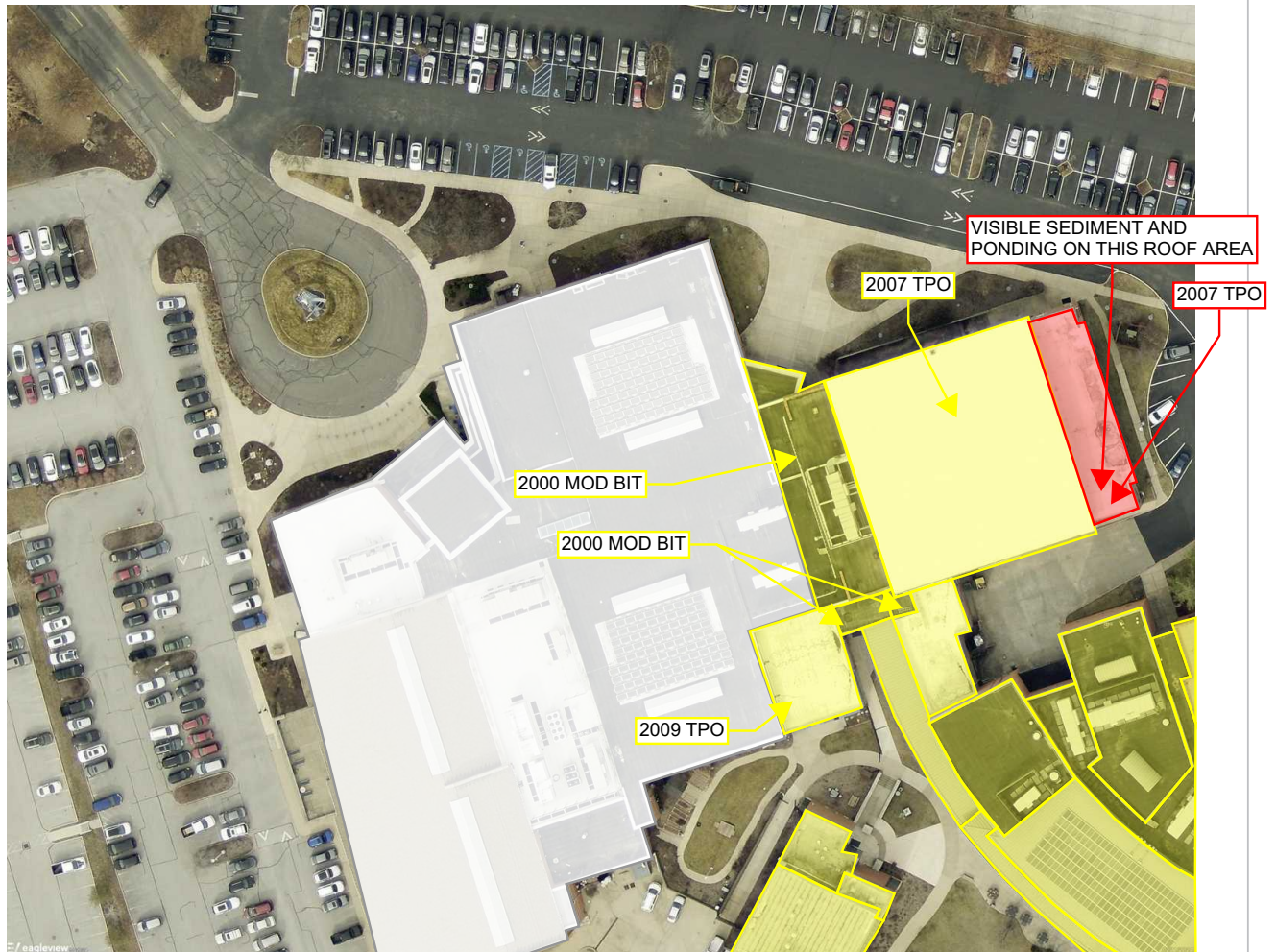


REPAIRS NEEDED WITHIN 5
YRS



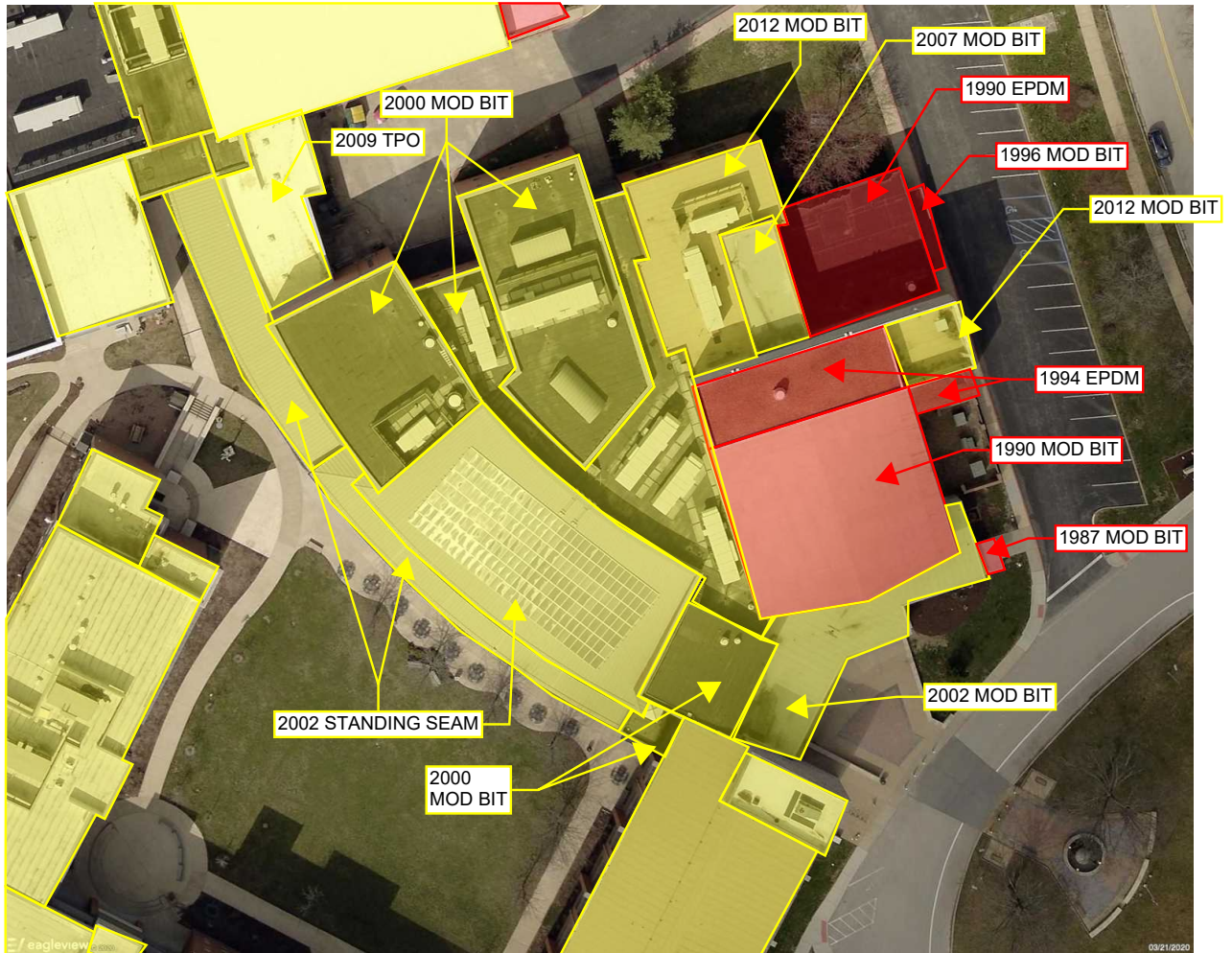
Images

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



Images

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

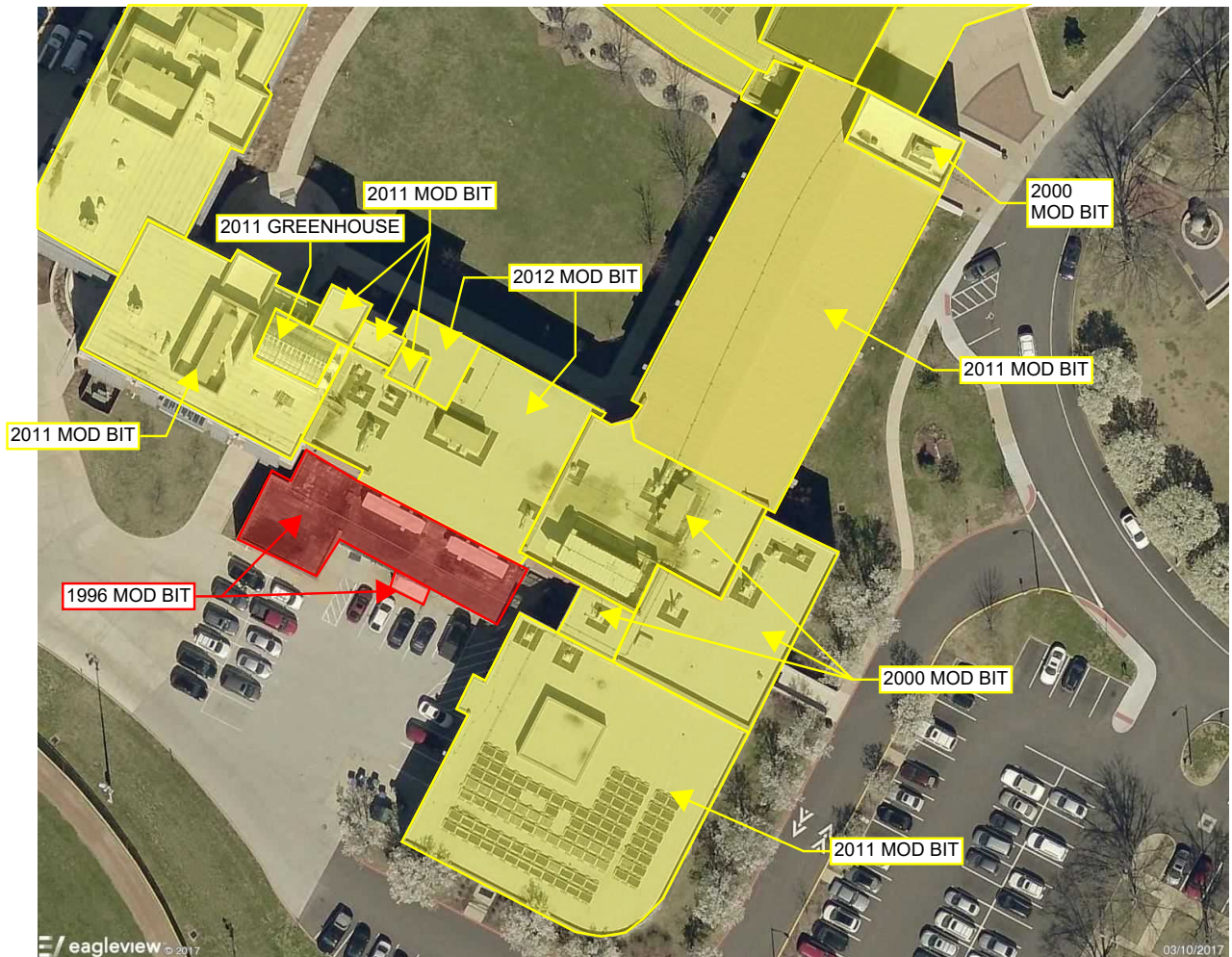


Report: 59196688

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Images

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

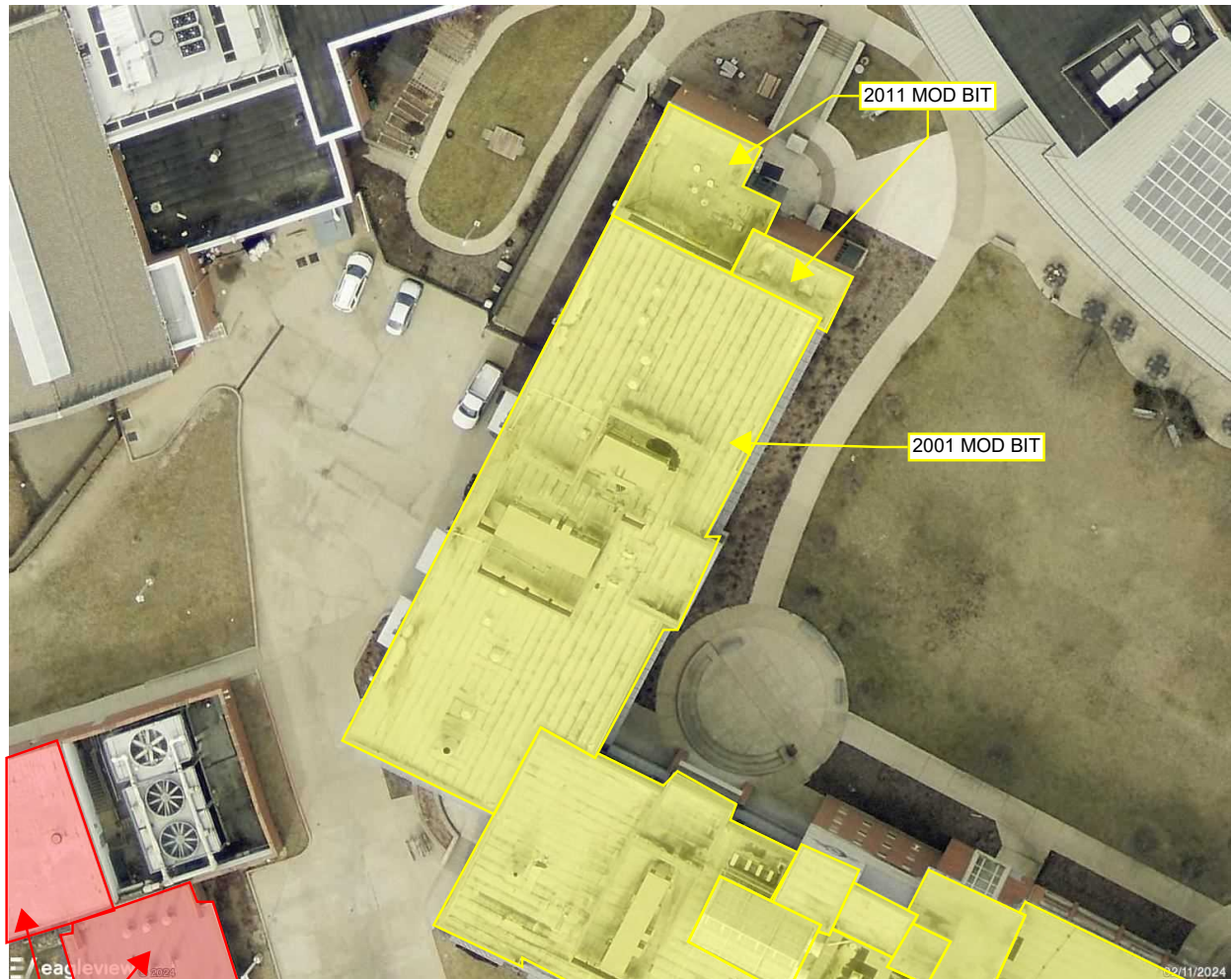


Report: 59273606

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Images

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



1992 MOD BIT



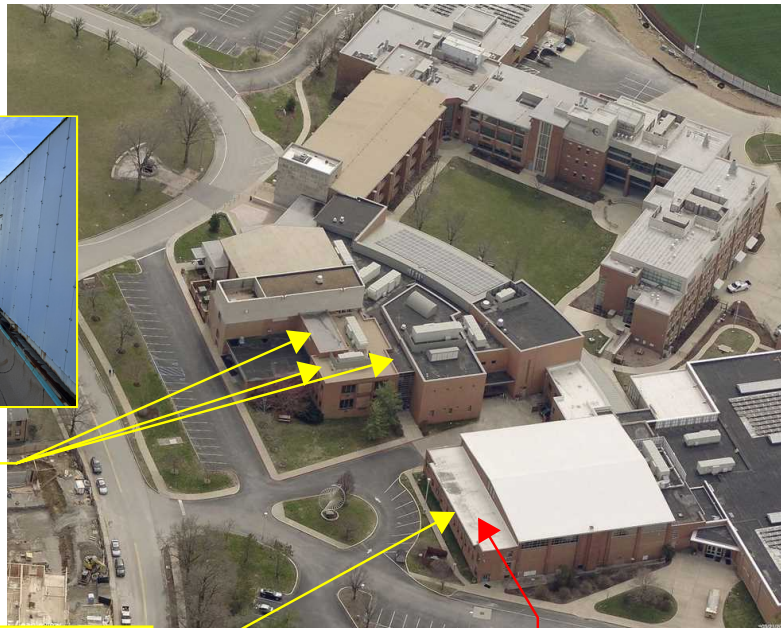
Report: 62613158

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North Side



COVERING CAST STONE CAPS
WITH METAL COPINGS
RECOMMENDED

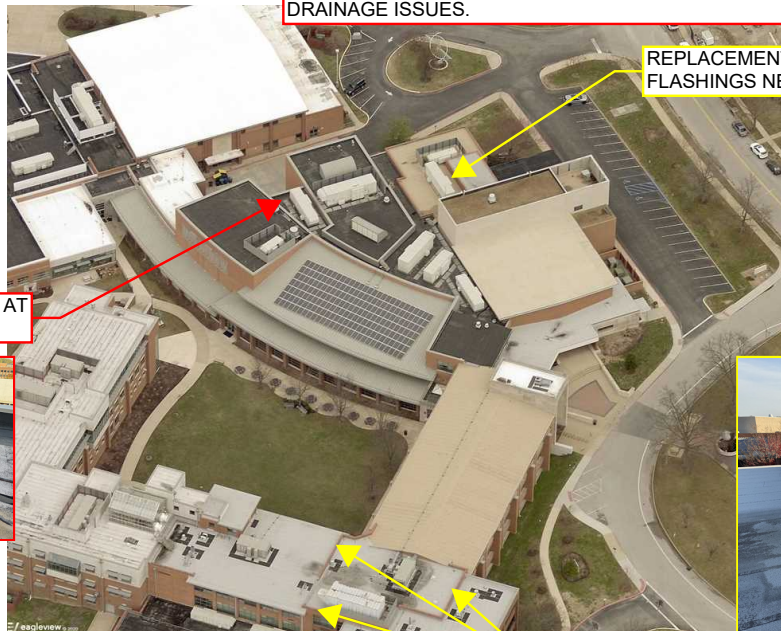


COVERING CAST STONE CAPS
WITH METAL COPINGS
RECOMMENDED

THIS AREA OF TPO HAS BUBBLED AND WARPED, HAS SEDIMENT BUILDUP, AND WATER MARKS. IN COMPARISON TO OTHER TPO INSTALLED AT THE SAME TIME, THIS SEEMS TO EXHIBIT WATER AND DRAINAGE ISSUES.



REPLACEMENT OF COPPER
FLASHINGS NEEDED



WATER PONDING HERE AT
ROOF DRAIN



COVERING CAST STONE CAPS
WITH METAL COPINGS
RECOMMENDED



Report: 59196688

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East Side



West Side



Report: 59196688

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North Side



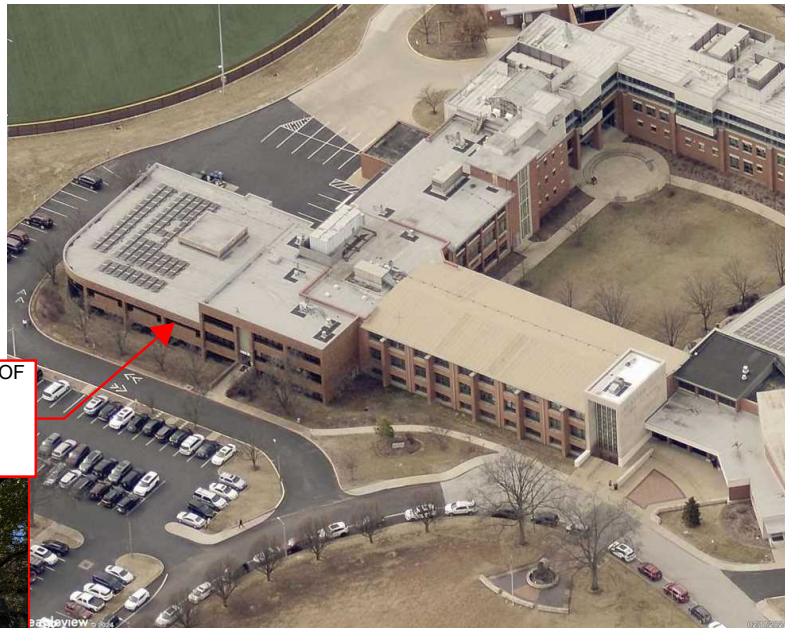
South Side



REPLACEMENT OF ALL
HOLLOW METAL DOORS AND
WINDOWS IN THIS AREA
NECESSARY



East Side



ALL SOFFITS ON THIS SIDE OF BUILDING SHOW WATER DAMAGE AND NEED INVESTIGATION AND REPLACEMENT



West Side



Report: 59273606

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Total Window and Door Perimeter = 3415 ft



Greyed out windows and doors are excluded due to being attributed to the Center of Clayton

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
AC1 - 41.3 sq ft	BG1 - 382.5 sq ft	AW1 - 49.5 sq ft	AF1 - 21 sq ft
AD1 - 41.3 sq ft	BH1 - 33.2 sq ft	AZ1 - 232.5 sq ft	AH1 - 21 sq ft
AK1 - 117 sq ft	BH2 - 33.2 sq ft	BB1 - 53.5 sq ft	AH2 - 10.5 sq ft
AN1 - 117 sq ft	BH3 - 33.2 sq ft	BD1 - 33 sq ft	AR1 - 85.5 sq ft
AO1 - 137.5 sq ft	BH4 - 16.5 sq ft	BJ1 - 408.1 sq ft	AU1 - 105 sq ft
AQ1 - 162 sq ft	BH5 - 40.5 sq ft	BQ1 - 48.7 sq ft	BK1 - 33 sq ft
AT1 - 41.3 sq ft	BN1 - 18 sq ft	BQ2 - 48.8 sq ft	BK2 - 16.5 sq ft
AT2 - 42 sq ft	BN2 - 18 sq ft	BQ3 - 68.2 sq ft	BK3 - 16.5 sq ft
AT3 - 108 sq ft	BN3 - 18 sq ft	BU1 - 18 sq ft	BK4 - 16.5 sq ft
BC1 - 21 sq ft	BO1 - 23.6 sq ft	BU2 - 18 sq ft	BK5 - 49.5 sq ft
BC2 - 21.8 sq ft	BO2 - 30 sq ft	BU3 - 18 sq ft	BP1 - 705.5 sq ft
BC3 - 22.1 sq ft	BO3 - 30 sq ft	BU4 - 18 sq ft	BS1 - 1041.2 sq ft
BC4 - 266.7 sq ft	BT1 - 55.2 sq ft	BU5 - 18 sq ft	BS2 - 21 sq ft
BC5 - 17.5 sq ft	BT2 - 22 sq ft	BU6 - 29.3 sq ft	
BF1 - 16.5 sq ft	BT3 - 22 sq ft	BU7 - 29.3 sq ft	
BF2 - 16.5 sq ft	BT4 - 22 sq ft	BU8 - 29.3 sq ft	
BF3 - 16.5 sq ft	BT5 - 22 sq ft	BU9 - 42 sq ft	
BL1 - 78.7 sq ft	BT6 - 34 sq ft	BU10 - 42 sq ft	
BL2 - 78.7 sq ft	BT7 - 34 sq ft		

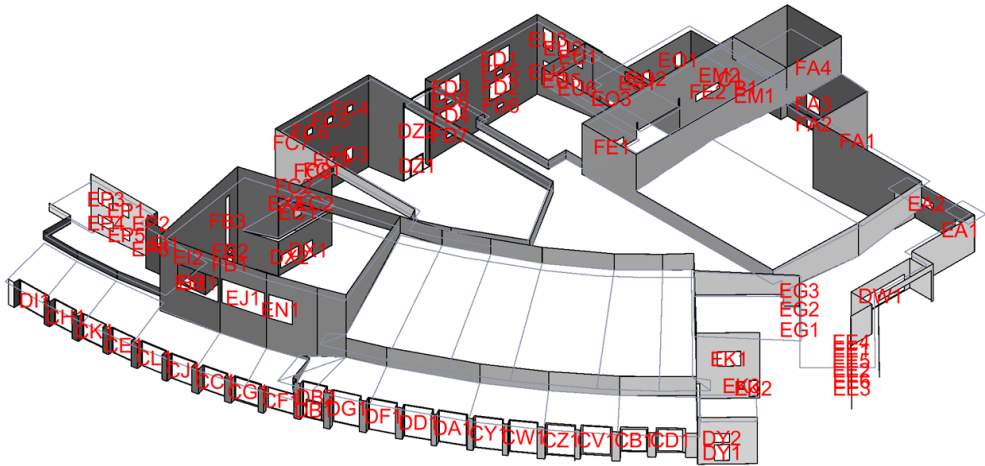
Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
BL3 - 78.7 sq ft	BT8 - 22 sq ft		
BL4 - 78.7 sq ft	BT9 - 22 sq ft		
BL5 - 78.7 sq ft	BT10 - 22 sq ft		
BM1 - 879.9 sq ft	BT11 - 22 sq ft		
BV1 - 263.5 sq ft	BT12 - 22 sq ft		
BV2 - 56 sq ft	BT13 - 22 sq ft		
BV3 - 21 sq ft	BT14 - 42.8 sq ft		
BV4 - 21 sq ft	BT15 - 22 sq ft		
BW1 - 32 sq ft	BT16 - 22 sq ft		
BW2 - 28 sq ft	BT17 - 22 sq ft		
BW3 - 15.7 sq ft	BT18 - 22 sq ft		
BW4 - 129.5 sq ft	BT19 - 22 sq ft		
BW5 - 129.5 sq ft	BT20 - 22 sq ft		
BW6 - 129.5 sq ft	BT21 - 22 sq ft		
BW7 - 143.5 sq ft	BT22 - 22 sq ft		
BW8 - 10.5 sq ft	BT23 - 42.8 sq ft		
BW9 - 19.5 sq ft	BT24 - 22 sq ft		
BW10 - 42 sq ft	BT25 - 22 sq ft		
3520.6 sq ft	1325.5 sq ft	1204.2 sq ft	2142.7 sq ft

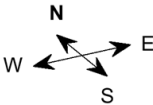
Window and Door Diagram

Total Window and Door Area = 5588 sq ft, with 97 windows and doors

Total Window and Door Perimeter = 2887 ft



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Window and Door Measurements

North	East	South	West
DX1 - 31.5 sq ft	EA1 - 35 sq ft	B1 - 7 sq ft	CB1 - 85.5 sq ft
DX2 - 49.5 sq ft	EA2 - 21 sq ft	C1 - 7 sq ft	CC1 - 95 sq ft
DZ1 - 38.5 sq ft	EI1 - 38.5 sq ft	DW1 - 171.5 sq ft	CD1 - 85.5 sq ft
DZ2 - 388.3 sq ft	EI2 - 33 sq ft	DY1 - 38.5 sq ft	CE1 - 105 sq ft
EC1 - 12.3 sq ft	EI3 - 21 sq ft	DY2 - 22 sq ft	CF1 - 89.2 sq ft
EC2 - 12.2 sq ft	EM1 - 35 sq ft	EE1 - 35 sq ft	CG1 - 99.8 sq ft
EO1 - 18 sq ft	EM2 - 35 sq ft	EE2 - 35 sq ft	CH1 - 105 sq ft
EO2 - 18 sq ft	EP1 - 16.5 sq ft	EE3 - 35 sq ft	CJ1 - 105 sq ft
EO3 - 18 sq ft	EP2 - 19.5 sq ft	EE4 - 71 sq ft	CK1 - 105 sq ft
FB1 - 21 sq ft	EP3 - 48.8 sq ft	EE5 - 70.5 sq ft	CL1 - 110.3 sq ft
FB2 - 5 sq ft	EP4 - 30 sq ft	EE6 - 70.5 sq ft	CV1 - 120 sq ft
FB3 - 55 sq ft	EP5 - 14 sq ft	EG1 - 47.3 sq ft	CW1 - 135 sq ft
FC1 - 15 sq ft	EP6 - 14 sq ft	EG2 - 47.3 sq ft	CY1 - 135 sq ft
FC2 - 15 sq ft	ES1 - 50 sq ft	EG3 - 45 sq ft	CZ1 - 130 sq ft
FC3 - 15 sq ft	EU1 - 38.3 sq ft	EK1 - 55.3 sq ft	DA1 - 135 sq ft
FC4 - 6.3 sq ft	EU2 - 38.3 sq ft	EK2 - 21 sq ft	DB1 - 38.5 sq ft
FC5 - 6.3 sq ft	EU3 - 38.3 sq ft	EK3 - 6 sq ft	DB2 - 88.8 sq ft
FC6 - 6.3 sq ft	EU4 - 38.3 sq ft		DD1 - 141.7 sq ft
FC7 - 6.3 sq ft	EU5 - 38.3 sq ft		DF1 - 141.7 sq ft

Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
FC8 - 6.3 sq ft FC9 - 6.3 sq ft FD1 - 75.5 sq ft FD2 - 78.8 sq ft FD3 - 75.5 sq ft FD4 - 78.8 sq ft FD5 - 4.5 sq ft FD6 - 4.5 sq ft FD7 - 4.5 sq ft FD8 - 4.5 sq ft FE1 - 36 sq ft FE2 - 36 sq ft	EU6 - 38.3 sq ft FA1 - 45.5 sq ft FA2 - 32.5 sq ft FA3 - 45.5 sq ft FA4 - 45.5 sq ft		DG1 - 141.7 sq ft DI1 - 147 sq ft EJ1 - 189 sq ft EN1 - 99.8 sq ft ER1 - 183.8 sq ft EX1 - 31.5 sq ft
1148.7 sq ft	810.1 sq ft	784.9 sq ft	2843.8 sq ft



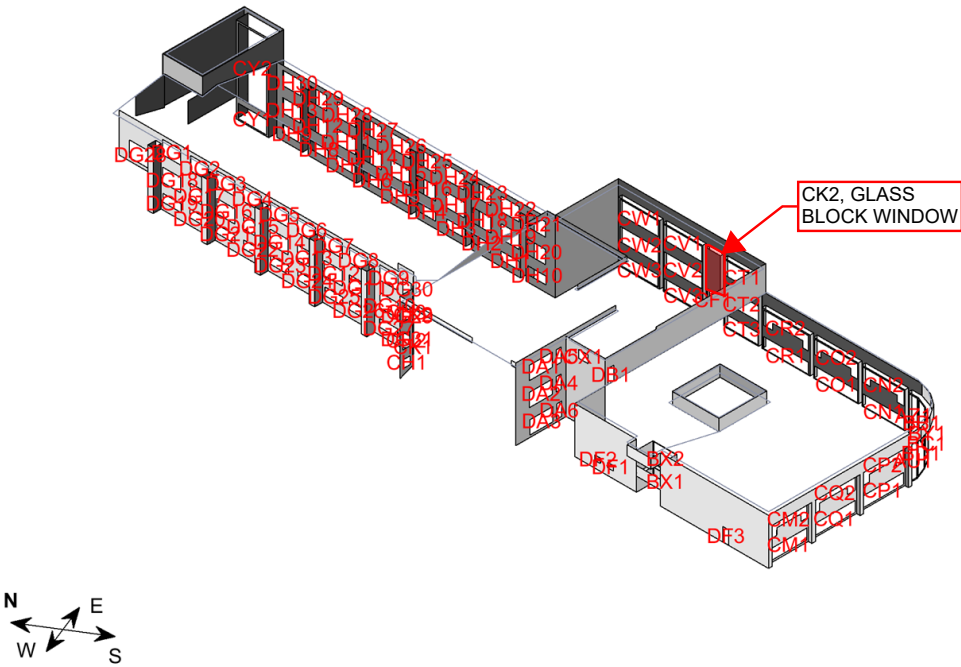
Report: 59196688

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Window and Door Diagram

Total Window and Door Area = 7879 sq ft, with 109 windows and doors

Total Window and Door Perimeter = 3950 ft



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Window and Door Measurements

North	East	South	West
CH1 - 14 sq ft CH2 - 24.5 sq ft CH3 - 24.5 sq ft	AZ1 - 70 sq ft BX1 - 80.5 sq ft BX2 - 108.9 sq ft CF1 - 42 sq ft CN1 - 118.3 sq ft CN2 - 106 sq ft CO1 - 123.8 sq ft CO2 - 107.7 sq ft CR1 - 129.3 sq ft CR2 - 112.4 sq ft CT1 - 123.6 sq ft CT2 - 127.1 sq ft CT3 - 96.3 sq ft CV1 - 140 sq ft CV2 - 140 sq ft CV3 - 110 sq ft CW1 - 140 sq ft CW2 - 140 sq ft CW3 - 110 sq ft	AU1 - 70 sq ft BB1 - 96.3 sq ft BC1 - 96.3 sq ft BD1 - 96.3 sq ft BY1 - 96.3 sq ft CM1 - 107.3 sq ft CM2 - 92.3 sq ft CP1 - 121 sq ft CP2 - 104.8 sq ft CQ1 - 121 sq ft CQ2 - 102.6 sq ft DA1 - 84 sq ft DA2 - 84 sq ft DA3 - 84 sq ft DA4 - 17.5 sq ft DA5 - 17.5 sq ft DA6 - 17.5 sq ft DB1 - 21 sq ft	CK1 - 42 sq ft CK2 - 129.9 sq ft CX1 - 20 sq ft DG1 - 66.5 sq ft DG2 - 66.5 sq ft DG3 - 66.5 sq ft DG4 - 66.5 sq ft DG5 - 66.5 sq ft DG6 - 66.5 sq ft DG7 - 66.5 sq ft DG8 - 66.5 sq ft DG9 - 66.5 sq ft DG10 - 66.5 sq ft DG11 - 66.5 sq ft DG12 - 66.5 sq ft DG13 - 66.5 sq ft DG14 - 66.5 sq ft DG15 - 66.5 sq ft DG16 - 66.5 sq ft



Report: 59230438

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Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
	CY1 - 105 sq ft		DG17 - 66.5 sq ft
	CY2 - 509.9 sq ft		DG18 - 66.5 sq ft
	DF1 - 7.5 sq ft		DG19 - 38 sq ft
	DF2 - 7.5 sq ft		DG20 - 38 sq ft
	DF3 - 21 sq ft		DG21 - 38 sq ft
	DH1 - 38 sq ft		DG22 - 38 sq ft
	DH2 - 38 sq ft		DG23 - 38 sq ft
	DH3 - 38 sq ft		DG24 - 38 sq ft
	DH4 - 38 sq ft		DG25 - 38 sq ft
	DH5 - 38 sq ft		DG26 - 38 sq ft
	DH6 - 38 sq ft		DG27 - 38 sq ft
	DH7 - 38 sq ft		DG28 - 88 sq ft
	DH8 - 38 sq ft		DG29 - 31.5 sq ft
	DH9 - 38 sq ft		DG30 - 31.5 sq ft
	DH10 - 38 sq ft		DG31 - 18 sq ft
	DH11 - 66.5 sq ft		
	DH12 - 66.5 sq ft		
	DH13 - 66.5 sq ft		
	DH14 - 66.5 sq ft		
	DH15 - 66.5 sq ft		
	DH16 - 66.5 sq ft		
	DH17 - 66.5 sq ft		
	DH18 - 66.5 sq ft		
	DH19 - 66.5 sq ft		
	DH20 - 66.5 sq ft		
	DH21 - 66.5 sq ft		
	DH22 - 66.5 sq ft		
	DH23 - 66.5 sq ft		
	DH24 - 66.5 sq ft		
	DH25 - 66.5 sq ft		
	DH26 - 66.5 sq ft		
	DH27 - 66.5 sq ft		
	DH28 - 66.5 sq ft		
	DH29 - 66.5 sq ft		
	DH30 - 66.5 sq ft		
63 sq ft	4486.8 sq ft	1429.7 sq ft	1899.9 sq ft



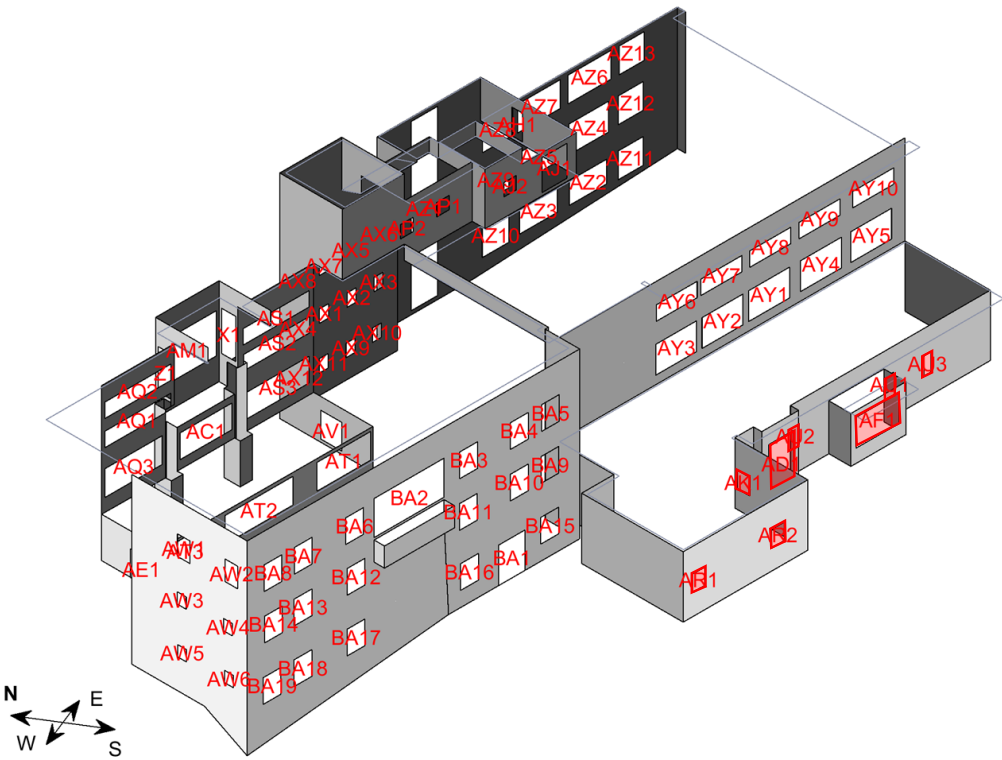
Report: 59230438

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Window and Door Diagram

Total Window and Door Area = 4435 sq ft, with 88 windows and doors

Total Window and Door Perimeter = 2430 ft



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Window and Door Measurements

North	East	South	West
AC1 - 94.2 sq ft	X1 - 44 sq ft	AD1 - 90.7 sq ft	Z1 - 44 sq ft
AM1 - 181.5 sq ft	AE1 - 42 sq ft	AF1 - 90 sq ft	AV1 - 42 sq ft
AQ1 - 72.9 sq ft	AH1 - 21 sq ft	AJ1 - 59.5 sq ft	AW1 - 19.3 sq ft
AQ2 - 74 sq ft	AK1 - 15.7 sq ft	AJ2 - 12.2 sq ft	AW2 - 19.3 sq ft
AQ3 - 112 sq ft		AP1 - 12.2 sq ft	AW3 - 7.5 sq ft
AS1 - 74 sq ft		AP2 - 12.2 sq ft	AW4 - 7.5 sq ft
AS2 - 72.6 sq ft		AR1 - 15.7 sq ft	AW5 - 7.5 sq ft
AS3 - 113.2 sq ft		AR2 - 15.7 sq ft	AW6 - 7.5 sq ft
AT1 - 105 sq ft		AU1 - 10 sq ft	
AT2 - 133 sq ft		AU2 - 10 sq ft	
AT3 - 87.5 sq ft		AU3 - 10 sq ft	
AX1 - 8.8 sq ft		AY1 - 86.2 sq ft	
AX2 - 8.8 sq ft		AY2 - 86.2 sq ft	
AX3 - 8.8 sq ft		AY3 - 86.2 sq ft	
AX4 - 8.8 sq ft		AY4 - 86.3 sq ft	
AX5 - 8.8 sq ft		AY5 - 86.3 sq ft	
AX6 - 8.8 sq ft		AY6 - 46 sq ft	
AX7 - 8.8 sq ft		AY7 - 46 sq ft	
AX8 - 8.8 sq ft		AY8 - 46 sq ft	

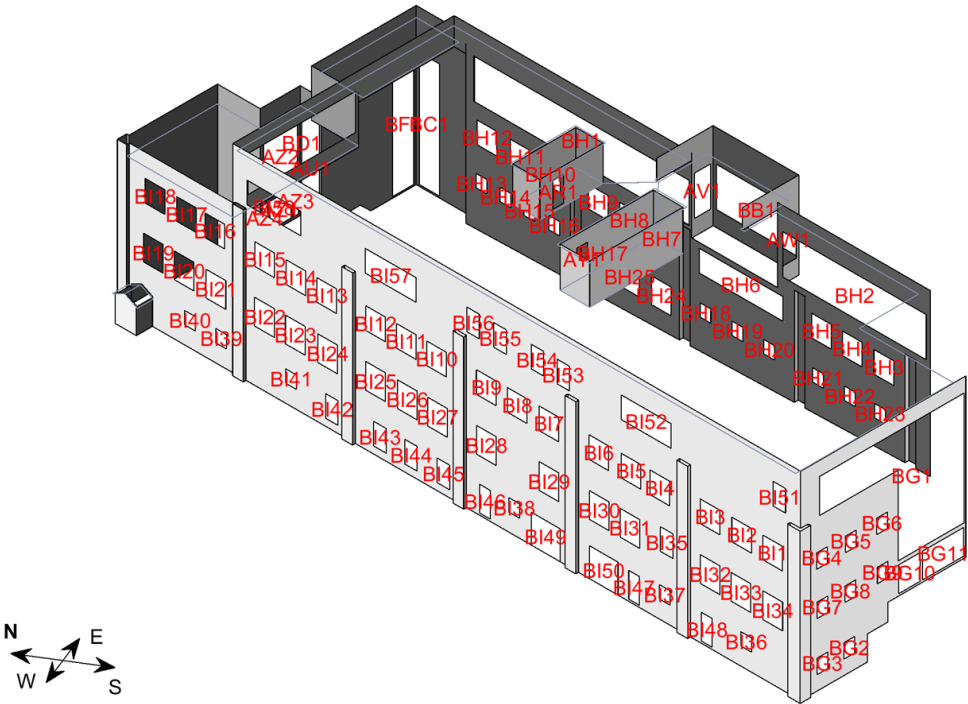
Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
AX9 - 8.8 sq ft		AY9 - 46 sq ft	
AX10 - 8.8 sq ft		AY10 - 46 sq ft	
AX11 - 8.8 sq ft		BA1 - 73.8 sq ft	
AX12 - 8.8 sq ft		BA2 - 186.7 sq ft	
AZ1 - 345 sq ft		BA3 - 32.5 sq ft	
AZ2 - 63 sq ft		BA4 - 32.5 sq ft	
AZ3 - 63 sq ft		BA5 - 32.5 sq ft	
AZ4 - 82.5 sq ft		BA6 - 32.5 sq ft	
AZ5 - 82.5 sq ft		BA7 - 32.5 sq ft	
AZ6 - 84 sq ft		BA8 - 32.5 sq ft	
AZ7 - 84 sq ft		BA9 - 32.5 sq ft	
AZ8 - 59.5 sq ft		BA10 - 32.5 sq ft	
AZ9 - 56.3 sq ft		BA11 - 32.5 sq ft	
AZ10 - 52.5 sq ft		BA12 - 32.5 sq ft	
AZ11 - 49 sq ft		BA13 - 32.5 sq ft	
AZ12 - 49 sq ft		BA14 - 32.5 sq ft	
AZ13 - 49 sq ft		BA15 - 32.5 sq ft	
		BA16 - 32.5 sq ft	
		BA17 - 32.5 sq ft	
		BA18 - 32.5 sq ft	
		BA19 - 32.5 sq ft	
2344.8 sq ft	122.7 sq ft	1812.4 sq ft	154.6 sq ft

Window and Door Diagram

Total Window and Door Area = 6092 sq ft, with 107 windows and doors

Total Window and Door Perimeter = 2926 ft



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Window and Door Measurements

North	East	South	West
AU1 - 49.5 sq ft	AU1 - 127.5 sq ft	AR1 - 21 sq ft	
AY1 - 21 sq ft	BB1 - 246.9 sq ft	AW1 - 49.5 sq ft	
AZ1 - 42 sq ft	BC1 - 176.7 sq ft	BG1 - 793.9 sq ft	
AZ2 - 156.1 sq ft	BH1 - 665.3 sq ft	BG2 - 12 sq ft	
AZ3 - 10.5 sq ft	BH2 - 443 sq ft	BG3 - 12 sq ft	
AZ4 - 10.5 sq ft	BH3 - 33 sq ft	BG4 - 12 sq ft	
BD1 - 301.7 sq ft	BH4 - 33 sq ft	BG5 - 12 sq ft	
BF1 - 193.1 sq ft	BH5 - 33 sq ft	BG6 - 12 sq ft	
	BH6 - 140.5 sq ft	BG7 - 12 sq ft	
	BH7 - 33 sq ft	BG8 - 12 sq ft	
	BH8 - 33 sq ft	BG9 - 12 sq ft	
	BH9 - 33 sq ft	BG10 - 42 sq ft	
	BH10 - 33 sq ft	BG11 - 81.4 sq ft	
	BH11 - 33 sq ft		
	BH12 - 33 sq ft		
	BH13 - 10.5 sq ft		
	BH14 - 10.5 sq ft		
	BH15 - 10.5 sq ft		
	BH16 - 10.5 sq ft		

Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
	BH17 - 10.5 sq ft		
	BH18 - 10.5 sq ft		
	BH19 - 10.5 sq ft		
	BH20 - 10.5 sq ft		
	BH21 - 10.5 sq ft		
	BH22 - 10.5 sq ft		
	BH23 - 10.5 sq ft		
	BH24 - 38.5 sq ft		
	BH25 - 38.5 sq ft		
	BI1 - 33 sq ft		
	BI2 - 33 sq ft		
	BI3 - 33 sq ft		
	BI4 - 33 sq ft		
	BI5 - 33 sq ft		
	BI6 - 33 sq ft		
	BI7 - 33 sq ft		
	BI8 - 33 sq ft		
	BI9 - 33 sq ft		
	BI10 - 33 sq ft		
	BI11 - 33 sq ft		
	BI12 - 33 sq ft		
	BI13 - 33 sq ft		
	BI14 - 33 sq ft		
	BI15 - 33 sq ft		
	BI16 - 33 sq ft		
	BI17 - 33 sq ft		
	BI18 - 33 sq ft		
	BI19 - 38.5 sq ft		
	BI20 - 38.5 sq ft		
	BI21 - 38.5 sq ft		
	BI22 - 38.5 sq ft		
	BI23 - 38.5 sq ft		
	BI24 - 38.5 sq ft		
	BI25 - 38.5 sq ft		
	BI26 - 38.5 sq ft		
	BI27 - 38.5 sq ft		
	BI28 - 38.5 sq ft		
	BI29 - 38.5 sq ft		
	BI30 - 38.5 sq ft		
	BI31 - 38.5 sq ft		
	BI32 - 38.5 sq ft		
	BI33 - 38.5 sq ft		
	BI34 - 38.5 sq ft		
	BI35 - 21 sq ft		
	BI36 - 10.5 sq ft		
	BI37 - 10.5 sq ft		
	BI38 - 10.5 sq ft		
	BI39 - 10.5 sq ft		
	BI40 - 10.5 sq ft		
	BI41 - 10.5 sq ft		
	BI42 - 21 sq ft		
	BI43 - 21 sq ft		
	BI44 - 21 sq ft		



Report: 62613158

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<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
	BI45 - 21 sq ft BI46 - 21 sq ft BI47 - 21 sq ft BI48 - 21 sq ft BI49 - 64 sq ft BI50 - 64.1 sq ft BI51 - 21 sq ft BI52 - 84 sq ft BI53 - 21 sq ft BI54 - 21 sq ft BI55 - 21 sq ft BI56 - 21 sq ft BI57 - 85.8 sq ft BI58 - 90.5 sq ft		
784.4 sq ft	4223.8 sq ft	1083.8 sq ft	0 sq ft



WYDOWN MIDDLE SCHOOL

BUILDING ENVELOPE REPORT





2024 EXTERIOR ENVELOPE ASSESSMENT

WYDOWN MIDDLE



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENEVELOPE:

1. ROOFS ARE IN GOOD CONDITION AND HAVE A GREEN RATING.
2. SEALANT CURRENTLY HAS A YELLOW RATING.
3. MASONRY CLADDING IS IN FAIR CONDITION AND HAS A YELLOW RATING. MASONRY CLEANING IS NEEDED ON ALL SIDES OF BUILDING TO AVOID FURTHER WATER DAMAGE TO MASONRY. ALL CAST STONE ON THE BUILDING SHOWS WATER DAMAGE. INVESTIGATION INTO CAUSE RECOMMENDED. CLEANING AND SEALING OF CAST STONE IS RECOMMENDED AT MINIMUM.
4. DOORS AND WINDOWS HAVE A GREEN RATING. THIS IS IN RELATION TO THE WATER DAMAGE FROM ADJACENT CAST STONE.
5. CRACKED SYLVANIC PANELS NEED REPLACING. RECOMMEND CHANGE IN MATERIAL.
6. RAINWATER ANALYSIS OF ROOF DRAINS, ROOF DRAIN OVERFLOWS, AND ROOF DRAIN PIPING IS NEEDED. OVERFLOW DRAINS ARE REPORTEDLY NEEDED MORE OFTEN THAN OTHER FACILITIES. BASED OFF THE NEWER AGE OF THE BUILDING, WATER DAMGE ON EXTERIOR FACES INDICATES AN ISSUE.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



Images

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



Report: 59196722

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North Side



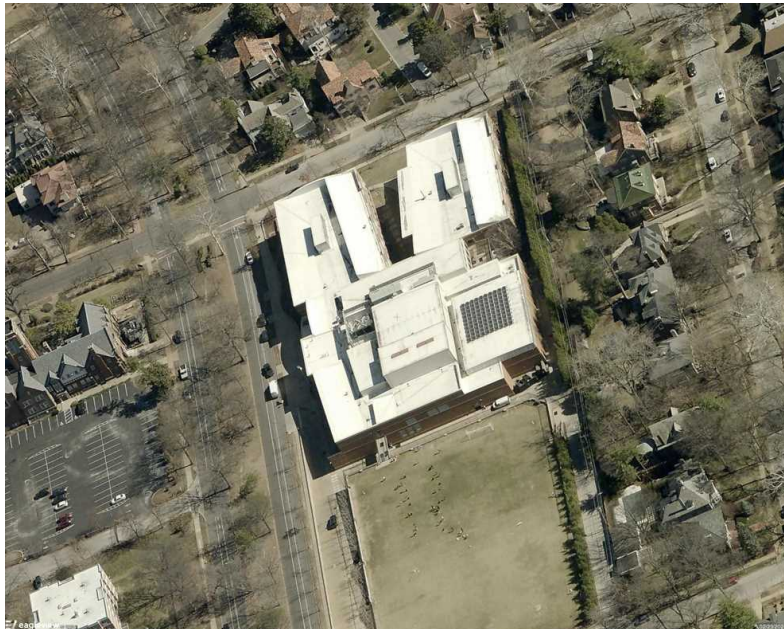
South Side



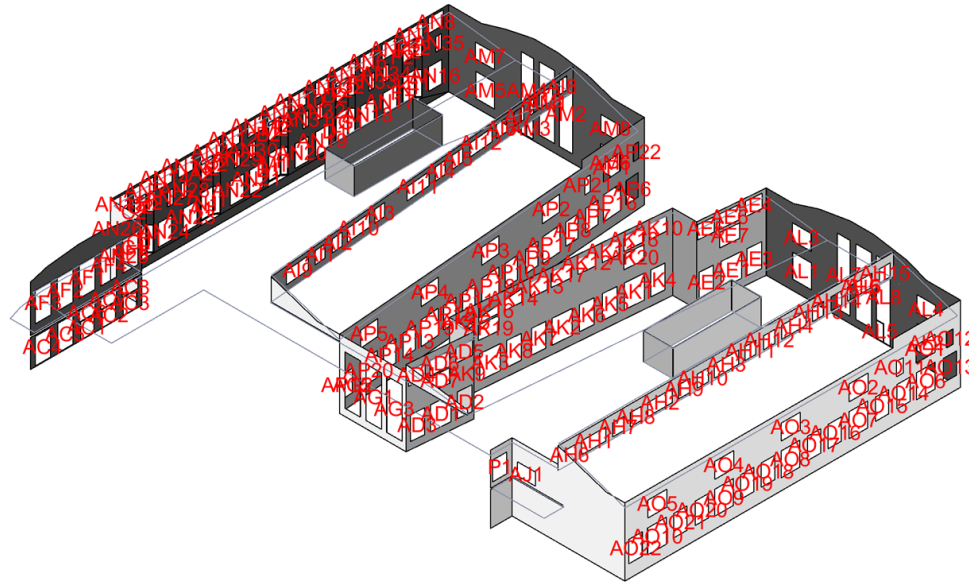
East Side



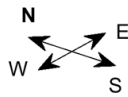
West Side



Total Window and Door Perimeter = 6116 ft



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<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
A1 - 21 sq ft	AG1 - 154 sq ft	P1 - 55.2 sq ft	AJ1 - 44 sq ft
A2 - 14 sq ft	AG2 - 154 sq ft	AO1 - 59.5 sq ft	
B1 - 21 sq ft	AG3 - 154 sq ft	AO2 - 59.5 sq ft	
B2 - 14 sq ft	AL1 - 89.3 sq ft	AO3 - 59.5 sq ft	
C1 - 21 sq ft	AL2 - 89.2 sq ft	AO4 - 59.5 sq ft	
C2 - 14 sq ft	AL3 - 59.5 sq ft	AO5 - 59.5 sq ft	
D1 - 21 sq ft	AL4 - 59.5 sq ft	AO6 - 89.3 sq ft	
D2 - 14 sq ft	AL5 - 21 sq ft	AO7 - 89.3 sq ft	
E1 - 21 sq ft	AL6 - 206.5 sq ft	AO8 - 89.3 sq ft	
E2 - 14 sq ft	AL7 - 169 sq ft	AO9 - 89.3 sq ft	
F1 - 21 sq ft	AL8 - 170 sq ft	AO10 - 89.3 sq ft	
F2 - 14 sq ft	AM1 - 199.5 sq ft	AO11 - 18 sq ft	
G1 - 21 sq ft	AM2 - 164.7 sq ft	AO12 - 18 sq ft	
G2 - 14 sq ft	AM3 - 21 sq ft	AO13 - 57 sq ft	
H1 - 21 sq ft	AM4 - 148.8 sq ft	AO14 - 57 sq ft	
H2 - 14 sq ft	AM5 - 89.3 sq ft	AO15 - 57 sq ft	
I1 - 21 sq ft	AM6 - 89.3 sq ft	AO16 - 57 sq ft	
I2 - 14 sq ft	AM7 - 55.2 sq ft	AO17 - 57 sq ft	
J1 - 21 sq ft	AM8 - 55.2 sq ft	AO18 - 57 sq ft	

Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
J2 - 14 sq ft		AO19 - 57 sq ft	
K1 - 52.5 sq ft		AO20 - 57 sq ft	
K2 - 35 sq ft		AO21 - 57 sq ft	
L1 - 52.5 sq ft		AO22 - 57 sq ft	
L2 - 35 sq ft		AP1 - 59.5 sq ft	
M1 - 52.5 sq ft		AP2 - 59.5 sq ft	
M2 - 35 sq ft		AP3 - 59.5 sq ft	
N1 - 52.5 sq ft		AP4 - 59.5 sq ft	
N2 - 35 sq ft		AP5 - 59.5 sq ft	
O1 - 52.5 sq ft		AP6 - 57 sq ft	
O2 - 35 sq ft		AP7 - 57 sq ft	
AC1 - 42 sq ft		AP8 - 57 sq ft	
AC2 - 42 sq ft		AP9 - 57 sq ft	
AC3 - 42 sq ft		AP10 - 57 sq ft	
AC4 - 80.5 sq ft		AP11 - 57 sq ft	
AC5 - 80.5 sq ft		AP12 - 57 sq ft	
AC6 - 31.5 sq ft		AP13 - 57 sq ft	
AC7 - 31.5 sq ft		AP14 - 57 sq ft	
AC8 - 31.5 sq ft		AP15 - 57 sq ft	
AD1 - 89.3 sq ft		AP16 - 89.3 sq ft	
AD2 - 63 sq ft		AP17 - 89.3 sq ft	
AD3 - 63 sq ft		AP18 - 89.3 sq ft	
AD4 - 42 sq ft		AP19 - 89.3 sq ft	
AD5 - 42 sq ft		AP20 - 89.3 sq ft	
AD6 - 51 sq ft		AP21 - 16.3 sq ft	
AD7 - 51 sq ft		AP22 - 16.3 sq ft	
AE1 - 89.3 sq ft			
AE2 - 63 sq ft			
AE3 - 63 sq ft			
AE4 - 42 sq ft			
AE5 - 42 sq ft			
AE6 - 51 sq ft			
AE7 - 51 sq ft			
AF1 - 91 sq ft			
AF2 - 91 sq ft			
AF3 - 91 sq ft			
AF4 - 91 sq ft			
AF5 - 91 sq ft			
AH1 - 60.5 sq ft			
AH2 - 60.5 sq ft			
AH3 - 60.5 sq ft			
AH4 - 60.5 sq ft			
AH5 - 60.5 sq ft			
AH6 - 27.5 sq ft			
AH7 - 27.5 sq ft			
AH8 - 27.5 sq ft			
AH9 - 27.5 sq ft			
AH10 - 27.5 sq ft			
AH11 - 27.5 sq ft			
AH12 - 27.5 sq ft			
AH13 - 27.5 sq ft			
AH14 - 27.5 sq ft			
AH15 - 27.5 sq ft			



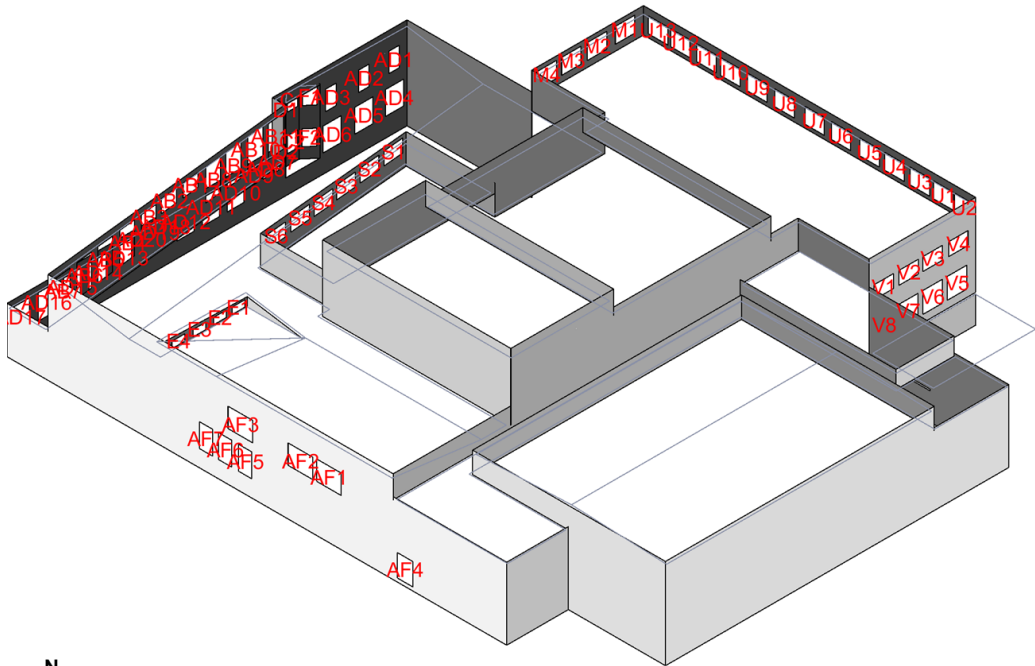
Report: 59196722

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Window and Door Diagram

Total Window and Door Area = 3555 sq ft, with 79 windows and doors

Total Window and Door Perimeter = 2116 ft



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Window and Door Measurements

North	East	South	West
C1 - 24 sq ft	U1 - 45 sq ft	V1 - 37.5 sq ft	AF1 - 71.2 sq ft
C2 - 24 sq ft	U2 - 45 sq ft	V2 - 37.5 sq ft	AF2 - 71.3 sq ft
D1 - 24 sq ft	U3 - 45 sq ft	V3 - 37.5 sq ft	AF3 - 71.2 sq ft
D2 - 24 sq ft	U4 - 45 sq ft	V4 - 37.5 sq ft	AF4 - 51 sq ft
E1 - 12.5 sq ft	U5 - 45 sq ft	V5 - 60 sq ft	AF5 - 45 sq ft
E2 - 12.5 sq ft	U6 - 45 sq ft	V6 - 60 sq ft	AF6 - 45 sq ft
E3 - 12.5 sq ft	U7 - 45 sq ft	V7 - 60 sq ft	AF7 - 45 sq ft
E4 - 12.5 sq ft	U8 - 45 sq ft	V8 - 60 sq ft	
F1 - 24 sq ft	U9 - 45 sq ft		
F2 - 24 sq ft	U10 - 45 sq ft		
M1 - 45 sq ft	U11 - 45 sq ft		
M2 - 45 sq ft	U12 - 45 sq ft		
M3 - 45 sq ft	U13 - 45 sq ft		
M4 - 45 sq ft			
S1 - 40 sq ft			
S2 - 40 sq ft			
S3 - 40 sq ft			
S4 - 40 sq ft			
S5 - 40 sq ft			



Report: 59210783

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Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
S6 - 40 sq ft AB1 - 32.5 sq ft AB2 - 32.5 sq ft AB3 - 32.5 sq ft AB4 - 78 sq ft AB5 - 78 sq ft AB6 - 78 sq ft AB7 - 78 sq ft AB8 - 78 sq ft AB9 - 78 sq ft AB10 - 78 sq ft AB11 - 78 sq ft AD1 - 30 sq ft AD2 - 30 sq ft AD3 - 30 sq ft AD4 - 63 sq ft AD5 - 63 sq ft AD6 - 63 sq ft AD7 - 12 sq ft AD8 - 12 sq ft AD9 - 12 sq ft AD10 - 61.7 sq ft AD11 - 61.7 sq ft AD12 - 61.7 sq ft AD13 - 61.7 sq ft AD14 - 61.7 sq ft AD15 - 61.7 sq ft AD16 - 61.7 sq ft AD17 - 61.7 sq ft AD18 - 12 sq ft AD19 - 12 sq ft AD20 - 12 sq ft			
2180.1 sq ft	585 sq ft	390 sq ft	399.7 sq ft



Report: 59210783

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CAPTAIN ELEMENTARY SCHOOL

BUILDING ENVELOPE REPORT

BUILDING ENVELOPE —
CPT





2024 EXTERIOR ENVELOPE ASSESSMENT

CAPTAIN ELEMENTARY



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENEVELOPE:

1. ROOFS ARE IN ADEQUATE CONDITION AND HAVE A YELLOW RATING.
2. SEALANT CURRENTLY HAS A RED RATING DUE TO AGE AND WEATHERING.
3. MASONRY CLADDING IS IN ADEQUATE CONDITION AND HAS A YELLOW RATING. MASONRY CLEANING NEEDED ON ALL FACES OF BUILDING. SPOT TUCKPOINTING NEEDED ON ALL SIDES OF BUILDING. SOME FACES NEED FULL-SCALE TUCKPOINTING.
4. WINDOWS AND DOORS HAVE A YELLOW RATING.
5. CAST-IN-PLACE CONCRETE STRUCTURE HAS RUST MARKS SHOWING THROUGH FACES ON ALL SIDES OF BUILDING. STRUCTURAL INVESTIGATION RECOMMENDED.
6. ALL EXTERIOR LIGHT FIXTURES ARE IN POOR CONDITION AND HAVE A RED RATING. MANY EXTERIOR LIGHT FIXTURES ARE INOPERABLE AND NEED REPLACEMENT.
7. ROOF DRAIN OVERFLOWS DUMP WATER ONTO THE FACES OF BUILDINGS AT ROOF LEVEL. RECOMMEND ADDING SCUPPERS AND DOWNSPOUTS TO KEEP WATER FROM DAMAGING BUILDING CLADDING.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS

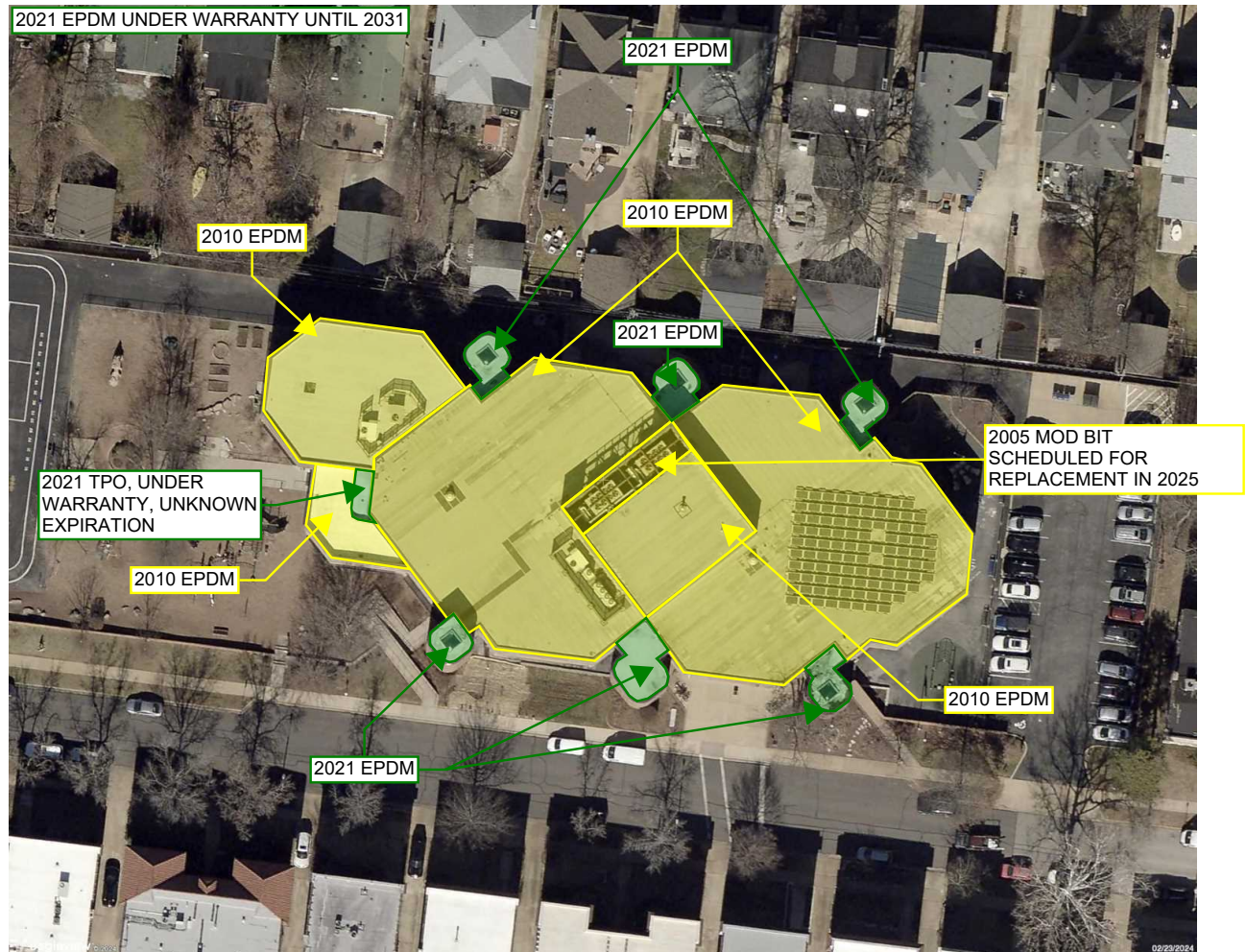


REPAIRS NEEDED WITHIN 5
YRS



Images

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



Report: 59196743

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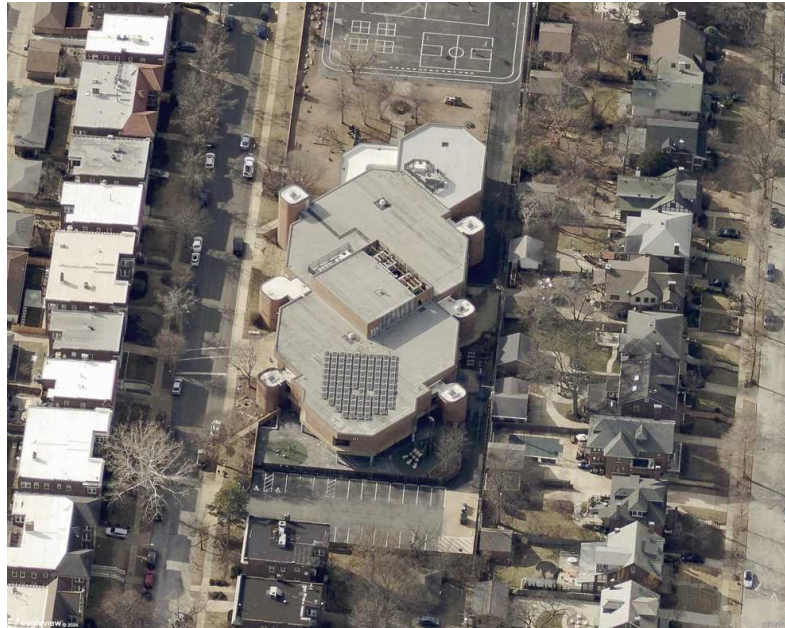
North Side



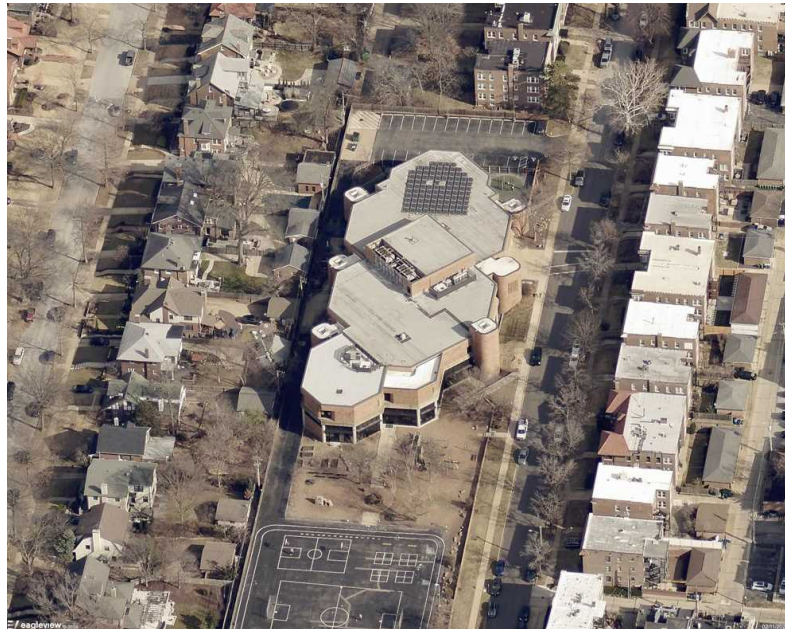
South Side



East Side



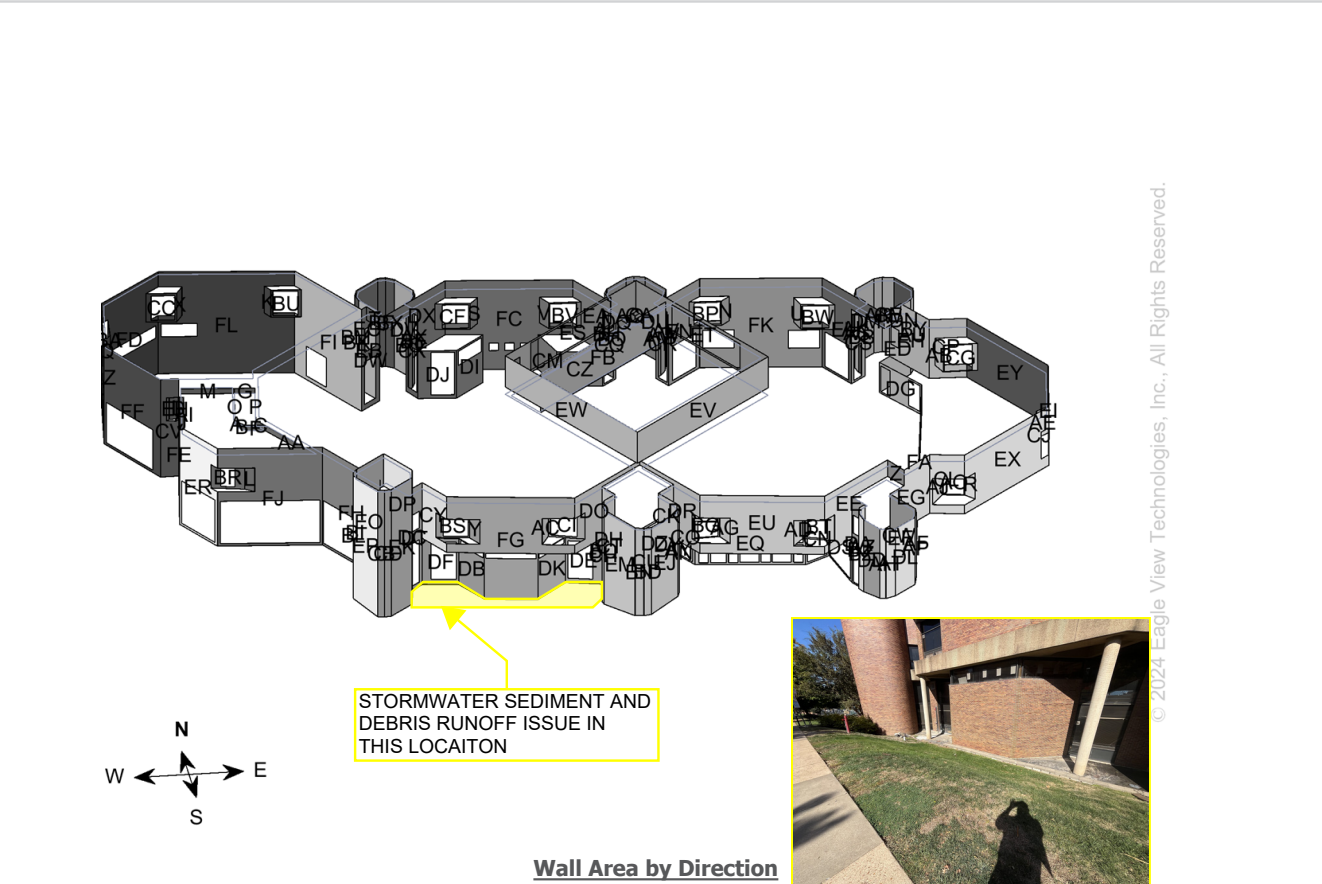
West Side



Wall Area Diagram

Total Wall Area = 33042.3 sq ft, with 168 facets.

Total Wall Area with Windows and Doors = 41,269 sq ft



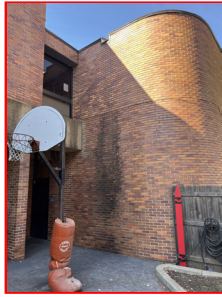
Wall Area by Direction

North	East	South	West
N - 34.6 sq ft	K - 31.4 sq ft	B - 6 sq ft	A - 3.4 sq ft
X - 44.7 sq ft	Q - 38.5 sq ft	E - 11.1 sq ft	C - 7.9 sq ft
AQ - 78.1 sq ft	U - 42.6 sq ft	F - 12.1 sq ft	D - 8.1 sq ft
AR - 78.2 sq ft	V - 42.9 sq ft	G - 13.2 sq ft	I - 26.2 sq ft
BF - 87.9 sq ft	Z - 46.4 sq ft	H - 14.7 sq ft	J - 28.1 sq ft
BP - 25.3 sq ft	AB - 48.4 sq ft	L - 32 sq ft	O - 35 sq ft
BQ - 97.8 sq ft	AU - 80.5 sq ft	M - 34.3 sq ft	P - 35.7 sq ft
BU - 26.5 sq ft	AV - 80.8 sq ft	W - 43.8 sq ft	R - 39 sq ft
BV - 26.3 sq ft	AW - 80.8 sq ft	AC - 50.9 sq ft	S - 40 sq ft
BW - 31 sq ft	AX - 81.6 sq ft	AD - 51.4 sq ft	T - 40.8 sq ft
BX - 103.8 sq ft	BE - 85.8 sq ft	AE - 51.6 sq ft	Y - 45.1 sq ft
CA - 108.2 sq ft	BY - 105.6 sq ft	AF - 51.8 sq ft	AA - 46.8 sq ft
CC - 37.7 sq ft	CF - 35.6 sq ft	AH - 52 sq ft	AG - 51.8 sq ft
CE - 110.2 sq ft	CM - 150.1 sq ft	AJ - 63 sq ft	AI - 56.5 sq ft
CG - 24.8 sq ft	CR - 71.2 sq ft	AM - 71 sq ft	AK - 68.3 sq ft
CP - 169.1 sq ft	CX - 87.4 sq ft	AN - 71.8 sq ft	AL - 70.8 sq ft
CQ - 65.2 sq ft	DG - 123.2 sq ft	AO - 12.1 sq ft	AS - 79.2 sq ft
CS - 107.5 sq ft	DN - 246.9 sq ft	AP - 75.3 sq ft	BA - 15.8 sq ft
CT - 184.1 sq ft	DU - 283.2 sq ft	AT - 79.9 sq ft	BB - 83.9 sq ft

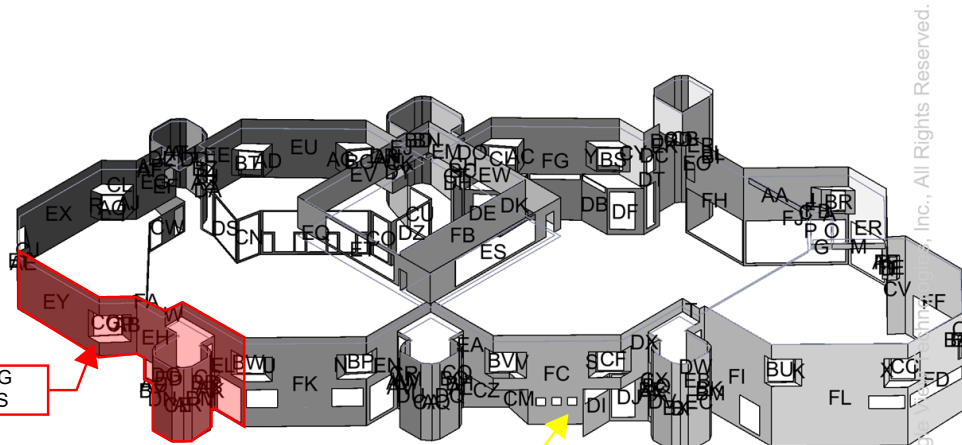
Alternate Wall View

Total Wall Area = 33042.3 sq ft, with 168 facets.

Total Wall Area with Windows and Doors = 41,269 sq ft



FULL-WALL TUCKPOINTING
NEEDED ON THESE FACES



HVAC CONDENSATE LINE
WATER HAS CREATED WATER
DAMAGE ON BUILDING FACE
AND ON PAVEMENT

**Wall Area by Direction**

North	East	South	West
N - 34.6 sq ft	K - 31.4 sq ft	B - 6 sq ft	A - 3.4 sq ft
X - 44.7 sq ft	Q - 38.5 sq ft	E - 11.1 sq ft	C - 7.9 sq ft
AQ - 78.1 sq ft	U - 42.6 sq ft	F - 12.1 sq ft	D - 8.1 sq ft
AR - 78.2 sq ft	V - 42.9 sq ft	G - 13.2 sq ft	I - 26.2 sq ft
BF - 87.9 sq ft	Z - 46.4 sq ft	H - 14.7 sq ft	J - 28.1 sq ft
BP - 25.3 sq ft	AB - 48.4 sq ft	L - 32 sq ft	O - 35 sq ft
BQ - 97.8 sq ft	AU - 80.5 sq ft	M - 34.3 sq ft	P - 35.7 sq ft
BU - 26.5 sq ft	AV - 80.8 sq ft	W - 43.8 sq ft	R - 39 sq ft
BV - 26.3 sq ft	AW - 80.8 sq ft	AC - 50.9 sq ft	S - 40 sq ft
BW - 31 sq ft	AX - 81.6 sq ft	AD - 51.4 sq ft	T - 40.8 sq ft
BX - 103.8 sq ft	BE - 85.8 sq ft	AE - 51.6 sq ft	Y - 45.1 sq ft
CA - 108.2 sq ft	BY - 105.6 sq ft	AF - 51.8 sq ft	AA - 46.8 sq ft
CC - 37.7 sq ft	CF - 35.6 sq ft	AH - 52 sq ft	AG - 51.8 sq ft
CE - 110.2 sq ft	CM - 150.1 sq ft	AJ - 63 sq ft	AI - 56.5 sq ft
CG - 24.8 sq ft	CR - 71.2 sq ft	AM - 71 sq ft	AK - 68.3 sq ft
CP - 169.1 sq ft	CX - 87.4 sq ft	AN - 71.8 sq ft	AL - 70.8 sq ft
CQ - 65.2 sq ft	DG - 123.2 sq ft	AO - 12.1 sq ft	AS - 79.2 sq ft
CS - 107.5 sq ft	DN - 246.9 sq ft	AP - 75.3 sq ft	BA - 15.8 sq ft
CT - 184.1 sq ft	DU - 283.2 sq ft	AT - 79.9 sq ft	BB - 83.9 sq ft



Report: 59196743

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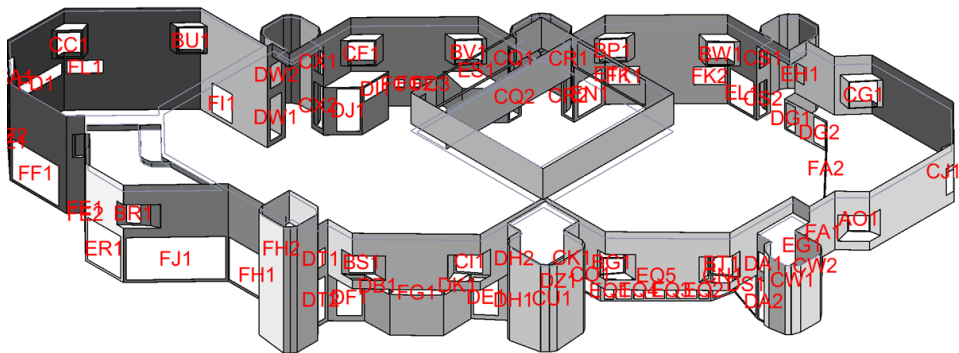
Wall Area by Direction continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
CZ - 196.6 sq ft	DV - 292.2 sq ft	AY - 82.5 sq ft	BC - 84.5 sq ft
DI - 167 sq ft	DY - 299.1 sq ft	AZ - 83.7 sq ft	BH - 89.4 sq ft
DJ - 103.8 sq ft	EA - 318.6 sq ft	BD - 84.6 sq ft	BI - 90.1 sq ft
DM - 238.3 sq ft	EF - 356.4 sq ft	BG - 20.9 sq ft	BJ - 91.7 sq ft
DQ - 258.2 sq ft	EH - 348 sq ft	BN - 96.9 sq ft	BK - 94.7 sq ft
DW - 165.1 sq ft	EI - 391.4 sq ft	BR - 62.6 sq ft	BL - 95.1 sq ft
DX - 294.6 sq ft	EL - 347.4 sq ft	BS - 33.6 sq ft	BM - 95.8 sq ft
EC - 328.2 sq ft	ET - 391.4 sq ft	BT - 34.3 sq ft	BO - 97.2 sq ft
EN - 372.6 sq ft	EY - 787.9 sq ft	CB - 108.6 sq ft	BZ - 107.5 sq ft
EO - 527.3 sq ft	FI - 1054.6 sq ft	CD - 109.6 sq ft	CH - 117.1 sq ft
ES - 305.1 sq ft		CI - 44.5 sq ft	CO - 54 sq ft
FB - 846 sq ft		CJ - 40.1 sq ft	CU - 52.3 sq ft
FC - 860.3 sq ft		CK - 110.9 sq ft	DA - 97.3 sq ft
FD - 778.2 sq ft		CL - 149.3 sq ft	DD - 203.1 sq ft
FK - 1036.1 sq ft		CN - 37.5 sq ft	DH - 128 sq ft
FL - 1481.7 sq ft		CV - 184.2 sq ft	DP - 255.4 sq ft
		CW - 97.9 sq ft	DS - 55.3 sq ft
		CY - 192.9 sq ft	EB - 327.6 sq ft
		DB - 182.7 sq ft	EM - 492.2 sq ft
		DC - 203 sq ft	EP - 530.8 sq ft
		DE - 90.6 sq ft	ER - 373.4 sq ft
		DF - 93.8 sq ft	EW - 720.3 sq ft
		DK - 206.2 sq ft	EZ - 471.9 sq ft
		DL - 230.2 sq ft	FE - 533.7 sq ft
		DO - 248.6 sq ft	FF - 645.8 sq ft
		DR - 260.7 sq ft	FH - 548.2 sq ft
		DT - 188.4 sq ft	
		DZ - 77.4 sq ft	
		ED - 330.7 sq ft	
		EE - 333.5 sq ft	
		EG - 342 sq ft	
		EJ - 396.1 sq ft	
		EK - 459.6 sq ft	
		EQ - 113.8 sq ft	
		EU - 702.4 sq ft	
		EV - 712.4 sq ft	
		EX - 782.7 sq ft	
		FA - 141.5 sq ft	
		FG - 951.8 sq ft	
		FJ - 636.7 sq ft	
9400.1 sq ft	6349.9 sq ft	10057.4 sq ft	7234.8 sq ft

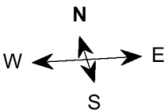
Window and Door Diagram

Total Window and Door Area = 8227 sq ft, with 78 windows and doors

Total Window and Door Perimeter = 3163 ft



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Window and Door Measurements

North	East	South	West
BP1 - 72.3 sq ft	CF1 - 76.5 sq ft	AO1 - 61.7 sq ft	BA1 - 68 sq ft
BU1 - 76 sq ft	CR1 - 36 sq ft	BG1 - 67.5 sq ft	CO1 - 100.7 sq ft
BV1 - 76.5 sq ft	CR2 - 66 sq ft	BR1 - 36 sq ft	CU1 - 131.8 sq ft
BW1 - 72.3 sq ft	CX1 - 36 sq ft	BS1 - 68 sq ft	DA1 - 31.5 sq ft
CC1 - 71.2 sq ft	CX2 - 66 sq ft	BT1 - 67.5 sq ft	DA2 - 69.7 sq ft
CG1 - 90 sq ft	DG1 - 40 sq ft	CI1 - 76.5 sq ft	DH1 - 66 sq ft
CQ1 - 40.5 sq ft	DG2 - 50 sq ft	CJ1 - 81 sq ft	DH2 - 30 sq ft
CQ2 - 66 sq ft	EH1 - 24.5 sq ft	CK1 - 31.5 sq ft	DS1 - 224.8 sq ft
CS1 - 24.5 sq ft	EL1 - 141.4 sq ft	CN1 - 116.2 sq ft	ER1 - 247.5 sq ft
CS2 - 45.5 sq ft	ET1 - 305 sq ft	CW1 - 40 sq ft	EZ1 - 42 sq ft
DI1 - 57.8 sq ft	FI1 - 103.5 sq ft	CW2 - 50 sq ft	EZ2 - 282.3 sq ft
DJ1 - 123.8 sq ft		DB1 - 20 sq ft	FE1 - 42 sq ft
DW1 - 82.5 sq ft		DE1 - 116 sq ft	FE2 - 353.3 sq ft
DW2 - 45 sq ft		DF1 - 116 sq ft	FF1 - 330 sq ft
EN1 - 140.3 sq ft		DK1 - 23 sq ft	FH1 - 415.9 sq ft
ES1 - 378 sq ft		DT1 - 26 sq ft	FH2 - 24.8 sq ft
FC1 - 9 sq ft		DT2 - 66 sq ft	
FC2 - 9 sq ft		DZ1 - 232.5 sq ft	
FC3 - 9 sq ft		EG1 - 26 sq ft	

Window and Door Measurements continued...

North	East	South	West
FD1 - 110.7 sq ft FK1 - 70 sq ft FK2 - 70 sq ft FL1 - 57.2 sq ft		EQ1 - 21 sq ft EQ2 - 21 sq ft EQ3 - 21 sq ft EQ4 - 21 sq ft EQ5 - 400.2 sq ft FA1 - 319 sq ft FA2 - 345.9 sq ft FG1 - 32 sq ft FJ1 - 521.9 sq ft	
1797.1 sq ft	944.9 sq ft	3024.4 sq ft	2460.3 sq ft



GLENRIDGE ELEMENTARY SCHOOL

BUILDING ENVELOPE REPORT



BUILDING ENVELOPE —
GLN





2024 EXTERIOR ENVELOPE ASSESSMENT

GLENRIDGE ELEMENTARY SCHOOL



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENEVELOPE:

1. ROOFS ARE IN ADEQUATE CONDITION AND HAVE A YELLOW RATING.
2. SEALANT CURRENTLY HAS A YELLOW RATING.
3. MASONRY CLADDING IS IN ADEQUATE CONDITION AND HAS A YELLOW RATING. MASONRY CLEANING NEEDED ON ALL SIDES OF BUILDING. SPOT TUCKPOINTING IS NEEDED ON ALL SIDES OF BUILDING.
4. WINDOWS AND DOORS HAVE A YELLOW RATING.
5. GUTTERS AND DOWNSPOUTS NEED REPAIR AT MINIMUM, WITH FULL REPLACEMENT AN EFFECTIVE OPTION.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS

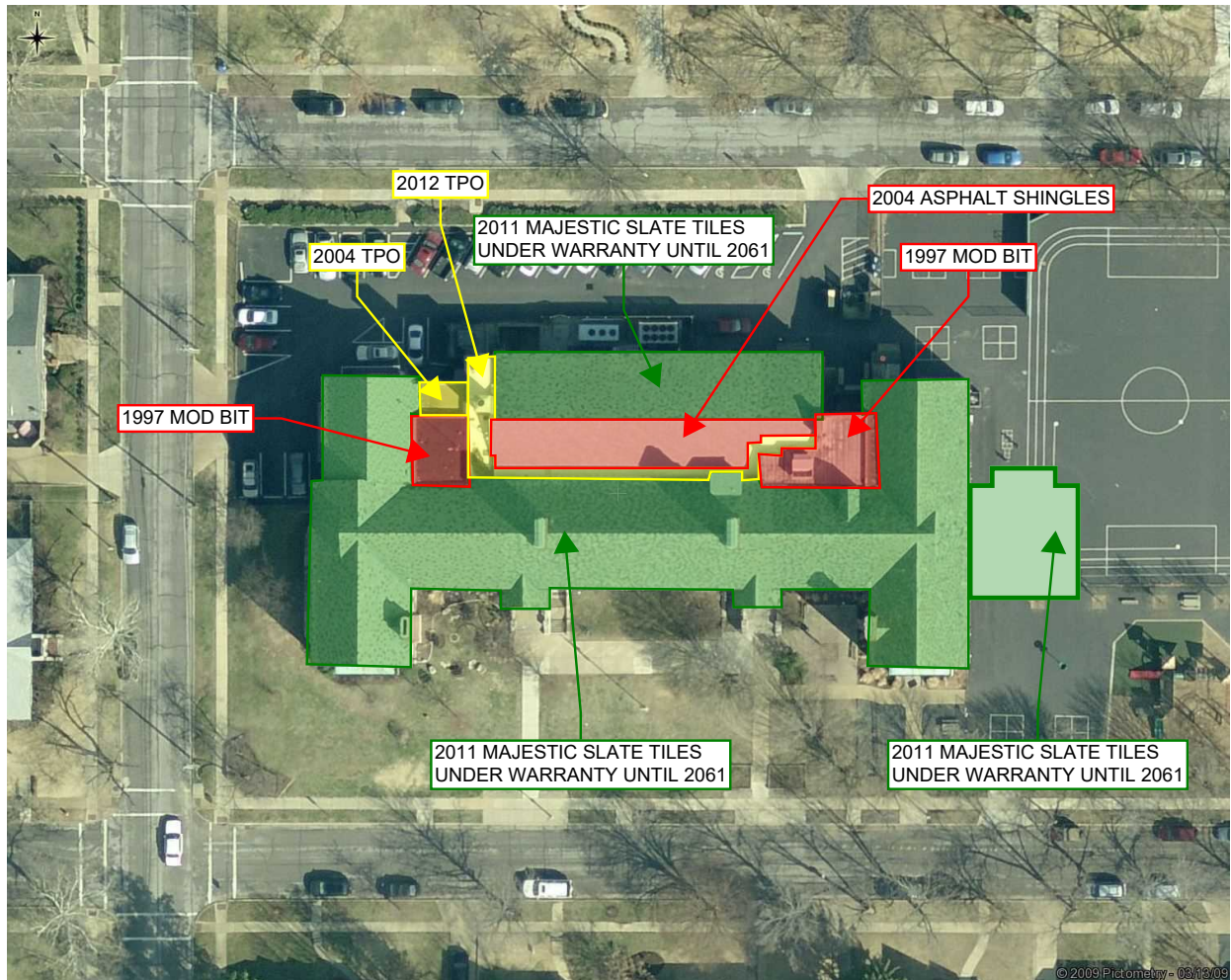


REPAIRS NEEDED WITHIN 5
YRS



Images

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



Report: 59196774

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North Side

APPROXIMATE AREA
OF ADDITION MISSING
FROM PHOTOGRAPH



South Side

APPROXIMATE AREA
OF ADDITION MISSING
FROM PHOTOGRAPH



East Side



West Side



Length Diagram

Total Line Lengths:

Ridges = 585 ft

Hips = 47 ft

Valleys = 223 ft

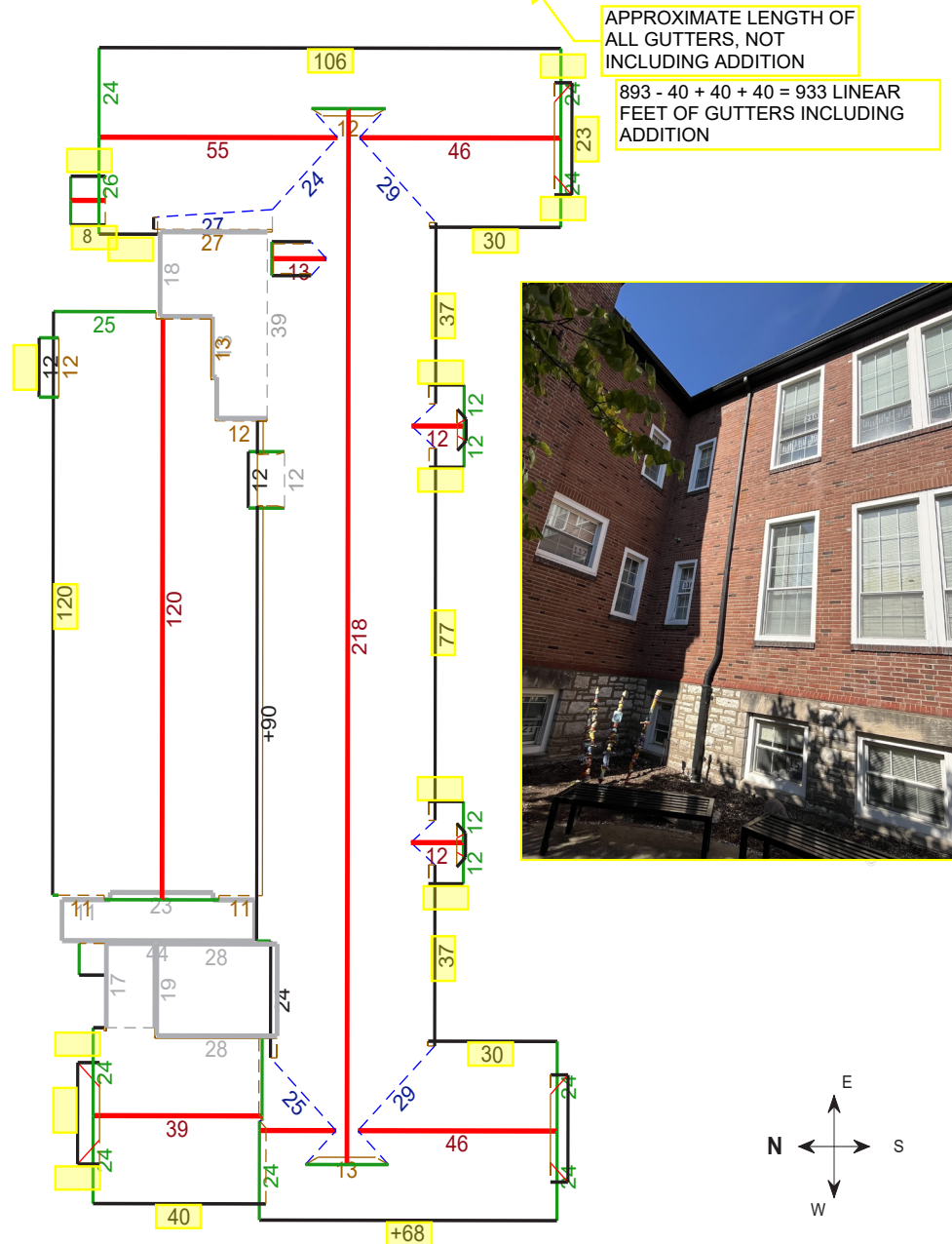
Rakes = 455 ft

Eaves = 893 ft

Flashing = 254 ft

Step flashing = 285 ft

Parapets = 335 ft

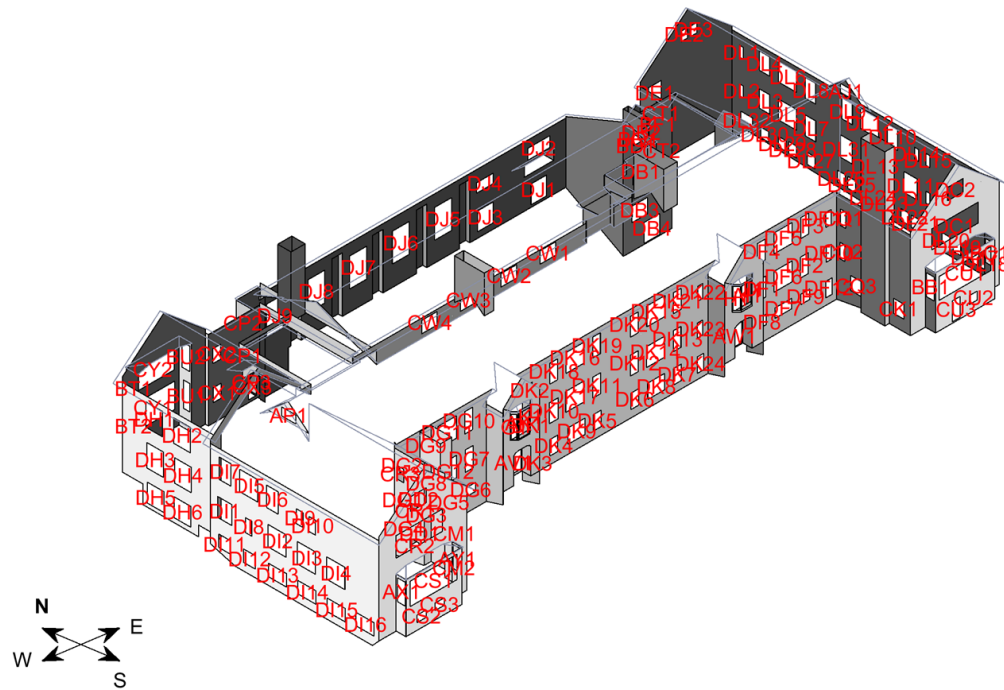


Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

Window and Door Diagram

Total Window and Door Area = 5089 sq ft, with 172 windows and doors

Total Window and Door Perimeter = 3654 ft



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Window and Door Measurements

North	East	South	West
BQ1 - 42 sq ft	AJ1 - 14 sq ft	G1 - 12.8 sq ft	AP1 - 16.5 sq ft
CP1 - 17.7 sq ft	AY1 - 24 sq ft	H1 - 16 sq ft	AX1 - 24 sq ft
CP2 - 15 sq ft	BC1 - 24 sq ft	J1 - 16 sq ft	BB1 - 24 sq ft
CP3 - 8 sq ft	BF1 - 8.7 sq ft	K1 - 12.8 sq ft	BD1 - 24.5 sq ft
CW1 - 27 sq ft	BU1 - 23.7 sq ft	AI1 - 28 sq ft	BT1 - 25.5 sq ft
CW2 - 27 sq ft	BU2 - 25.5 sq ft	AK1 - 34 sq ft	BT2 - 23.7 sq ft
CW3 - 27 sq ft	CM1 - 12.2 sq ft	AV1 - 42 sq ft	CK1 - 20 sq ft
CW4 - 27 sq ft	CM2 - 12.2 sq ft	AW1 - 38.5 sq ft	CQ1 - 11 sq ft
CX1 - 15 sq ft	CR1 - 12.2 sq ft	CS1 - 153 sq ft	CQ2 - 11 sq ft
CX2 - 15 sq ft	CR2 - 12.2 sq ft	CS2 - 8.7 sq ft	CQ3 - 20 sq ft
CX3 - 21 sq ft	CR3 - 11.3 sq ft	CS3 - 8.7 sq ft	CT1 - 24.5 sq ft
CY1 - 156.8 sq ft	DL1 - 6 sq ft	CU1 - 160 sq ft	CT2 - 24.5 sq ft
CY2 - 140.3 sq ft	DL2 - 6 sq ft	CU2 - 9 sq ft	DH1 - 55.3 sq ft
DB1 - 36 sq ft	DL3 - 26 sq ft	CU3 - 21 sq ft	DH2 - 55.3 sq ft
DB2 - 36 sq ft	DL4 - 26 sq ft	DC1 - 126 sq ft	DH3 - 55.3 sq ft
DB3 - 33 sq ft	DL5 - 49 sq ft	DC2 - 27 sq ft	DH4 - 55.3 sq ft
DB4 - 42 sq ft	DL6 - 49 sq ft	DD1 - 135 sq ft	DH5 - 45.5 sq ft
DE1 - 30 sq ft	DL7 - 28 sq ft	DD2 - 30 sq ft	DH6 - 45.5 sq ft
DE2 - 8.7 sq ft	DL8 - 28 sq ft	DF1 - 21 sq ft	DI1 - 38.5 sq ft



Report: 59196774

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Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
DE3 - 8.7 sq ft	DL9 - 28 sq ft	DF2 - 21 sq ft	DI2 - 52.5 sq ft
DJ1 - 42 sq ft	DL10 - 28 sq ft	DF3 - 21 sq ft	DI3 - 52.5 sq ft
DJ2 - 34 sq ft	DL11 - 35 sq ft	DF4 - 21 sq ft	DI4 - 52.5 sq ft
DJ3 - 42 sq ft	DL12 - 49 sq ft	DF5 - 49 sq ft	DI5 - 52.5 sq ft
DJ4 - 22.7 sq ft	DL13 - 21 sq ft	DF6 - 49 sq ft	DI6 - 33.8 sq ft
DJ5 - 71.5 sq ft	DL14 - 6 sq ft	DF7 - 22.7 sq ft	DI7 - 33.8 sq ft
DJ6 - 71.5 sq ft	DL15 - 6 sq ft	DF8 - 12.2 sq ft	DI8 - 12.5 sq ft
DJ7 - 71.5 sq ft	DL16 - 6 sq ft	DF9 - 12.2 sq ft	DI9 - 12.5 sq ft
DJ8 - 71.5 sq ft	DL17 - 12 sq ft	DF10 - 10 sq ft	DI10 - 12.5 sq ft
DJ9 - 71.5 sq ft	DL18 - 12 sq ft	DF11 - 10 sq ft	DI11 - 20.3 sq ft
	DL19 - 12 sq ft	DF12 - 13.7 sq ft	DI12 - 20.3 sq ft
	DL20 - 12 sq ft	DG1 - 6.8 sq ft	DI13 - 31.5 sq ft
	DL21 - 12 sq ft	DG2 - 6.8 sq ft	DI14 - 31.5 sq ft
	DL22 - 12 sq ft	DG3 - 10.5 sq ft	DI15 - 31.5 sq ft
	DL23 - 12 sq ft	DG4 - 10.5 sq ft	DI16 - 31.5 sq ft
	DL24 - 12 sq ft	DG5 - 21 sq ft	
	DL25 - 12 sq ft	DG6 - 12 sq ft	
	DL26 - 12 sq ft	DG7 - 22.5 sq ft	
	DL27 - 12 sq ft	DG8 - 22.5 sq ft	
	DL28 - 12 sq ft	DG9 - 22.5 sq ft	
	DL29 - 10.5 sq ft	DG10 - 22.5 sq ft	
	DL30 - 10.5 sq ft	DG11 - 52.5 sq ft	
	DL31 - 33.8 sq ft	DG12 - 52.5 sq ft	
	DL32 - 18 sq ft	DK1 - 9 sq ft	
		DK2 - 9 sq ft	
		DK3 - 21 sq ft	
		DK4 - 16.5 sq ft	
		DK5 - 16.5 sq ft	
		DK6 - 16.5 sq ft	
		DK7 - 16.5 sq ft	
		DK8 - 35.8 sq ft	
		DK9 - 35.8 sq ft	
		DK10 - 24.5 sq ft	
		DK11 - 21 sq ft	
		DK12 - 21 sq ft	
		DK13 - 21 sq ft	
		DK14 - 49 sq ft	
		DK15 - 49 sq ft	
		DK16 - 49 sq ft	
		DK17 - 49 sq ft	
		DK18 - 21 sq ft	
		DK19 - 21 sq ft	
		DK20 - 21 sq ft	
		DK21 - 21 sq ft	
		DK22 - 10 sq ft	
		DK23 - 10 sq ft	
		DK24 - 13.7 sq ft	
1231.4 sq ft	793.8 sq ft	1981.7 sq ft	1081.6 sq ft



Report: 59196774

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MERAMEC ELEMENTARY SCHOOL

BUILDING ENVELOPE REPORT



BUILDING ENVELOPE —
MER





2024 EXTERIOR ENVELOPE ASSESSMENT

MERAMEC ELEMENTARY



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENVELOPE:

1. ROOFS ARE IN ADEQUATE CONDITION AND HAVE A YELLOW RATING.
2. SEALANT CURRENTLY HAS A YELLOW RATING.
3. MASONRY IS IN ADEQUATE CONDITION AND HAS A YELLOW RATING. MASONRY CLEANING NEEDED ON ALL SIDES OF BUILDING. SPOT TUCKPOINTING NEEDED ON ALL SIDES OF BUILDING. SOME FACES NEED FULL-SCALE TUCKPOINTING.
4. WINDOWS AND DOORS HAVE A YELLOW RATING.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



Images

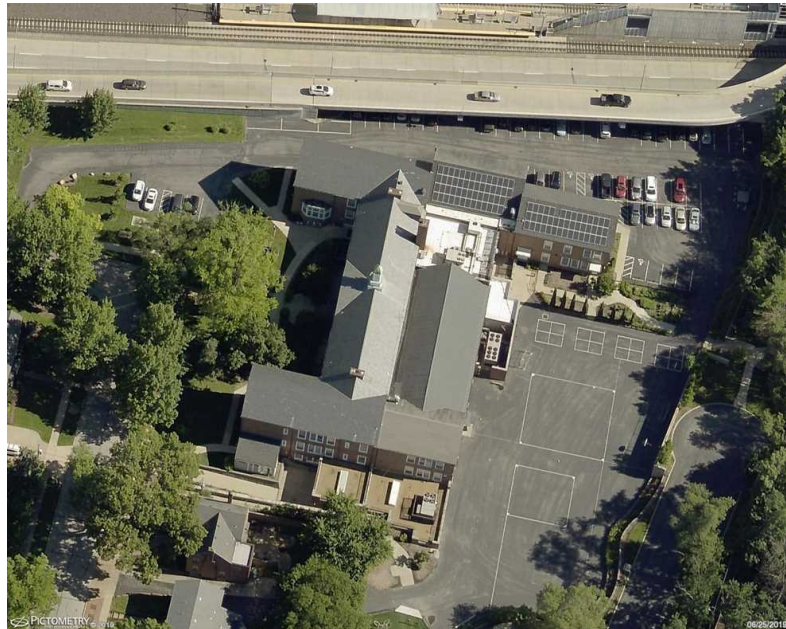
The following aerial images show different angles of this structure for your reference.



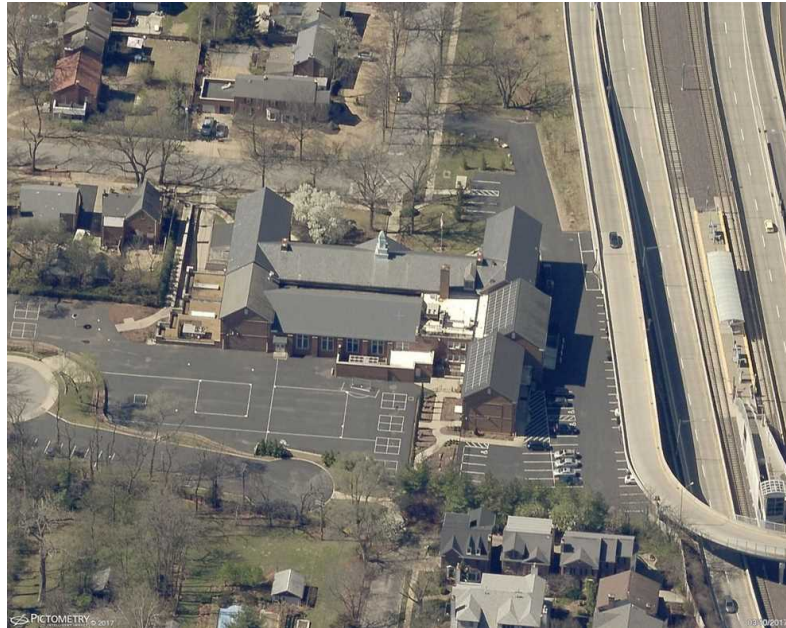
North Side



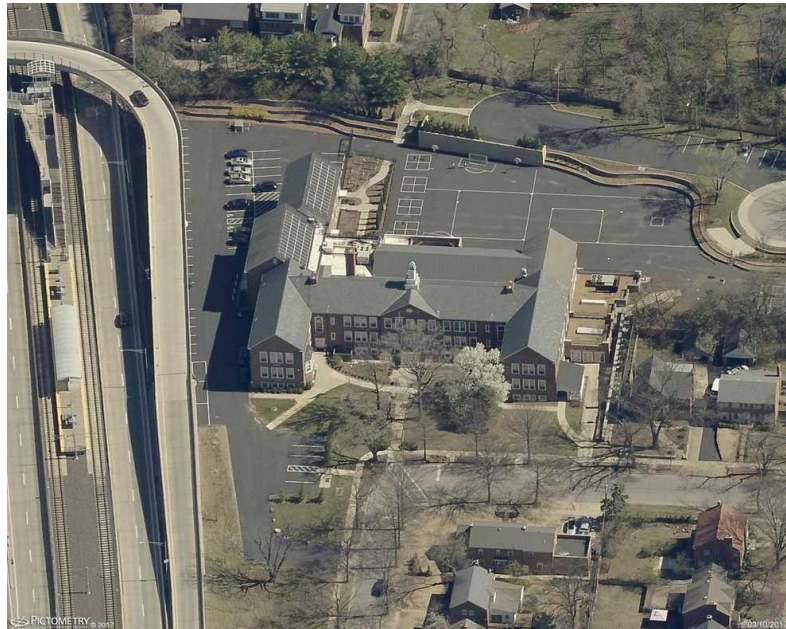
South Side



East Side



West Side



Length Diagram

Total Line Lengths:

Ridges = 624 ft**Hips = 23 ft**

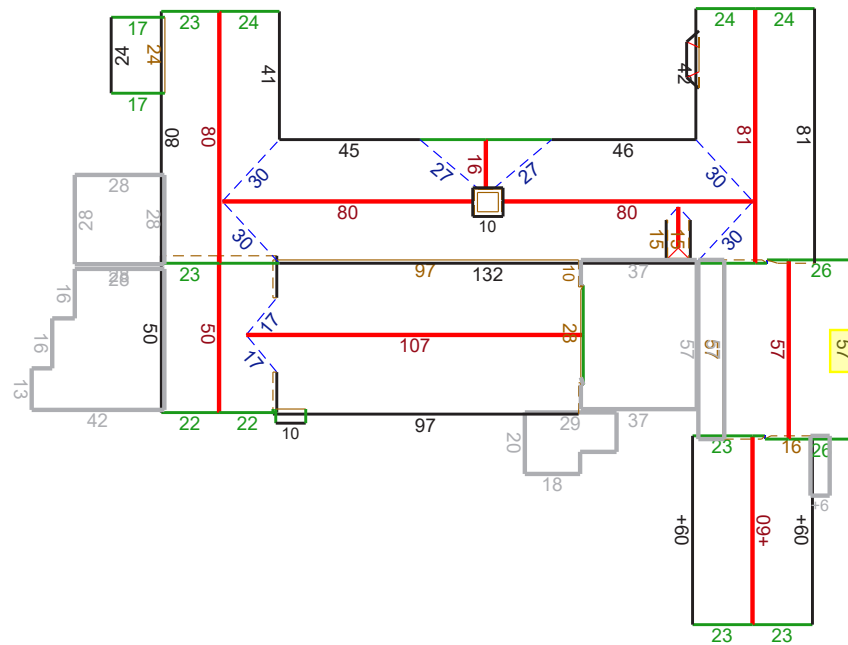
Valleys = 225 ft

Rakes = 492 ft

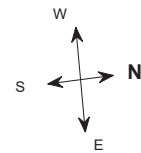
Eaves = 943 ft

Flashing = 275 ft

Step flashing = 238 ft

Parapets = 705 ft

RECOMMEND AT LEAST
REPAINTING COPPER
GUTTER AND
DOWNSPOUT IN THIS
LOCATION, IF NOT
REPLACING



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).



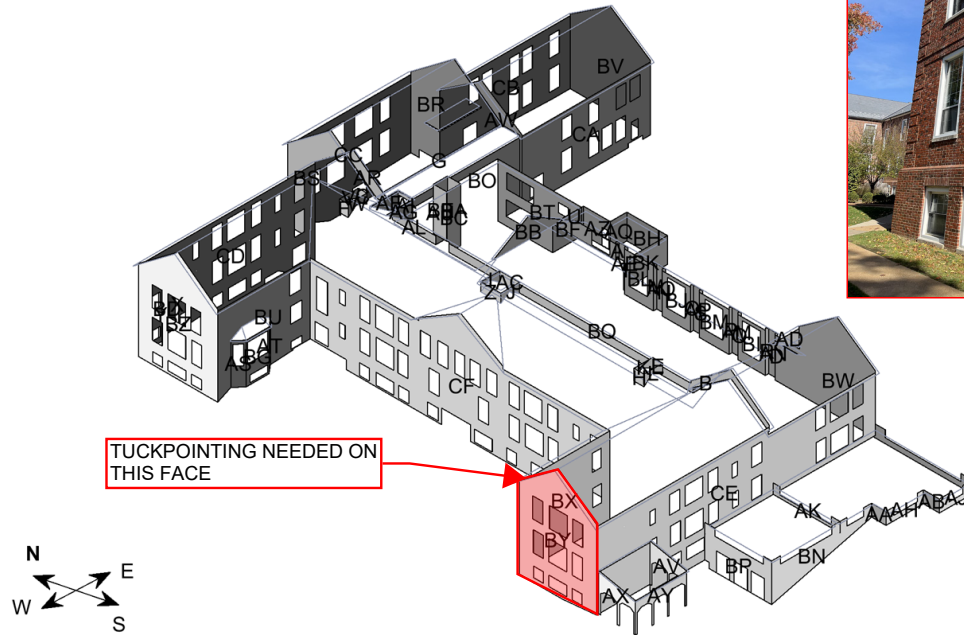
Report: 59196799

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Wall Area Diagram

Total Wall Area = 27455.4 sq ft, with 84 facets.

Total Wall Area with Windows and Doors = 33,330 sq ft



© 2024 Eagle View Techn

Wall Area by Direction

North	East	South	West
A - 10.2 sq ft	C - 16.4 sq ft	D - 18.9 sq ft	F - 20.5 sq ft
B - 13.5 sq ft	E - 19 sq ft	J - 23.2 sq ft	H - 22.5 sq ft
G - 21.1 sq ft	X - 30.2 sq ft	L - 26.2 sq ft	Y - 30.9 sq ft
I - 23.2 sq ft	AC - 39.5 sq ft	N - 26.7 sq ft	Z - 32.7 sq ft
K - 26.2 sq ft	AE - 47.6 sq ft	Q - 26.7 sq ft	AA - 35 sq ft
M - 26.7 sq ft	AI - 26.6 sq ft	S - 26.7 sq ft	AB - 39 sq ft
O - 26.7 sq ft	AL - 67.5 sq ft	T - 26.7 sq ft	AK - 59.9 sq ft
P - 26.7 sq ft	AM - 70.3 sq ft	U - 26.9 sq ft	AU - 115.6 sq ft
R - 26.7 sq ft	AN - 70.4 sq ft	W - 28 sq ft	AX - 122 sq ft
V - 28 sq ft	AO - 70.4 sq ft	AG - 51.5 sq ft	BP - 284.9 sq ft
AD - 43.2 sq ft	AP - 70.4 sq ft	AH - 56.4 sq ft	BS - 563.1 sq ft
AF - 51.5 sq ft	AR - 89 sq ft	AJ - 59.6 sq ft	BY - 1111.7 sq ft
AQ - 83.3 sq ft	AV - 118.3 sq ft	AS - 59.3 sq ft	BZ - 1154.7 sq ft
BB - 145.4 sq ft	AW - 121.8 sq ft	AT - 57.7 sq ft	CF - 3482 sq ft
BD - 146.3 sq ft	AZ - 114.6 sq ft	AY - 122.9 sq ft	
BE - 146.5 sq ft	BA - 144.6 sq ft	BC - 146.3 sq ft	
BF - 155.5 sq ft	BH - 205.4 sq ft	BG - 87.2 sq ft	
BX - 1383.7 sq ft	BI - 121.6 sq ft	BK - 222.2 sq ft	
CB - 1255.1 sq ft	BJ - 125.9 sq ft	BN - 405.4 sq ft	



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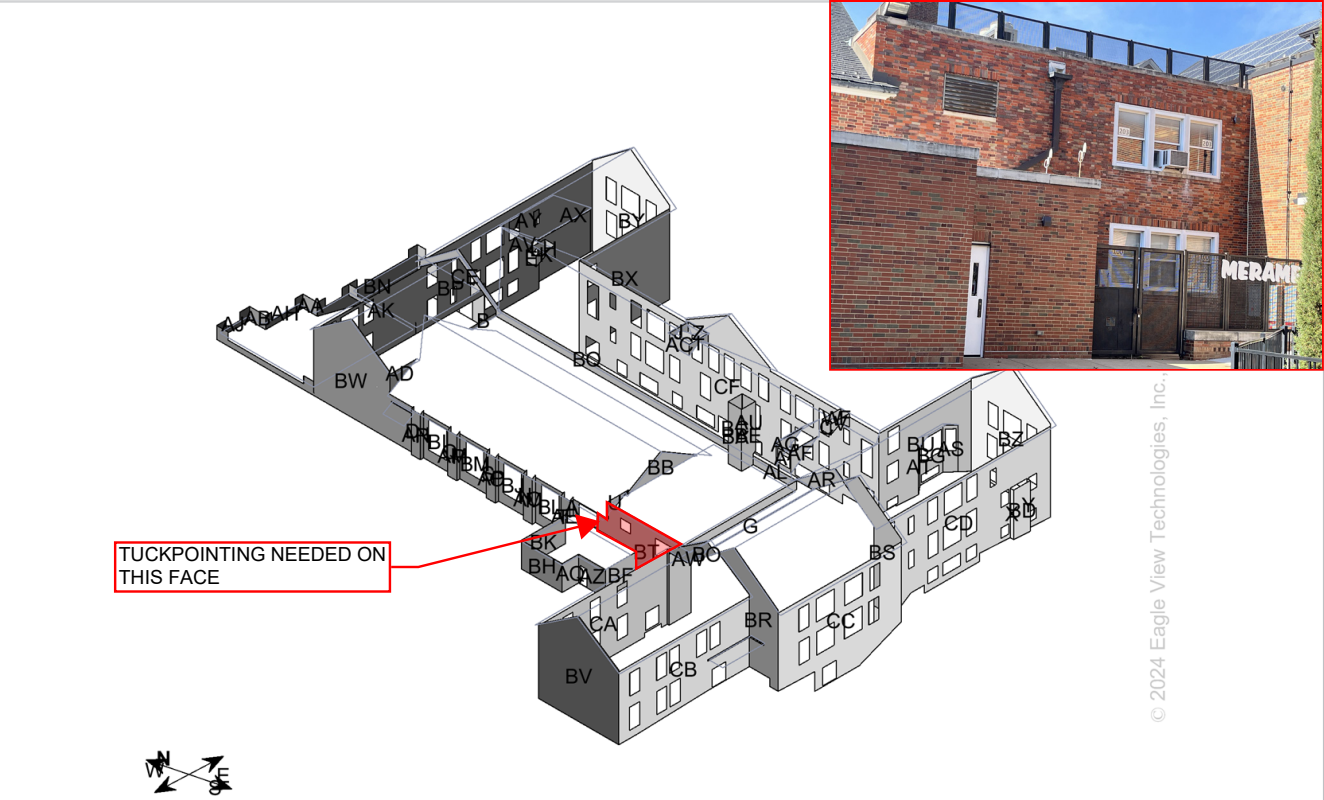
Wall Area by Direction continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
CC - 1450.9 sq ft CD - 2050.1 sq ft	BL - 132.9 sq ft BM - 139.1 sq ft BQ - 482.8 sq ft BR - 548.7 sq ft BT - 645.9 sq ft BV - 1265.8 sq ft BW - 1425.5 sq ft	BO - 437.5 sq ft BU - 897.5 sq ft CA - 1250.7 sq ft CE - 2945.7 sq ft	
7140.5 sq ft	6210.2 sq ft	7029.9 sq ft	7074.5 sq ft

Alternate Wall View

Total Wall Area = 27455.4 sq ft, with 84 facets.

Total Wall Area with Windows and Doors = 33,330 sq ft



Wall Area by Direction

North	East	South	West
A - 10.2 sq ft	C - 16.4 sq ft	D - 18.9 sq ft	F - 20.5 sq ft
B - 13.5 sq ft	E - 19 sq ft	J - 23.2 sq ft	H - 22.5 sq ft
G - 21.1 sq ft	X - 30.2 sq ft	L - 26.2 sq ft	Y - 30.9 sq ft
I - 23.2 sq ft	AC - 39.5 sq ft	N - 26.7 sq ft	Z - 32.7 sq ft
K - 26.2 sq ft	AE - 47.6 sq ft	Q - 26.7 sq ft	AA - 35 sq ft
M - 26.7 sq ft	AI - 26.6 sq ft	S - 26.7 sq ft	AB - 39 sq ft
O - 26.7 sq ft	AL - 67.5 sq ft	T - 26.7 sq ft	AK - 59.9 sq ft
P - 26.7 sq ft	AM - 70.3 sq ft	U - 26.9 sq ft	AU - 115.6 sq ft
R - 26.7 sq ft	AN - 70.4 sq ft	W - 28 sq ft	AX - 122 sq ft
V - 28 sq ft	AO - 70.4 sq ft	AG - 51.5 sq ft	BP - 284.9 sq ft
AD - 43.2 sq ft	AP - 70.4 sq ft	AH - 56.4 sq ft	BS - 563.1 sq ft
AF - 51.5 sq ft	AR - 89 sq ft	AJ - 59.6 sq ft	BY - 1111.7 sq ft
AQ - 83.3 sq ft	AV - 118.3 sq ft	AS - 59.3 sq ft	BZ - 1154.7 sq ft
BB - 145.4 sq ft	AW - 121.8 sq ft	AT - 57.7 sq ft	CF - 3482 sq ft
BD - 146.3 sq ft	AZ - 114.6 sq ft	AY - 122.9 sq ft	
BE - 146.5 sq ft	BA - 144.6 sq ft	BC - 146.3 sq ft	
BF - 155.5 sq ft	BH - 205.4 sq ft	BG - 87.2 sq ft	
BX - 1383.7 sq ft	BI - 121.6 sq ft	BK - 222.2 sq ft	
CB - 1255.1 sq ft	BJ - 125.9 sq ft	BN - 405.4 sq ft	



Report: 59196799

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Wall Area by Direction continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
CC - 1450.9 sq ft CD - 2050.1 sq ft	BL - 132.9 sq ft BM - 139.1 sq ft BQ - 482.8 sq ft BR - 548.7 sq ft BT - 645.9 sq ft BV - 1265.8 sq ft BW - 1425.5 sq ft	BO - 437.5 sq ft BU - 897.5 sq ft CA - 1250.7 sq ft CE - 2945.7 sq ft	
7140.5 sq ft	6210.2 sq ft	7029.9 sq ft	7074.5 sq ft

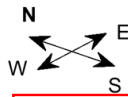
Window and Door Diagram

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

Total Window and Door Perimeter = 3696 ft



WINDOW TRIM IS IN POOR
CONDITION AND NEEDS
REPLACING



ALL STEEL LINTELS ON THIS
FACADE ARE RUSTING AND IN
NEED OF REPAIR AND/OR
REPLACEMENT (SEVERE)

Window and Door Measurements

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



Report: 59196799

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Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
CC9 - 42 sq ft CD1 - 40.5 sq ft CD2 - 40.5 sq ft CD3 - 40.5 sq ft CD4 - 72 sq ft CD5 - 40.5 sq ft CD6 - 40.5 sq ft CD7 - 40.5 sq ft CD8 - 72 sq ft CD9 - 22.5 sq ft CD10 - 22.5 sq ft CD11 - 40 sq ft CD12 - 14 sq ft CD13 - 14 sq ft CD14 - 19.3 sq ft CD15 - 19.3 sq ft CD16 - 16.2 sq ft CD17 - 16.2 sq ft CD18 - 16.2 sq ft CD19 - 42 sq ft		CE3 - 36 sq ft CE4 - 36 sq ft CE5 - 36 sq ft CE6 - 36 sq ft CE7 - 36 sq ft CE8 - 64 sq ft CE9 - 64 sq ft CE10 - 64 sq ft CE11 - 64 sq ft CE12 - 36 sq ft CE13 - 36 sq ft CE14 - 36 sq ft CE15 - 36 sq ft CE16 - 36 sq ft CE17 - 15 sq ft CE18 - 15 sq ft CE19 - 22.5 sq ft CE20 - 40 sq ft	BZ8 - 18 sq ft BZ9 - 18 sq ft CF1 - 65 sq ft CF2 - 65 sq ft CF3 - 42 sq ft CF4 - 42 sq ft CF5 - 40.5 sq ft CF6 - 40.5 sq ft CF7 - 40.5 sq ft CF8 - 40.5 sq ft CF9 - 40.5 sq ft CF10 - 40.5 sq ft CF11 - 40.5 sq ft CF12 - 40.5 sq ft CF13 - 40.5 sq ft CF14 - 72 sq ft CF15 - 72 sq ft CF16 - 72 sq ft CF17 - 72 sq ft CF18 - 40.5 sq ft CF19 - 40.5 sq ft CF20 - 40.5 sq ft CF21 - 40.5 sq ft CF22 - 40.5 sq ft CF23 - 40.5 sq ft CF24 - 22.5 sq ft CF25 - 22.5 sq ft CF26 - 40 sq ft CF27 - 25 sq ft CF28 - 40 sq ft CF29 - 40 sq ft CF30 - 22.5 sq ft CF31 - 22.5 sq ft CF32 - 13.8 sq ft CF33 - 13.8 sq ft CF34 - 13.8 sq ft CF35 - 13.8 sq ft
1547.2 sq ft	653.3 sq ft	1364.8 sq ft	2309.3 sq ft

ADMINISTRATIVE CENTER

BUILDING ENVELOPE REPORT





2024 EXTERIOR ENVELOPE ASSESSMENT

ADMINISTRATIVE CENTER



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENEVELOPE:

1. ROOFS ARE IN GOOD CONDITION AND HAVE A GREEN RATING.
2. SEALANT CURRENTLY HAS A GREEN RATING.
3. MASONRY IS IN GOOD CONDITION AND HAS A GREEN RATING.
4. SOFFITS ARE IN ADEQUATE CONDITION AND HAVE A YELLOW RATING. SOME SOFFITS SHOW WATER DAMAGE. RECOMMEND CLEANING, REPAIR, AND REFINISHING.
5. WINDOWS HAVE A YELLOW RATING. SOUTH-WEST FACING WINDOWS REQUIRE MAINTENANCE EVERY FEW YEARS RE-CENTERING GLAZING IN WINDOW FRAMES. INVESTIGATION INTO CAUSE COULD LEAD TO MORE COST EFFECTIVE MAINTENANCE.
6. DOORS HAVE A GREEN RATING.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



Images

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



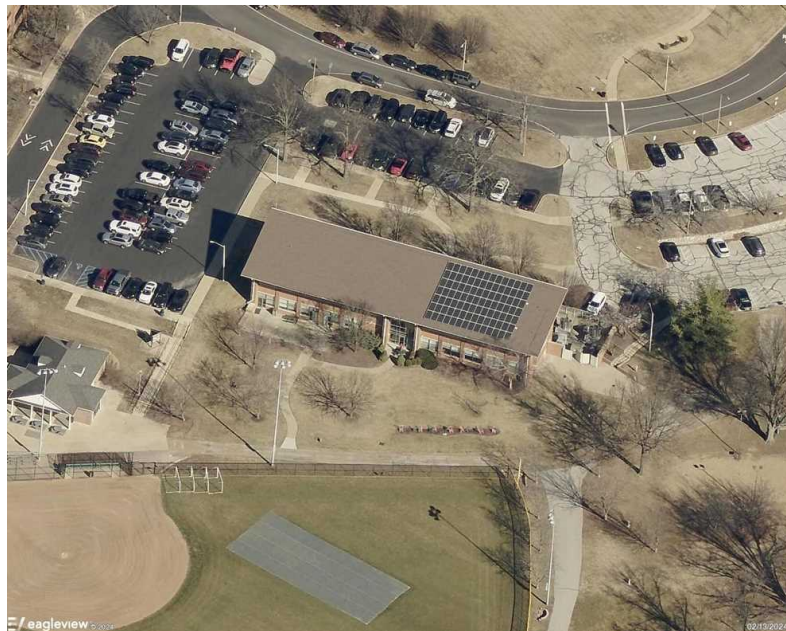
Report: 59196830

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North Side



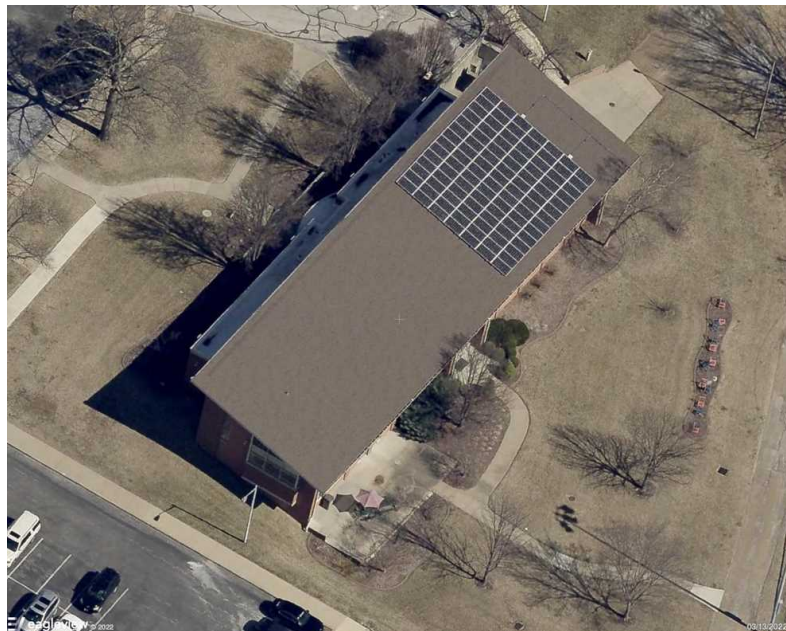
South Side



East Side



West Side



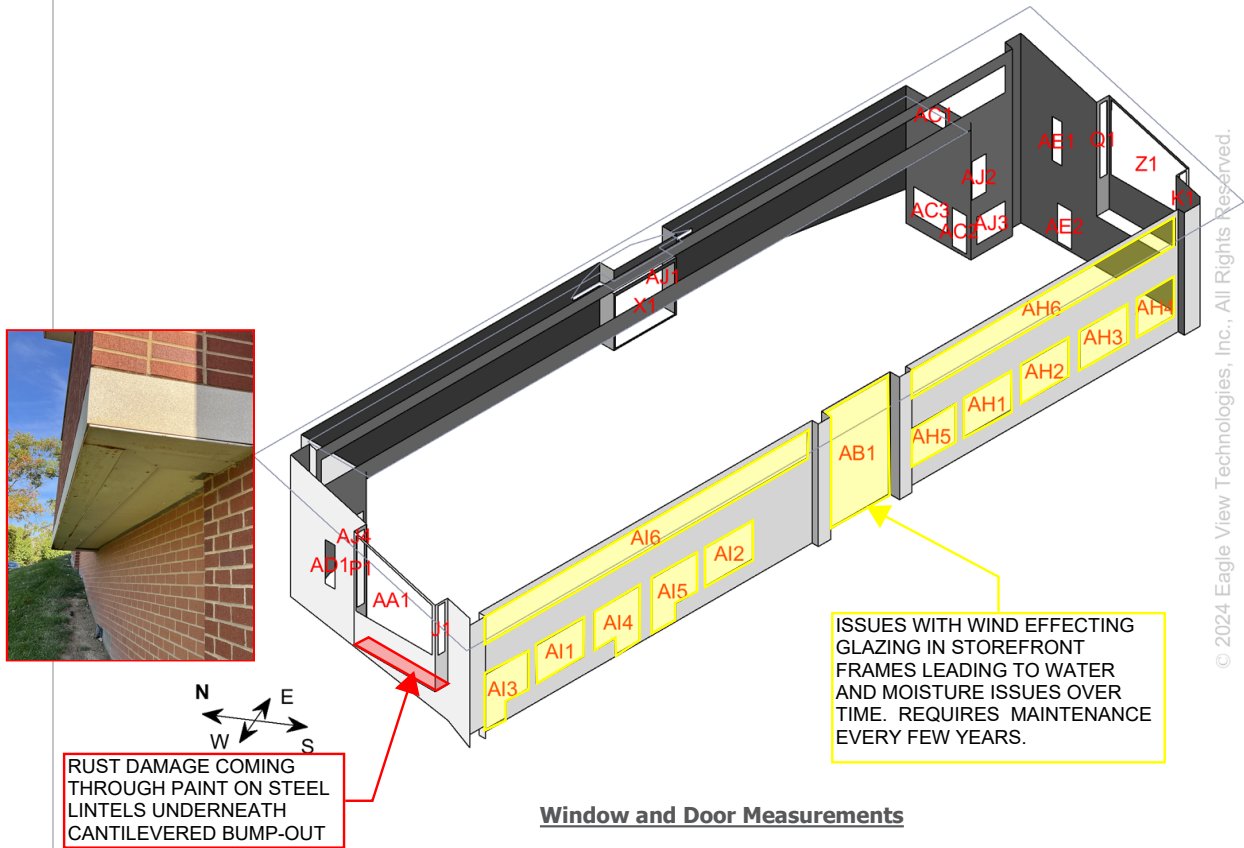
Report: 59196830

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Window and Door Diagram

Total Window and Door Area = 3089 sq ft, with 30 windows and doors

Total Window and Door Perimeter = 1425 ft



Window and Door Measurements

North	East	South	West
P1 - 20.2 sq ft Q1 - 20.2 sq ft X1 - 118.4 sq ft AJ1 - 720 sq ft AJ2 - 21 sq ft AJ3 - 30 sq ft AJ4 - 28 sq ft	Z1 - 180.9 sq ft AC1 - 15 sq ft AC2 - 21 sq ft AC3 - 35.1 sq ft AE1 - 16 sq ft AE2 - 21 sq ft	J1 - 13.5 sq ft K1 - 13.5 sq ft AB1 - 279.5 sq ft AH1 - 70 sq ft AH2 - 70 sq ft AH3 - 70 sq ft AH4 - 52.5 sq ft AH5 - 70 sq ft AH6 - 280.1 sq ft AI1 - 70 sq ft AI2 - 70 sq ft AI3 - 81.8 sq ft AI4 - 81.6 sq ft AI5 - 81.4 sq ft AI6 - 339.8 sq ft	AA1 - 182.2 sq ft AD1 - 16 sq ft
957.8 sq ft	289 sq ft	1643.7 sq ft	198.2 sq ft



Report: 59196830

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FACILITY SERVICES & GAY FIELD ANCILLARY BUILDINGS

BUILDING ENVELOPE REPORT





2024 EXTERIOR ENVELOPE ASSESSMENT

MAINTENANCE FACILITY



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENVELOPE:

1. ROOFS ARE IN GOOD CONDITION AND HAVE A GREEN RATING.
2. SEALANT CURRENTLY HAS A YELLOW RATING.
3. MASONRY CLADDING IS IN ADEQUATE CONDITION AND HAS A YELLOW RATING. MASONRY CLEANING NEEDED ON THE NORTH SIDE OF BUILDING.
4. WINDOWS AND DOORS HAVE A YELLOW RATING.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



Images

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



Report: 59196943

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North Side



South Side



East Side



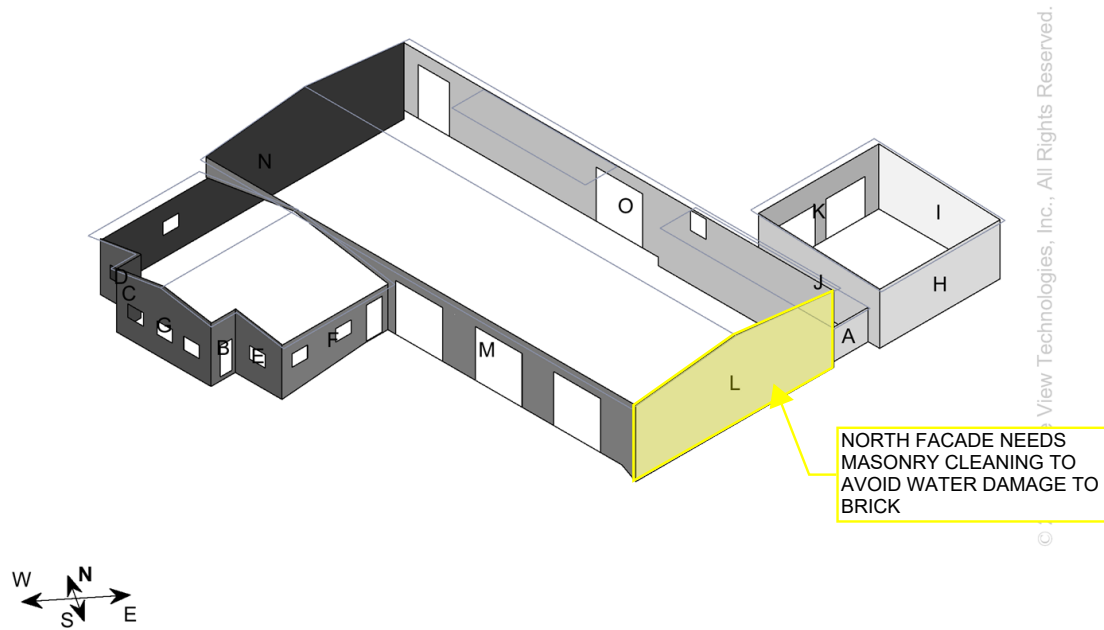
West Side



Alternate Wall View

Total Wall Area = 6962.2 sq ft, with 15 facets.

Total Wall Area with Windows and Doors = 7,981 sq ft

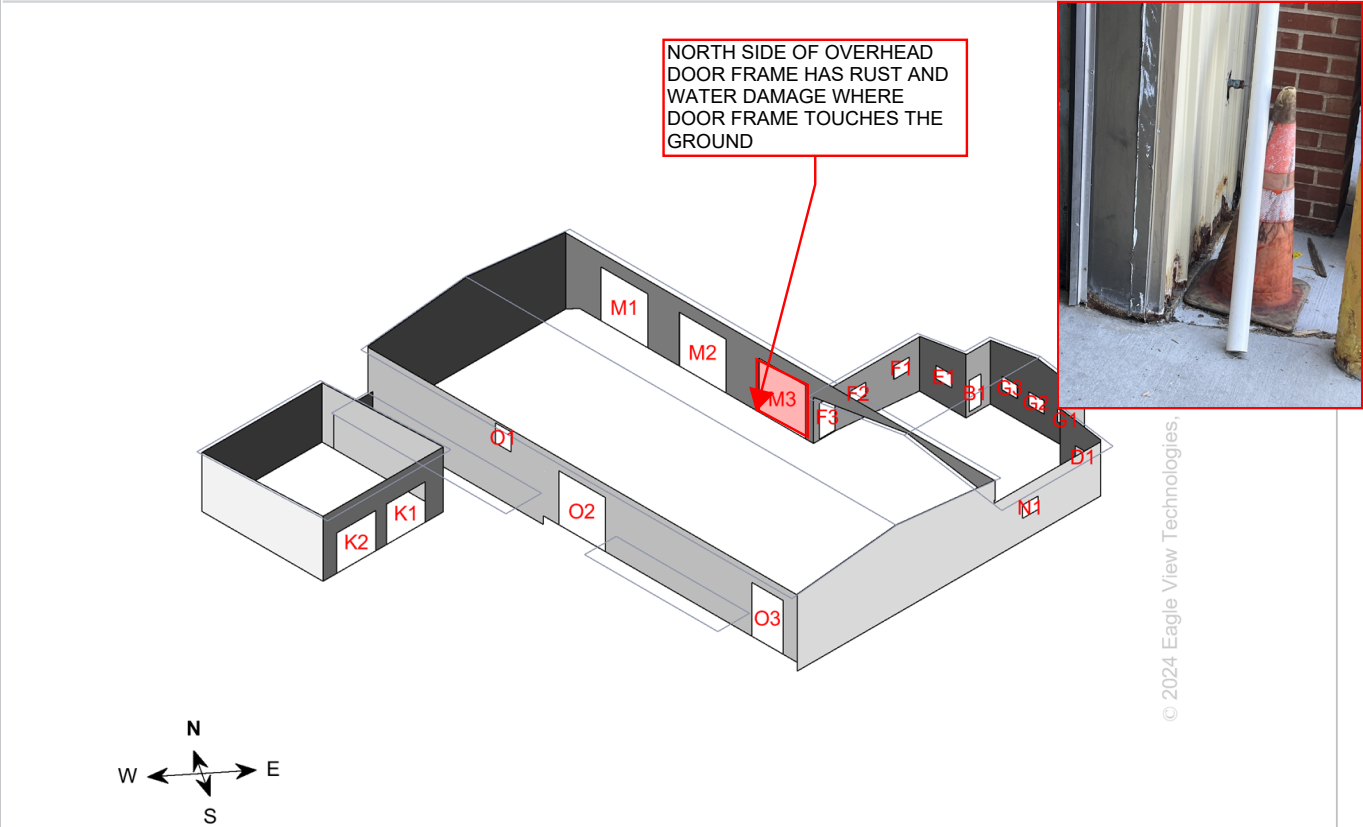
**Wall Area by Direction**

North	East	South	West
A - 77.3 sq ft B - 66.7 sq ft F - 240.3 sq ft H - 406.5 sq ft L - 942.3 sq ft	D - 127.7 sq ft E - 146.6 sq ft G - 333.2 sq ft J - 430.7 sq ft M - 657.3 sq ft	C - 87.8 sq ft K - 267.5 sq ft N - 1258.4 sq ft	I - 430.7 sq ft O - 1488.5 sq ft
1733.1 sq ft	1695.5 sq ft	1613.7 sq ft	1919.2 sq ft

Window and Door Diagram

Total Window and Door Area = 1019 sq ft, with 18 windows and doors

Total Window and Door Perimeter = 481 ft



Window and Door Measurements

North	East	South	West
B1 - 21 sq ft F1 - 12 sq ft F2 - 12 sq ft F3 - 32 sq ft	D1 - 12 sq ft E1 - 12 sq ft G1 - 12 sq ft G2 - 12 sq ft G3 - 12 sq ft M1 - 144 sq ft M2 - 143.6 sq ft M3 - 143.4 sq ft	K1 - 90.4 sq ft K2 - 89.9 sq ft N1 - 12 sq ft	O1 - 18 sq ft O2 - 144.6 sq ft O3 - 95.9 sq ft
77 sq ft	491 sq ft	192.3 sq ft	258.5 sq ft



2024 EXTERIOR ENVELOPE ASSESSMENT

FIELD HOUSE



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENEVELOPE:

1. ROOF IS IN POOR CONDITION AND HAS A RED RATING.
2. SEALANT CURRENTLY HAS A RED RATING.
3. MASONRY CLADDING IS IN POOR CONDITION AND HAS A RED RATING. MASONRY CLEANING NEEDED ON ALL SIDES OF BUILDING. SPOT TUCKPOINTING NEEDED ON ALL SIDES OF BUILDING.
4. WINDOWS HAVE A YELLOW RATING.
5. DOORS HAVE A RED RATING.
6. CRACKS IN CAST-IN-PLACE CONCRETE STRUCTURE AROUND ALL SIDES OF BUILDING ARE EVIDENT. STRUCTURAL INVESTIGATION RECOMMENDED.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



Images

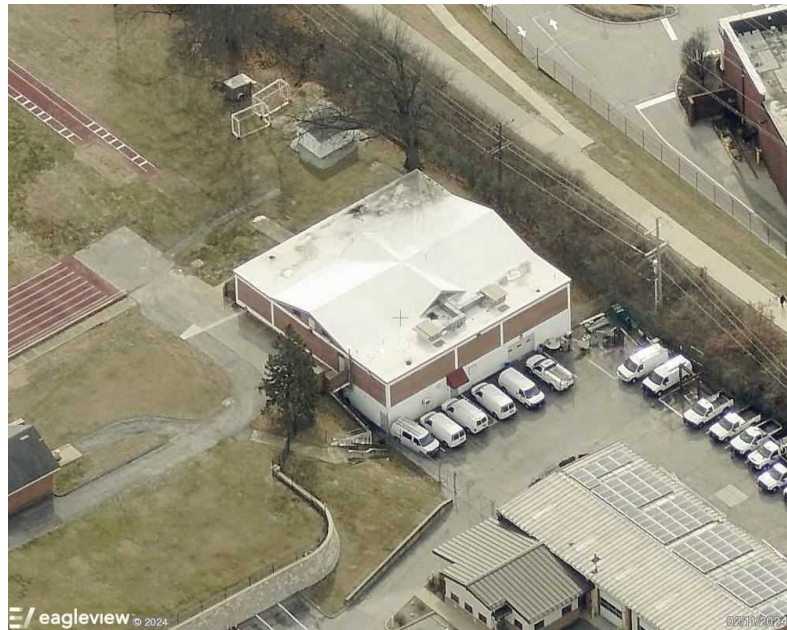
The following aerial images show different angles of this structure for your reference.



Report: 59196941

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North Side



South Side



East Side



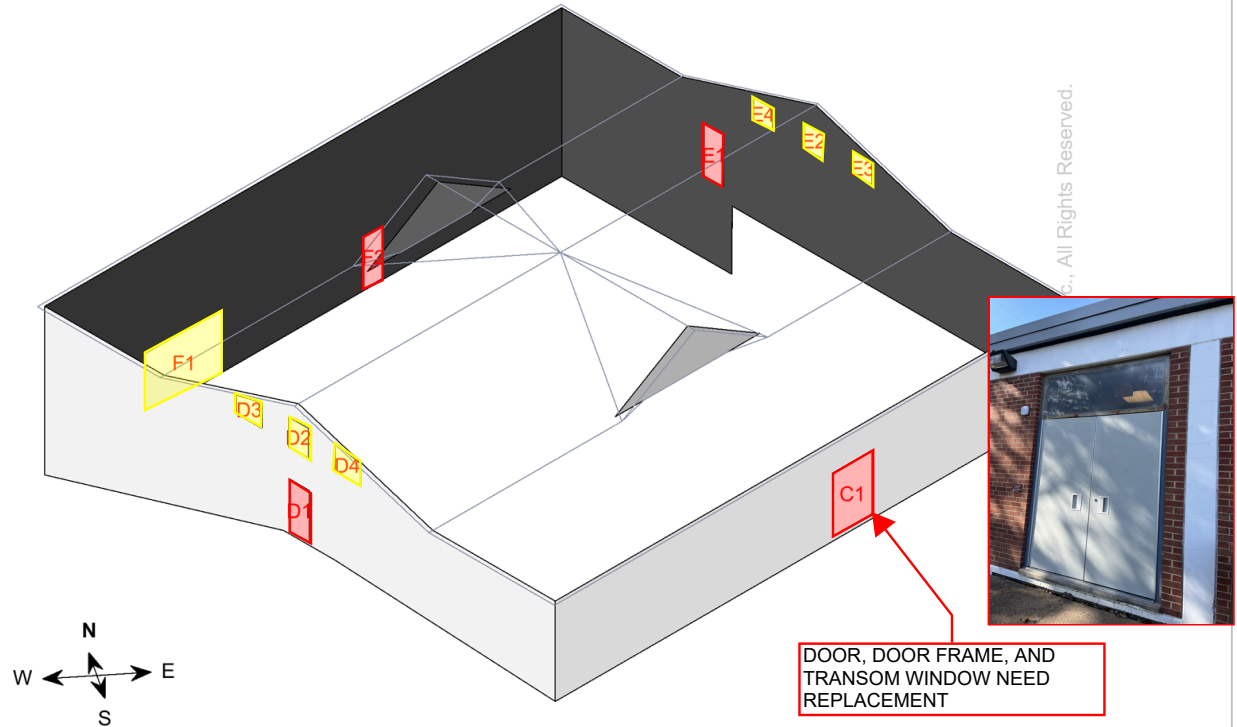
West Side



Window and Door Diagram

Total Window and Door Area = 282 sq ft, with 11 windows and doors

Total Window and Door Perimeter = 210 ft



Window and Door Measurements

North	East	South	West
F1 - 101.9 sq ft	E1 - 21 sq ft	C1 - 51 sq ft	D1 - 21 sq ft
F2 - 21 sq ft	E2 - 10.5 sq ft		D2 - 12 sq ft
	E3 - 9 sq ft		D3 - 11.8 sq ft
	E4 - 9 sq ft		D4 - 13.6 sq ft
122.9 sq ft	49.5 sq ft	51 sq ft	58.4 sq ft



2024 EXTERIOR ENVELOPE ASSESSMENT

CONCESSIONS



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENVELOPE:

1. ROOF IS IN POOR CONDITION AND HAS A RED RATING.
2. SEALANT CURRENTLY HAS A RED RATING DUE TO AGE AND WEATHERING.
3. MASONRY IS IN POOR CONDITION AND HAS A RED RATING. MASONRY CLEANING NEEDED ON ALL SIDES OF BUILDING. SPOT TUCKPOINTING NEEDED ON ALL SIDES OF BUILDING.
4. WINDOWS AND DOORS HAVE A RED RATING.
5. COMPLETE ENVELOPE RENOVATION IS NEEDED. DEMOLITION AND REPLACEMENT OF FACILITY IS WARRANTED.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



Images

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



Report: 59196942

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North Side



South Side



Report: 59196942

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East Side



West Side



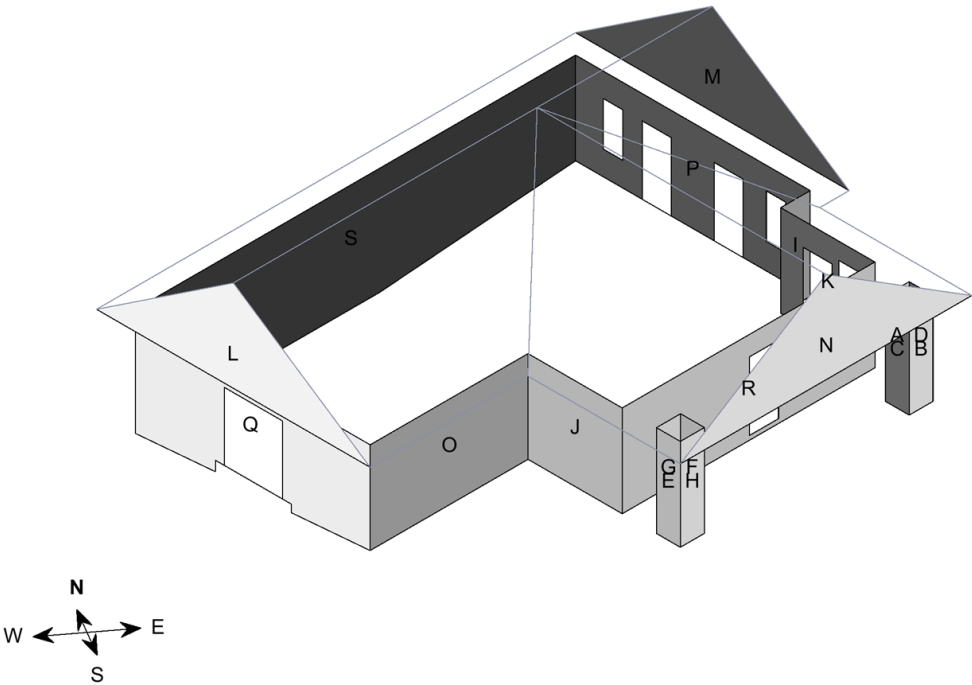
Report: 59196942

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Wall Area Diagram

Total Wall Area = 1978.4 sq ft, with 19 facets.

Total Wall Area with Windows and Doors = 2,149 sq ft



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Wall Area by Direction

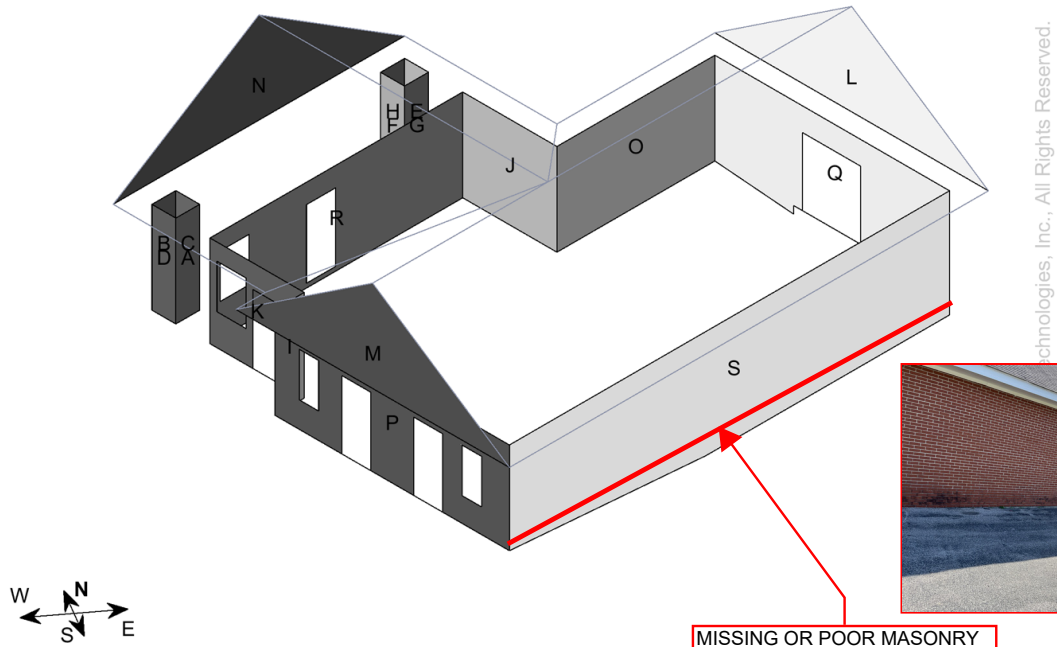
North	East	South	West
A - 23.1 sq ft G - 23.3 sq ft S - 483.7 sq ft	D - 23.1 sq ft F - 23.1 sq ft K - 56.6 sq ft M - 131.9 sq ft P - 167.3 sq ft	B - 23.1 sq ft H - 23.3 sq ft I - 28.5 sq ft N - 140.3 sq ft O - 152.9 sq ft R - 210.3 sq ft	C - 23.1 sq ft E - 23.1 sq ft J - 91.2 sq ft L - 131.9 sq ft Q - 198.1 sq ft
530.1 sq ft	402 sq ft	578.4 sq ft	467.4 sq ft



Alternate Wall View

Total Wall Area = 1978.4 sq ft, with 19 facets.

Total Wall Area with Windows and Doors = 2,149 sq ft



MISSING OR POOR MASONRY
WEEPS HAVE LEAD TO WATER
DAMAGE ON FACE OF WALL
BELOW WEEPS

Wall Area by Direction

North	East	South	West
A - 23.1 sq ft G - 23.3 sq ft S - 483.7 sq ft	D - 23.1 sq ft F - 23.1 sq ft K - 56.6 sq ft M - 131.9 sq ft P - 167.3 sq ft	B - 23.1 sq ft H - 23.3 sq ft I - 28.5 sq ft N - 140.3 sq ft O - 152.9 sq ft R - 210.3 sq ft	C - 23.1 sq ft E - 23.1 sq ft J - 91.2 sq ft L - 131.9 sq ft Q - 198.1 sq ft
530.1 sq ft	402 sq ft	578.4 sq ft	467.4 sq ft



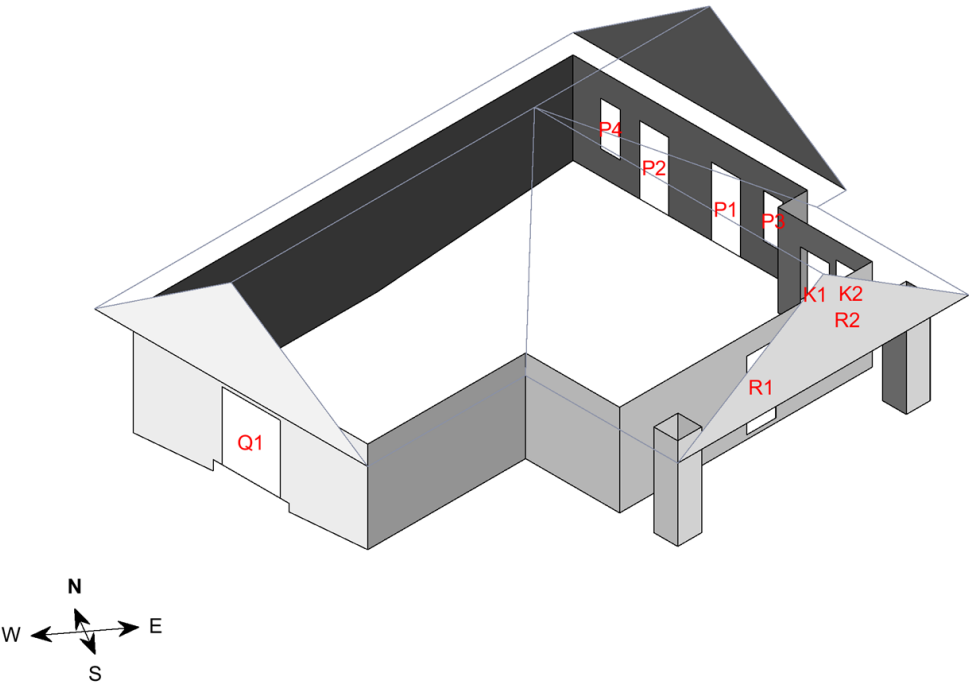
Report: 59196942

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Window and Door Diagram

Total Window and Door Area = 171 sq ft, with 9 windows and doors

Total Window and Door Perimeter = 162 ft



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Window and Door Measurements

North	East	South	West
	K1 - 21.1 sq ft K2 - 13.5 sq ft P1 - 20.9 sq ft P2 - 20.9 sq ft P3 - 9 sq ft P4 - 9 sq ft	R1 - 21 sq ft R2 - 13.5 sq ft	Q1 - 41.7 sq ft
0 sq ft	94.4 sq ft	34.5 sq ft	41.7 sq ft



2024 EXTERIOR ENVELOPE ASSESSMENT

PRESS BOX



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENVELOPE:

1. ROOF IS IN POOR CONDITION AND HAS A RED RATING.
2. SEALANT CURRENTLY HAS A RED RATING.
3. MASONRY CLADDING IS IN POOR CONDITION AND HAS A RED RATING. MASONRY CLEANING NEEDED ON ALL SIDES OF BUILDING. SPOT TUCKPOINTING NEEDED ON ALL SIDES OF BUILDING.
4. WINDOWS AND DOORS HAVE A RED RATING.
5. COMPLETE ENVELOPE RENOVATION IS NEEDED. DEMOLITION AND REPLACEMENT OF FACILITY IS WARRANTED.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



THE FAMILY CENTER

BUILDING ENVELOPE REPORT

BUILDING ENVELOPE —
FC





2024 EXTERIOR ENVELOPE ASSESSMENT

THE FAMILY CENTER



2024 CLAYTON SCHOOL DISTRICT
FACILITIES MASTERPLAN

GENERAL NOTES FOR EXTERIOR ENEVELOPE:

1. ROOFS ARE IN GOOD CONDITION AND HAVE A GREEN RATING.
2. SEALANT CURRENTLY HAS A YELLOW RATING.
3. MASONRY IS IN GOOD CONDITION AND HAS A GREEN RATING.
4. WINDOWS AND DOORS HAVE A YELLOW RATING.



REPAIRS ANTICIPATED
WITHIN 10-20 YRS



REPAIRS NEEDED WITHIN
5-10 YRS



REPAIRS NEEDED WITHIN 5
YRS



Images

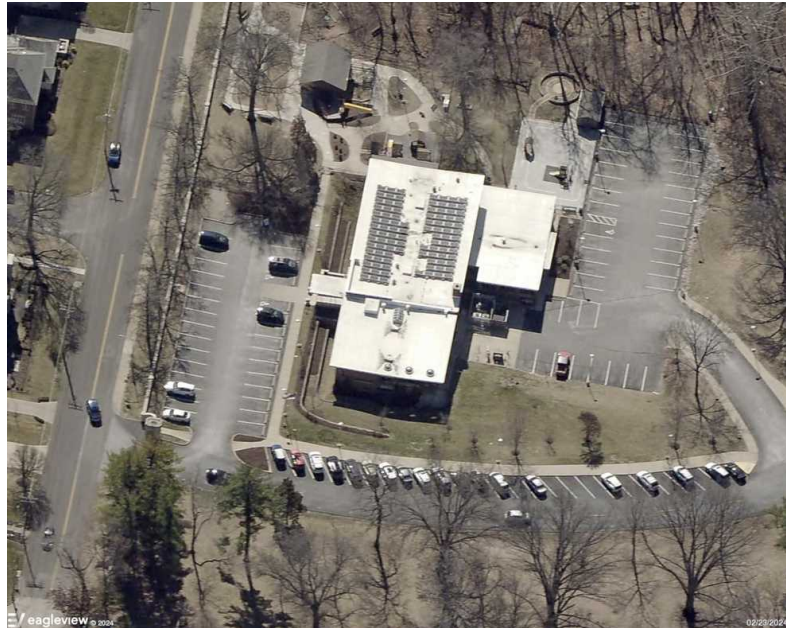
The following aerial images show different angles of this structure for your reference.



Report: 59196818

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North Side



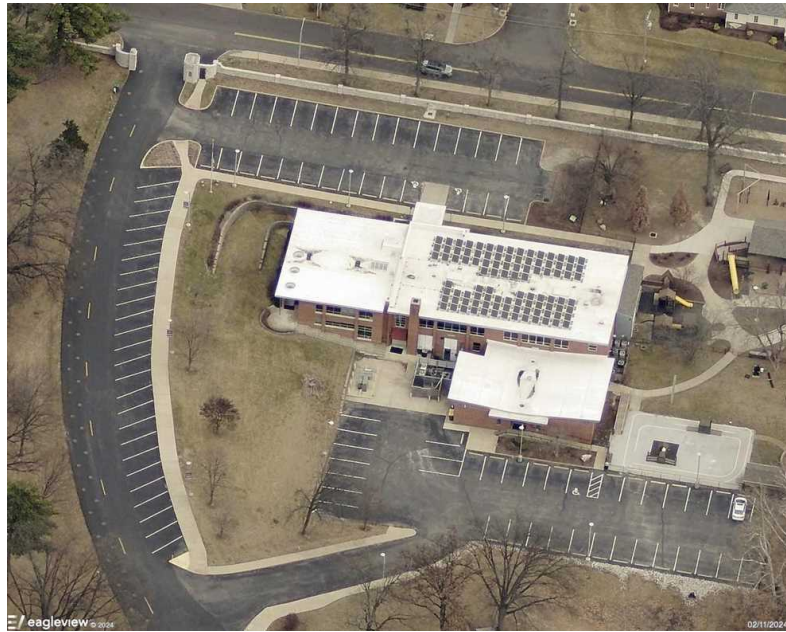
South Side



East Side



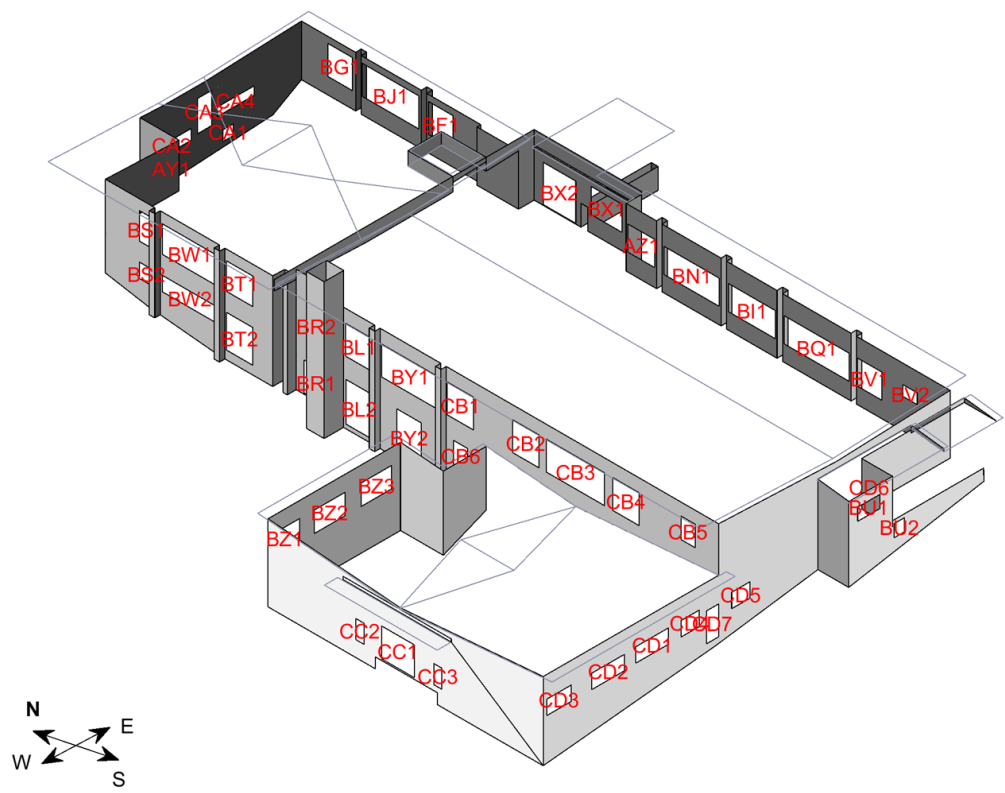
West Side



Window and Door Diagram

Total Window and Door Area = 1967 sq ft, with 49 windows and doors

Total Window and Door Perimeter = 1234 ft



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Window and Door Measurements

North	East	South	West
BZ1 - 37.5 sq ft BZ2 - 37.5 sq ft BZ3 - 37.5 sq ft CA1 - 6.3 sq ft CA2 - 23.8 sq ft CA3 - 26.3 sq ft CA4 - 18 sq ft	AZ1 - 39 sq ft BF1 - 42.2 sq ft BG1 - 42.2 sq ft BI1 - 69.1 sq ft BJ1 - 98.3 sq ft BN1 - 81.1 sq ft BQ1 - 95.8 sq ft BV1 - 36 sq ft BV2 - 8.8 sq ft BX1 - 45 sq ft BX2 - 72 sq ft	BU1 - 16.5 sq ft BU2 - 7.5 sq ft CD1 - 28 sq ft CD2 - 28 sq ft CD3 - 21 sq ft CD4 - 15.7 sq ft CD5 - 15.7 sq ft CD6 - 21 sq ft CD7 - 21 sq ft	AY1 - 21 sq ft BL1 - 45.5 sq ft BL2 - 61.8 sq ft BR1 - 42 sq ft BR2 - 40.5 sq ft BS1 - 22.8 sq ft BS2 - 12.3 sq ft BT1 - 42 sq ft BT2 - 52 sq ft BW1 - 87.5 sq ft BW2 - 47.1 sq ft BY1 - 98.3 sq ft BY2 - 56.9 sq ft CB1 - 45.5 sq ft CB2 - 45.5 sq ft CB3 - 100.6 sq ft CB4 - 45.5 sq ft CB5 - 17.5 sq ft CB6 - 17.5 sq ft



Report: 59196818

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Window and Door Measurements continued...

<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
			CC1 - 56 sq ft CC2 - 9 sq ft CC3 - 9 sq ft
186.9 sq ft	629.5 sq ft	174.4 sq ft	975.8 sq ft



Report: 59196818

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APPENDIX

SUPPORTING INFO



COST ESTIMATIONS BY LOCATION



COST ESTIMATES // CLAYTON HIGH SCHOOL



COST ESTIMATES - CLAYTON HIGH SCHOOL
JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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ROOFING

Clayton High School - Yellow						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 17yrs)	14,584	sf	\$25.00		\$364,600	
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 15yrs)	4,481	sf	\$25.00		\$112,025	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-12yrs)	9,713	sf	\$29.00		\$281,677	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-13yrs)	12,050	sf	\$29.00		\$349,450	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-17yrs)	1,025	sf	\$29.00		\$29,725	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-22yrs)	2,839	sf	\$29.00		\$82,331	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-23yrs)	8,833	sf	\$29.00		\$256,157	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-24yrs)	33,047	sf	\$29.00		\$958,363	
Replace Standing Seam Roofing & Insulation / Sheet Metal Repairs (Age-24yrs)	12,703	sf	\$13.75		\$174,666	
Replace Green House Roofing and Sealant/ Sheet Metal Repairs (Age-13yrs)	276	sf	\$27.00		\$7,452	
Subtotal					\$2,616,446	
Total w/GC Markups & Contingency	30	%			\$3,401,380	

Clayton High School - Red							
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 17yrs)	3,486	sf	\$25.00	\$87,150			
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-34yrs)	2,660	sf	\$27.00	\$71,820			
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-30yrs)	2,341	sf	\$27.00	\$63,207			
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-28yrs)	3,630	sf	\$29.00	\$105,270			
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-34yrs)	6,064	sf	\$29.00	\$175,856			
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-37yrs)	108	sf	\$29.00	\$3,132			
Subtotal				\$506,435			
Total w/GC Markups & Contingency	30	%		\$658,366			

HVAC

Clayton High School - Green							
Replace Existing Equipment	1	ls	\$3,000,000				\$3,000,000
Subtotal							\$3,000,000
Total w/GC Markups & Contingency	30	%					\$3,900,000

Clayton High School - Yellow							
Replace Existing Equipment	1	ls	\$1,600,000		\$1,600,000		
Subtotal					\$1,600,000		
Total w/GC Markups & Contingency	30	%			\$2,080,000		

Clayton High School - Red							
Replace Existing Equipment	1	ls	\$4,500,000	\$4,500,000			
Subtotal				\$4,500,000			
Total w/GC Markups & Contingency	30	%		\$5,850,000			

EXTERIOR ENVELOPE

Clayton High School - Green						
Replace Windows	3,246	sf	\$115.00			\$373,290
Repair Exterior Doors	4	sf	\$500.00			\$2,000
Subtotal						\$375,290
Total w/GC Markups & Contingency	30	%				\$487,877

Clayton High School - Yellow						
Repair Joint Sealant	4,064	lf	\$5.00		\$20,320	
Install Metal Coping for Stone Caps	831	lf	\$27.00		\$22,437	
Clean Masonry/ Spot Tuckpointing	7,112	sf	\$12.25		\$87,126	
Repair Exterior Doors	12	ea	\$500.00		\$6,000	
Replace Exterior Windows	27,591	sf	\$115.00		\$3,172,965	
Subtotal					\$3,308,848	
Total w/GC Markups & Contingency	30	%			\$4,301,502	

Clayton High School - Red						
Replace Soffit panels @ South-East Façade and Gymnasium	567	lf	\$20.00	\$11,340		
Replace Damaged RTU Screening Panels	6,288	lf	\$10.00	\$62,880		
Replace Roof Drain on North TPO Roof and MOD BIT Roof	2	ea	\$732.00	\$1,464		
Repair Scuppers / Reseal Scupper joints at Parapet	23	ea	\$2,734.00	\$62,882		
Replace Exterior Windows	1,243	sf	\$115.00	\$142,945		
Replace Window Flashing and Sealant	1,243	sf	\$7.00	\$8,701		
Replace Exterior Doors	8	ea	\$3,500.00	\$28,000		
Subtotal				\$318,212		
Total w/GC Markups & Contingency	30	%		\$413,676		

EXTERIOR LIGHTING

Clayton High School - Yellow						
Parking Lot Light Pole		2	ea	\$7,900.00		\$15,800
Pedestrian Light Pole		2	ea	\$3,800.00		\$7,600
Wall Pack		2	ea	\$2,750.00		\$5,500
Subtotal						\$28,900
Total w/GC Markups & Contingency		30	%			\$37,570

Clayton High School - Red						
Parking Lot Light Pole		7	ea	\$7,900.00	\$55,300	
Pedestrian Light Pole		1	ea	\$3,800.00	\$3,800	
Subtotal					\$59,100	
Total w/GC Markups & Contingency		30	%		\$76,830	

PARKING LOTS & DRIVES

Clayton High School - Green						
Mill & overlay asphalt, restripe		17,639	sy	\$18.00		\$317,502
Subtotal						\$317,502
Total w/GC Markups & Contingency		30	%			\$412,753

Clayton High School - Yellow						
Mill & overlay track, restripe		14,473	sy	\$18.00		\$260,514
Subtotal						\$260,514
Total w/GC Markups & Contingency		30	%			\$338,668

Clayton High School - Red						
Mill & overlay track, restripe		2,265	sy	\$18.00	\$40,770	
Subtotal					\$40,770	
Total w/GC Markups & Contingency		30	%		\$53,001	

PLAYGROUNDS & PLAYFIELDS

Clayton High School - Green						
Playfield improvements/repairs	100,734	sf		\$0.50		\$50,367
Subtotal						\$50,367
Total w/GC Markups & Contingency	30	%				\$65,477

CEILINGS

Clayton High School - Green						
Replace ACT	91,563	sf		\$7.00		\$640,941
Replace Drywall Ceilings	9,190	sf		\$14.00		\$128,660
Replace Perforated Metal Panels	882	sf		\$19.00		\$16,758
Paint Ceilings	28,169	sf		\$2.00		\$56,338
Subtotal						\$842,697
Total w/GC Markups & Contingency	30	%				\$1,095,506

Clayton High School - Yellow						
Replace ACT	21,265	sf		\$7.00		\$148,855
Replace Drywall Ceilings	2,250	sf		\$14.00		\$31,500
Paint Ceilings	5,758	sf		\$2.00		\$11,516
Subtotal						\$191,871
Total w/GC Markups & Contingency	30	%				\$249,432

Clayton High School - Red						
Replace ACT	4,228	sf		\$7.00	\$29,596	
Replace Drywall Ceilings	456	sf		\$14.00	\$6,384	
Paint Ceilings	774	sf		\$2.00	\$1,548	
Subtotal					\$37,528	
Total w/GC Markups & Contingency	30	%			\$48,786	

FLOORING

Clayton High School - Green							
Replace VCT		54,217	sf	\$6.75			\$365,965
Replace Walk-Off Carpet		266	sf	\$7.50			\$1,995
Replace Carpet Tile		48,943	sf	\$7.50			\$367,073
Replace Tile Flooring		8,053	sf	\$31.50			\$253,670
Clean / Seal Concrete		14,023	sf	\$3.00			\$42,069
Clean, Polish, Seal Epoxy		4,459	sf	\$22.00			\$98,098
Clean, Hone, Polish, Seal Terrazzo		1,865	sf	\$15.00			\$27,975
Replace Metal Tread		2	ea	\$132.25			\$265
Replace Laminate Flooring		2,004	sf	\$12.25			\$24,549
Remove Bleachers, Replace Wood Floor, Stripe		11,551	sf	\$29.00			\$334,979
Replace Synthetic Sports Flooring		937	sf	\$24.00			\$22,488
Replace Stair Treads & Risers		26	flgts	\$7,500.00			\$195,000
Subtotal							\$1,734,124
Total w/GC Markups & Contingency		30	%				\$2,254,362

Clayton High School - Yellow							
Replace VCT		11,461	sf	\$6.75		\$77,362	
Replace Carpet Tile		2,559	sf	\$7.50		\$19,193	
Replace Tile Flooring		32	sf	\$31.50		\$1,008	
Clean / Seal Concrete		377	sf	\$3.00		\$1,131	
Clean, Polish, Seal Epoxy		1,117	sf	\$22.00		\$24,574	
Replace Stair Treads & Risers		2	flgts	\$7,500.00		\$15,000	
Subtotal						\$138,267	
Total w/GC Markups & Contingency		30	%			\$179,747	

Clayton High School - Red							
Replace VCT		1,451	sf	\$6.75	\$9,794		
Replace Carpet		104	sf	\$7.50	\$780		
Clean / Seal Concrete		365	sf	\$3.00	\$1,095		
Clean, Hone, Polish, Seal Terrazzo		815	sf	\$15.00	\$12,225		
Replace Wood Flooring		1,167	sf	\$23.00	\$26,841		
Subtotal					\$50,735		
Total w/GC Markups & Contingency		30	%		\$65,956		

WALLS

Clayton High School - Green							
Patch and Paint Walls		283,130	sf	\$6.00			\$1,698,780
Subtotal							\$1,698,780
Total w/GC Markups & Contingency		30	%				\$2,208,414

Clayton High School - Yellow							
Patch and Paint Walls		56,860	sf	\$6.00		\$341,160	
Subtotal						\$341,160	
Total w/GC Markups & Contingency		30	%			\$443,508	

Clayton High School - Red							
Patch and Paint Walls		10,940	sf	\$6.00	\$65,640		
Subtotal					\$65,640		
Total w/GC Markups & Contingency		30	%		\$85,332		

COST ESTIMATES // WYDOWN MIDDLE SCHOOL



COST ESTIMATES - WYDOWN MIDDLE SCHOOL

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS
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ROOFING

Wydown Middle School - Green					
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 5yrs)	73,001	sf	\$25.00		\$1,825,025
Subtotal					\$1,825,025
Total w/GC Markups & Contingency	30	%			\$2,372,533

HVAC

Wydown Middle School - Green					
Replace Existing Equipment	1	ls	\$2,800,000		\$2,800,000
Subtotal					\$2,800,000
Total w/GC Markups & Contingency	30	%			\$3,640,000

Wydown Middle School - Red					
Replace Existing Equipment	1	ls	\$350,000	\$350,000	
Subtotal				\$350,000	
Total w/GC Markups & Contingency	30	%		\$455,000	

EXTERIOR ENVELOPE

Wydown Middle School - Green						
Repair Joint Sealant		1,763	lf	\$5.00		\$8,815
Replace Windows		14,559	sf	\$115.00		\$1,674,285
Repair Exterior Doors		17	ea	\$500.00		\$8,500
Clean Masonry/ Spot Tuckpointing		3,085	sf	\$8.25		\$25,452
Add Water Repellent @ All Masonry		61,701	sf	\$2.50		\$154,253
Subtotal						\$1,871,304
Total w/GC Markups & Contingency		30	%			\$2,432,695

Wydown Middle School - Red

Add Water Repellent @ All Masonry		61,701	sf	\$2.50	\$154,253	
Clean / Recaulk Stone Sills		7,404	lf	\$25.00	\$185,100	
Replace Damaged RTU Screening Panels		4,434	lf	\$10.00	\$44,340	
Roof Inspection of Excess Water Drainage		1	ea	\$612.00	\$612	
Subtotal					\$384,305	
Total w/GC Markups & Contingency		30	%		\$499,596	

EXTERIOR LIGHTING

Wydown Middle School - Red						
Parking Lot Light Pole		6	ea	\$7,900.00	\$47,400	
Wall Pack		2	ea	\$2,750.00	\$5,500	
Subtotal					\$52,900	
Total w/GC Markups & Contingency		30	%		\$68,770	

PARKING LOTS & DRIVES

Wydown Middle School - Green					
Mill & overlay asphalt, restripe		8,785	sy	\$18.00	\$158,130
Subtotal					\$158,130
Total w/GC Markups & Contingency		30	%		\$205,569

PLAYGROUNDS & PLAYFIELDS

Wydown Middle School - Green					
West soccer field improvements/repairs		52,748	sf	\$0.50	\$26,374
Subtotal					\$26,374
Total w/GC Markups & Contingency		30	%		\$34,286

CEILINGS

Wydown Middle School - Green					
Replace ACT		55,478	sf	\$7.00	\$388,346
Replace Drywall Ceilings		2,522	sf	\$14.00	\$35,308
Paint Ceilings		2,000	sf	\$2.00	\$4,000
Subtotal					\$427,654
Total w/GC Markups & Contingency		30	%		\$555,950

Wydown Middle School - Yellow

Replace ACT		4,705	sf	\$7.00	\$32,935
Replace Drywall Ceilings		82	sf	\$14.00	\$1,148
Subtotal					\$34,083
Total w/GC Markups & Contingency		30	%		\$44,308

FLOORING

Wydown Middle School - Green									
Replace VCT		5,784	sf	\$6.75					\$39,042
Replace Carpet Tile		46,828	sf	\$7.50					\$351,210
Replace Tile Flooring		7,753	sf	\$31.50					\$244,220
Clean / Seal Concrete		4,644	sf	\$3.00					\$13,932
Replace Synthetic Sports Flooring		5,784	sf	\$24.00					\$138,816
Replace Wood Flooring		1,853	sf	\$23.00					\$42,619
Replace Stair Treads & Risers		8	flgts	\$7,500.00					\$60,000
Subtotal									\$889,839
Total w/GC Markups & Contingency		30	%						\$1,156,790

Wydown Middle School - Yellow									
Clean, Polish, Seal Epoxy		746	sf	\$22.00				\$16,412	
Clean / Seal Concrete		1,869	sf	\$3.00				\$5,607	
Subtotal								\$22,019	
Total w/GC Markups & Contingency		30	%					\$28,625	

Wydown Middle School - Red									
Replace Carpet Tile		1,022	sf	\$7.50		\$7,665			
Replace Tile Flooring		87	sf	\$31.50		\$2,741			
Clean / Seal Concrete		10	sf	\$3.00		\$30			
Subtotal						\$10,436			
Total w/GC Markups & Contingency		30	%			\$13,566			

WALLS

Wydown Middle School - Green						
Patch and Paint Walls		107,900	sf	\$6.00		\$647,400
Subtotal						\$647,400
Total w/GC Markups & Contingency		30	%			\$841,620

Wydown Middle School - Yellow						
Patch and Paint Walls		29,590	sf	\$6.00		\$177,540
Subtotal						\$177,540
Total w/GC Markups & Contingency		30	%			\$230,802

Wydown Middle School - Red						
Patch and Paint Walls		4,960	sf	\$6.00	\$29,760	
Subtotal					\$29,760	
Total w/GC Markups & Contingency		30	%		\$38,688	

COST ESTIMATES // CAPTAIN ELEMENTARY SCHOOL



COST ESTIMATES - CAPTAIN ELEMENTARY SCHOOL
JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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ROOFING

Captain Elementary School - Green						
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)	282	sf	\$29.00			\$8,178
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)	300	sf	\$29.00			\$8,700
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)	476	sf	\$29.00			\$13,804
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)	204	sf	\$29.00			\$5,916
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)	311	sf	\$17.50			\$5,443
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)	291	sf	\$17.50			\$5,093
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 5yrs)	134	sf	\$25.00			\$3,350
Subtotal						\$50,483
Total w/GC Markups & Contingency	30	%				\$65,628

Captain Elementary School - Yellow						
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	10,076	sf	\$27.00			\$272,052
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	2,384	sf	\$27.00			\$64,368
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	9,473	sf	\$27.00			\$255,771
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	3,438	sf	\$27.00			\$92,826
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	838	sf	\$27.00			\$22,626
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-20yrs)	717	sf	\$29.00			\$20,793
Subtotal						\$728,436
Total w/GC Markups & Contingency	30	%				\$946,967

HVAC

Captain Elementary School - Yellow					
Replace Existing Equipment		1	ls	\$210,000	\$210,000
Subtotal					\$210,000
Total w/GC Markups & Contingency		30	%		\$273,000

Captain Elementary School - Red					
Replace Existing Equipment		1	ls	\$2,200,000	\$2,200,000
Subtotal					\$2,200,000
Total w/GC Markups & Contingency		30	%		\$2,860,000

EXTERIOR ENVELOPE

Captain Elementary School - Yellow					
Replace Windows		7,884	sf	\$115.00	\$906,660
Repair Exterior Doors		14	ea	\$500.00	\$7,000
Clean Brick/Tuckpointing		1,532	sf	\$12.25	\$18,762
Structural Evaluation of Rust and Deterioration		1	ea	\$2,000.00	\$2,000
Add Water Repellent @ All Masonry		33,042	sf	\$2.50	\$82,605
Subtotal					\$1,017,027
Total w/GC Markups & Contingency		30	%		\$1,322,135

Captain Elementary School - Red					
Full Tuckpointing		2,410	sf	\$25.00	\$60,250
Replace/Install Scuppers, and Downspouts		9	ea	\$2,743.00	\$24,687
Repair Joint Sealant		1,322	lf	\$5.00	\$6,610
Subtotal					\$91,547
Total w/GC Markups & Contingency		30	%		\$119,011

EXTERIOR LIGHTING

Captain Elementary School - Yellow						
Parking Lot Light Pole		1	ea	\$7,500.00		\$7,500
Subtotal						\$7,500
Total w/GC Markups & Contingency		30	%			\$9,750

Captain Elementary School - Red						
Parking Lot Light Pole		2	ea	\$7,900.00	\$15,800	
Pedestrian Light Pole		1	ea	\$3,800.00	\$3,800	
Wall Pack		3	ea	\$2,750.00	\$8,250	
Subtotal					\$27,850	
Total w/GC Markups & Contingency		30	%		\$36,205	

PARKING LOTS & DRIVES

Captain Elementary School - Green						
Mill & overlay asphalt, restripe		1,811	sy	\$18.00		\$32,598
Subtotal						\$32,598
Total w/GC Markups & Contingency		30	%			\$42,377

PLAYGROUNDS & PLAYFIELDS

Captain Elementary School - Yellow						
Replace wood chips w/rubber surface @ west playground		10,860	sf	\$18.00		\$195,480
Mill & overlay surface (assumed asphalt), restripe		3,016	sy	\$18.00		\$54,288
Replace West playground equipment - Allowance		1	ls	\$150,000.00		\$150,000
Subtotal						\$399,768
Total w/GC Markups & Contingency		30	%			\$519,698

CEILINGS

Captain Elementary School - Green						
Replace ACT	10,712	sf	\$7.00			\$74,984
Replace Drywall Ceilings	1,881	sf	\$14.00			\$26,334
Paint Ceilings	14,114	sf	\$2.00			\$28,228
Subtotal						\$129,546
Total w/GC Markups & Contingency	30	%				\$168,410

Captain Elementary School - Yellow						
Replace ACT	15,546	sf	\$7.00		\$108,822	
Replace Drywall Ceilings	765	sf	\$14.00		\$10,710	
Paint Ceilings	623	sf	\$2.00		\$1,246	
Subtotal					\$120,778	
Total w/GC Markups & Contingency	30	%			\$157,011	

Captain Elementary School - Red						
Replace ACT	1,200	sf	\$7.00	\$8,400		
Paint Ceilings	36	sf	\$2.00	\$72		
Subtotal				\$8,472		
Total w/GC Markups & Contingency	30	%		\$11,014		

FLOORING

Captain Elementary School - Green						
Replace VCT	6,144	sf	\$6.75			\$41,472
Replace Carpet Tile	26,434	sf	\$7.50			\$198,255
Replace Tile Flooring	838	sf	\$31.50			\$26,397
Clean / Seal Concrete	2,335	sf	\$3.00			\$7,005
Replace Synthetic Sports Flooring	3,475	sf	\$24.00			\$83,400
Replace Stair Treads & Risers	6	flgts	\$7,500.00			\$45,000
Subtotal						\$401,529
Total w/GC Markups & Contingency	30	%				\$521,988

Captain Elementary School - Yellow						
Replace VCT		444	sf	\$6.75		\$2,997
Replace Carpet Tile		2,085	sf	\$7.50		\$15,638
Replace Tile Flooring		904	sf	\$31.50		\$28,476
Clean / Seal Concrete		390	sf	\$3.00		\$1,170
Subtotal						\$48,281
Total w/GC Markups & Contingency		30	%			\$62,765

Captain Elementary School - Red						
Replace VCT		544	sf	\$6.75	\$3,672	
Replace Carpet Tile		11	sf	\$7.50	\$83	
Clean / Seal Concrete		159	sf	\$3.00	\$477	
Subtotal					\$4,232	
Total w/GC Markups & Contingency		30	%		\$5,501	

WALLS

Captain Elementary School - Green						
Patch and Paint Walls		65,840	sf	\$6.00		\$395,040
Subtotal						\$395,040
Total w/GC Markups & Contingency		30	%			\$513,552

Captain Elementary School - Yellow						
Patch and Paint Walls		26,810	sf	\$6.00		\$160,860
Subtotal						\$160,860
Total w/GC Markups & Contingency		30	%			\$209,118

Captain Elementary School - Red						
Patch and Paint Walls		4,000	sf	\$6.00	\$24,000	
Subtotal					\$24,000	
Total w/GC Markups & Contingency		30	%		\$31,200	

COST ESTIMATES // GLENRIDGE ELEMENTARY SCHOOL



COST ESTIMATES - GLENRIDGE ELEMENTARY SCHOOL

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS
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ROOFING

Glenridge Elementary School - Green					
Repair Slate Roofing (Majestic Slate Tiles), Sheet Metal Repairs (Age-13yrs)	1,990	sf	\$17.50		\$34,825
Repair Slate Roofing (Majestic Slate Tiles), Sheet Metal Repairs (Age-13yrs)	19,629	sf	\$17.50		\$343,508
Repair Slate Roofing (Majestic Slate Tiles), Sheet Metal Repairs (Age-13yrs)	3,346	sf	\$17.50		\$58,555
Subtotal					\$436,888
Total w/GC Markups & Contingency	30	%			\$567,954

Glenridge Elementary School - Yellow					
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 12yrs)	408	sf	\$25.00	\$10,200	
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 20yrs)	235	sf	\$25.00	\$5,875	
Subtotal				\$16,075	
Total w/GC Markups & Contingency	30	%		\$20,898	

Glenridge Elementary School - Red					
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-27yrs)	773	sf	\$29.00	\$22,417	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-27yrs)	523	sf	\$29.00	\$15,167	
Replace Asphalt Shingle Roofing & Insulation, Sheet Metal Repairs (Age-20yrs)	2,691	sf	\$30.00	\$80,730	
Subtotal				\$118,314	
Total w/GC Markups & Contingency	30	%		\$153,808	

HVAC

Glenridge Elementary School - Green						
Replace Existing Equipment		1	ls	\$190,000		\$190,000
Subtotal						\$190,000
Total w/GC Markups & Contingency		30	%			\$247,000

Glenridge Elementary School - Yellow						
Replace Existing Equipment		1	ls	\$220,000		\$220,000
Subtotal						\$220,000
Total w/GC Markups & Contingency		30	%			\$286,000

Glenridge Elementary School - Red						
Replace Existing Equipment		1	ls	\$2,000,000		\$2,000,000
Subtotal						\$2,000,000
Total w/GC Markups & Contingency		30	%			\$2,600,000

EXTERIOR ENVELOPE

Glenridge Elementary School - Yellow						
Replace Windows		4,771	sf	\$115.00		\$548,665
Repair Exterior Doors		13	ea	\$500.00		\$6,500
Repair Joint Sealant		1,115	lf	\$5.00		\$5,575
Clean / Recaulk Stone Sills		682	lf	\$25.00		\$17,050
Clean Brick/Tuckpointing		1,394	sf	\$25.00		\$34,849
Subtotal						\$612,639
Total w/GC Markups & Contingency		30	%			\$796,430

Glenridge Elementary School - Red						
Replace Gutter and Downspouts		933	lf	\$23.50		\$21,926
Subtotal						\$21,926
Total w/GC Markups & Contingency		30	%			\$28,503

EXTERIOR LIGHTING

Glenridge Elementary School - Yellow						
Parking Lot Light Pole	1	ea	\$7,900.00		\$7,900	
Pedestrian Light Pole	3	ea	\$3,800.00		\$11,400	
Wall Pack	5	ea	\$2,750.00		\$13,750	
Under Canopy Light	2	ea	\$1,500.00		\$3,000	
Subtotal					\$36,050	
Total w/GC Markups & Contingency	30	%			\$46,865	

Glenridge Elementary School - Red						
Parking Lot Light Pole	2	ea	\$7,900.00	\$15,800		
Wall Pack	2	ea	\$2,750.00	\$5,500		
Under Canopy Light	1	ea	\$1,500.00	\$1,500		
Subtotal				\$22,800		
Total w/GC Markups & Contingency	30	%		\$29,640		

PARKING LOTS & DRIVES

Glenridge Elementary School - Green						
Mill & overlay asphalt, restripe	1,234	sy	\$18.00			\$22,212
Subtotal						\$22,212
Total w/GC Markups & Contingency	30	%				\$28,876

PLAYGROUNDS & PLAYFIELDS

Glenridge Elementary School - Green						
South playground improvements/repairs beyond current renovations	8,419	sf	\$0.50			\$4,210
Soccer Field improvements/repairs	12,222	sf	\$0.50			\$6,111
Garden improvements/repairs	1,768	sf	\$0.50			\$884
Subtotal						\$11,205
Total w/GC Markups & Contingency	30	%				\$14,566

Glenridge Elementary School - Yellow						
Mill & overlay north court surface (assumed asphalt), restripe		1,695	sy	\$22.50		\$38,138
Regrade north courts to address ponding		15,255	sf	\$0.99		\$15,102
Subtotal						\$53,240
Total w/GC Markups & Contingency		30	%			\$69,212

CEILINGS

Glenridge Elementary School - Green						
Replace ACT		7,597	sf	\$7.00		\$53,179
Replace Drywall Ceilings		2,025	sf	\$14.00		\$28,350
Paint Ceilings		6,277	sf	\$2.00		\$12,554
Subtotal						\$94,083
Total w/GC Markups & Contingency		30	%			\$122,308

Glenridge Elementary School - Yellow						
Replace ACT		29,434	sf	\$7.00		\$206,038
Paint Ceilings		7,506	sf	\$2.00		\$15,012
Subtotal						\$221,050
Total w/GC Markups & Contingency		30	%			\$287,365

Glenridge Elementary School - Red						
Replace ACT		8,207	sf	\$7.00	\$57,449	
Paint Ceilings		8,854	sf	\$2.00	\$17,708	
Subtotal					\$75,157	
Total w/GC Markups & Contingency		30	%		\$97,704	

FLOORING

Glenridge Elementary School - Green									
Replace VCT		13,947	sf	\$6.75					\$94,142
Replace Carpet Tile		21,753	sf	\$7.50					\$163,148
Replace Tile Flooring		1,154	sf	\$31.50					\$36,351
Clean, Polish, Seal Epoxy		371	sf	\$22.00					\$8,162
Clean, Hone, Polish, Seal Terrazzo		437	sf	\$15.00					\$6,555
Clean, Polish, Seal Epoxy		696	sf	\$22.00					\$15,312
Clean / Seal Concrete		1,263	sf	\$3.00					\$3,789
Replace Synthetic Sports Flooring		4,258	sf	\$24.00					\$102,192
Replace Stair Treads & Risers		8	flgts	\$7,500.00					\$60,000
Subtotal									\$489,651
Total w/GC Markups & Contingency		30	%						\$636,546

Glenridge Elementary School - Yellow									
Replace VCT		1,358	sf	\$6.75				\$9,167	
Replace Carpet Tile		4,982	sf	\$7.50				\$37,365	
Replace Tile Flooring		260	sf	\$31.50				\$8,190	
Clean, Polish, Seal Epoxy		98	sf	\$22.00				\$10,440	
Subtotal								\$65,162	
Total w/GC Markups & Contingency		30	%					\$84,710	

Glenridge Elementary School - Red									
Replace VCT		3,766	sf	\$6.75		\$25,421			
Replace Carpet Tile		926	sf	\$7.50		\$6,945			
Clean / Seal Concrete		58	sf	\$3.00		\$174			
Subtotal						\$32,540			
Total w/GC Markups & Contingency		30	%			\$42,301			

WALLS

Glenridge Elementary School - Green						
Patch and Paint Walls	68,040	sf	\$6.00			\$408,240
Subtotal						\$408,240
Total w/GC Markups & Contingency	30	%				\$530,712

Glenridge Elementary School - Yellow						
Patch and Paint Walls	40,540	sf	\$6.00		\$243,240	
Subtotal					\$243,240	
Total w/GC Markups & Contingency	30	%			\$316,212	

Glenridge Elementary School - Red						
Patch and Paint Walls	4,190	sf	\$6.00	\$25,140		
Subtotal				\$25,140		
Total w/GC Markups & Contingency	30	%		\$32,682		

COST ESTIMATES // MERAMEC ELEMENTARY SCHOOL



COST ESTIMATES - MERAMEC ELEMENTARY SCHOOL

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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ROOFING

Meramec Elementary School - Green						
Replace Shingles, Sheet Metal Repairs (Age-13yrs)	4,355	sf	\$6.00			\$26,130
Repair Slate Roofing / Sheet Mtl Repairs (Age 13yrs)	20,448	sf	\$17.50			\$357,840
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 3yrs)	1,745	sf	\$25.00			\$43,625
Subtotal						\$427,595
Total w/GC Markups & Contingency	30	%				\$555,874

Meramec Elementary School - Yellow						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 14yrs)	469	sf	\$25.00			\$11,725
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 14yrs)	488	sf	\$25.00			\$12,200
Replace Asphalt Shingle Roofing & Insulation, Sheet Metal Repairs (Age-12yrs)	2,757	sf	\$30.00			\$82,710
Subtotal						\$106,635
Total w/GC Markups & Contingency	30	%				\$138,626

Meramec Elementary School - Red						
Replace Built-Up Roofing & Insulation, Sheet Metal Repairs (Age-16yrs)	2,377	sf	\$30.00			\$71,310
Subtotal						\$71,310
Total w/GC Markups & Contingency	30	%				\$92,703

HVAC

Meramec Elementary School - Green						
Replace Existing Equipment	1	ls	\$190,000			\$190,000
Subtotal						\$190,000
Total w/GC Markups & Contingency	30	%				\$247,000

Meramec Elementary School - Yellow						
Replace Existing Equipment	1	ls	\$110,000			\$110,000
Subtotal						\$110,000
Total w/GC Markups & Contingency	30	%				\$143,000

Meramec Elementary School - Red						
Replace Existing Equipment	1	ls	\$2,900,000		\$2,900,000	
Subtotal					\$2,900,000	
Total w/GC Markups & Contingency	30	%			\$3,770,000	

EXTERIOR ENVELOPE

Meramec Elementary School - Yellow						
Replace Windows	5,352	sf	\$115.00			\$615,480
Repair Exterior Doors	16	ea	\$500.00			\$8,000
Replace Gutter and Downspouts	1,322	lf	\$23.50			\$31,067
Clean / Recaulk Sills	839	lf	\$25.00			\$20,975
Subtotal						\$675,522
Total w/GC Markups & Contingency	30	%				\$878,179

Meramec Elementary School - Red						
Replace Windows	523	sf	\$115.00		\$60,145	
Remove / Replace Steel Lintels	382	lf	\$375.00		\$143,250	
Clean / Tuckpoint Masonry	88	sf	\$25.00		\$2,198	
Subtotal					\$205,593	
Total w/GC Markups & Contingency	30	%			\$267,270	

EXTERIOR LIGHTING

Meramec Elementary School - Yellow						
Parking Lot Light Pole	6	ea	\$7,900.00			\$47,400
Pedestrian Light Pole	3	ea	\$3,800.00			\$11,400
Wall Pack	2	ea	\$2,750.00			\$5,500
Subtotal						\$64,300
Total w/GC Markups & Contingency	30	%				\$83,590

Meramec Elementary School - Red						
Pedestrian Light Pole	1	ea	\$3,800.00		\$3,800	
Subtotal					\$3,800	
Total w/GC Markups & Contingency	30	%			\$4,940	

PARKING LOTS & DRIVES

Meramec Elementary School - Yellow						
Mill & overlay asphalt, restripe	4,969	sy	\$18.00			\$89,442
Subtotal						\$89,442
Total w/GC Markups & Contingency	30	%				\$116,275

PLAYGROUNDS & PLAYFIELDS

Meramec Elementary School - Green						
South playground improvements/repairs	30,483	sf	\$0.50			\$15,242
Replace wood chips w/rubber surface @ south playground	30,483	sf	\$18.00			\$548,694
Subtotal						\$563,936
Total w/GC Markups & Contingency	30	%				\$733,116

Meramec Elementary School - Yellow						
Regrade north courts to address ponding		27,859	sf	\$0.90		\$25,073
Mill & overlay surface (assumed asphalt), restripe		3,096	sy	\$22.50		\$69,660
Subtotal						\$94,733
Total w/GC Markups & Contingency		30	%			\$123,153

CEILINGS

Meramec Elementary School - Green						
Replace ACT		21,617	sf	\$7.00		\$151,319
Replace Drywall Ceilings		6,304	sf	\$14.00		\$88,256
Paint Ceilings		2,538	sf	\$2.00		\$5,076
Subtotal						\$244,651
Total w/GC Markups & Contingency		30	%			\$318,046

Meramec Elementary School - Yellow						
Replace ACT		16,178	sf	\$7.00		\$113,246
Replace Drywall Ceilings		871	sf	\$14.00		\$12,194
Subtotal						\$125,440
Total w/GC Markups & Contingency		30	%			\$163,072

Meramec Elementary School - Red						
Replace ACT		12,705	sf	\$7.00	\$88,935	
Paint Ceilings		2,233	sf	\$2.00	\$4,466	
Subtotal					\$93,401	
Total w/GC Markups & Contingency		30	%		\$121,421	

FLOORING

Meramec Elementary School - Green							
Replace VCT		8,179	sf	\$6.75			\$55,208
Replace LVT Flooring		853	sf	\$10.75			\$9,170
Replace Wood Flooring		4,674	sf	\$23.00			\$107,502
Replace Carpet		400	sf	\$12.00			\$4,800
Replace Carpet Tile		39,403	sf	\$7.50			\$295,523
Replace Tile Flooring		1,352	sf	\$31.50			\$42,588
Clean, Hone, Polish, Seal Terrazzo		218	sf	\$15.00			\$3,270
Clean, Polish, Seal Epoxy		371	sf	\$22.00			\$8,162
Clean / Seal Concrete		1,121	sf	\$3.00			\$3,363
Replace Stair Treads & Risers		10	flgts	\$7,500.00			\$75,000
Subtotal							\$604,586
Total w/GC Markups & Contingency		30	%				\$785,961

Meramec Elementary School - Yellow							
Replace VCT		2,710	sf	\$6.75			\$18,293
Replace LVT Flooring		46	sf	\$10.75			\$495
Replace Carpet		275	sf	\$12.00			\$3,300
Replace Carpet Tile		2,843	sf	\$7.50			\$21,323
Clean / Seal Concrete		150	sf	\$3.00			\$450
Subtotal							\$43,860
Total w/GC Markups & Contingency		30	%				\$57,017

WALLS

Meramec Elementary School - Green							
Patch and Paint Walls		66,180	sf	\$6.00			\$397,080
Subtotal							\$397,080
Total w/GC Markups & Contingency		30	%				\$516,204

Meramec Elementary School - Yellow						
Patch and Paint Walls		46,570	sf	\$6.00		\$279,420
Subtotal						\$279,420
Total w/GC Markups & Contingency		30	%			\$363,246

Meramec Elementary School - Red						
Patch and Paint Walls		6,550	sf	\$6.00	\$39,300	
Subtotal					\$39,300	
Total w/GC Markups & Contingency		30	%		\$51,090	

COST ESTIMATES // ADMINISTRATIVE CENTER



COST ESTIMATES - ADMINISTRATIVE CENTER

JANUARY 10, 2025



DESCRIPTION		QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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ROOFING

Administrative Center - Green							
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 5yrs)		1,690	sf	\$25.00			\$42,250
Replace Shingles, Sheet Metal Repairs		7,674	sf	\$6.00			\$46,044
Subtotal							\$88,294
Total w/GC Markups & Contingency		30	%				\$114,782

HVAC

Administrative Center - Yellow							
Replace Existing Equipment		1	ls	\$500,000			\$500,000
Subtotal							\$500,000
Total w/GC Markups & Contingency		30	%				\$650,000

Administrative Center - Red							
Replace Existing Equipment		1	ls	\$300,000			\$300,000
Subtotal							\$300,000
Total w/GC Markups & Contingency		30	%				\$390,000

EXTERIOR ENVELOPE

Administrative Center - Green						
Repair Joint Sealant		422	sf	\$5.00		\$2,110
Subtotal						\$2,110
Total w/GC Markups & Contingency		30	%			\$2,743

Administrative Center - Yellow						
Replace Windows		1,617	sf	\$115.00		\$185,955
Repair and Clean Soffit Panels		567	lf	\$15.00		\$8,505
Repair Exterior Doors		8	ea.	\$500.00		\$4,000
Subtotal						\$198,460
Total w/GC Markups & Contingency		30	%			\$257,998

EXTERIOR LIGHTING

Administrative Center - Yellow						
Parking Lot Light Pole		1	ea	\$7,900.00		\$7,900
Pedestrian Light Pole		2	ea	\$3,800.00		\$7,600
Subtotal						\$15,500
Total w/GC Markups & Contingency		30	%			\$20,150

Administrative Center - Red						
Parking Lot Light Pole		5	ea	\$7,900.00	\$39,500	
Subtotal					\$39,500	
Total w/GC Markups & Contingency		30	%		\$51,350	

PARKING LOTS & DRIVES

Administrative Center - Green						
Mill & overlay asphalt, restripe		4,899	sy	\$18.00		\$88,182
Subtotal						\$88,182
Total w/GC Markups & Contingency		30	%			\$114,637

Administrative Center - Red						
Mill & overlay track, restripe		2,265	sy	\$25.00	\$56,625	
Subtotal					\$56,625	
Total w/GC Markups & Contingency		30	%		\$73,613	

CEILINGS

Administrative Center - Green						
Replace ACT		6,363	sf	\$7.00		\$44,541
Replace Drywall Ceilings		1,557	sf	\$14.00		\$21,798
Paint Ceilings		631	sf	\$2.00		\$1,262
Subtotal						\$67,601
Total w/GC Markups & Contingency		30	%			\$87,881

Administrative Center - Yellow						
Replace ACT		2,204	sf	\$7.00	\$15,428	
Replace Drywall Ceilings		696	sf	\$14.00	\$9,744	
Subtotal					\$25,172	
Total w/GC Markups & Contingency		30	%		\$32,724	

Administrative Center - Red						
Replace ACT		917	sf	\$7.00	\$6,419	
Subtotal					\$6,419	
Total w/GC Markups & Contingency		30	%		\$8,345	

FLOORING

Administrative Center - Green						
Replace VCT		261	sf	\$6.75		\$1,762
Replace Carpet Tile		9,992	sf	\$7.50		\$74,940
Replace Tile Flooring		1,203	sf	\$31.50		\$37,895
Clean / Seal Concrete		19	sf	\$3.00		\$57
Replace Laminate Flooring		176	sf	\$12.25		\$2,156
Replace Stair Treads & Risers		2	flgts	\$7,500.00		\$15,000
Subtotal						\$131,809
Total w/GC Markups & Contingency		30	%			\$171,352

Administrative Center - Yellow						
Clean / Seal Concrete		716	sf	\$3.00	\$2,148	
Subtotal					\$2,148	
Total w/GC Markups & Contingency		30	%		\$2,792	

WALLS

Administrative Center - Green						
Patch and Paint Walls		36,152	sf	\$6.00		\$216,912
Subtotal						\$216,912
Total w/GC Markups & Contingency		30	%			\$281,986

Administrative Center - Yellow						
Patch and Paint Walls		1,231	sf	\$6.00		\$7,386
Subtotal						\$7,386
Total w/GC Markups & Contingency		30	%			\$9,602

Administrative Center - Red						
Patch and Paint Walls		1,131	sf	\$6.00	\$6,786	
Subtotal					\$6,786	
Total w/GC Markups & Contingency		30	%		\$8,822	

COST ESTIMATES // ATHLETICS & ACTIVITIES

GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX



COST ESTIMATES - ATHLETICS & ACTIVITIES

JANUARY 10, 2025

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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ROOFING

Field House - Red						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 13yrs)	6,719	sf	\$25.00	\$167,975		
Subtotal				\$167,975		
Total w/GC Markups & Contingency	30	%		\$218,368		

Concessions - Red						
Replace Asphalt Shingle Roofing & Insulation, Sheet Metal Repairs (Age-12yrs)	2,214	sf	\$30.00	\$66,420		
Subtotal				\$66,420		
Total w/GC Markups & Contingency	30	%		\$86,346		

HVAC

Field House & Concessions - Red						
Replace Existing Equipment	1	ls	\$300,000	\$300,000		
Subtotal				\$300,000		
Total w/GC Markups & Contingency	30	%		\$390,000		

EXTERIOR ENVELOPE

Field House & Concessions - Yellow						
Replace Windows		207	sf	\$115.00		\$23,805
Subtotal						\$23,805
Total w/GC Markups & Contingency		30	%			\$30,947

Field House & Concessions - Red						
Repair Joint Sealant		742	lf	\$5.00	\$3,710	
Replace Windows		88	sf	\$115.00	\$10,120	
Repair Exterior Doors		3	ea	\$500.00	\$1,500	
Stabilize Foundation @ Field House and Concessions		2	ls	\$30,000.00	\$60,000	
Tuckpointing		371	sf	\$25.00	\$9,285	
Subtotal					\$84,615	
Total w/GC Markups & Contingency		30	%		\$110,000	

EXTERIOR LIGHTING

Gay Fields - Red						
Parking Lot Light Pole		4	ea	\$7,900.00	\$31,600	
Wall Pack		2	ea	\$2,800.00	\$5,600	
Subtotal					\$37,200	
Total w/GC Markups & Contingency		30	%		\$48,360	

PARKING LOTS & DRIVES

Gay Fields - Green						
Mill & overlay asphalt, restripe		1,890	sy	\$18.00		\$34,020
Subtotal						\$34,020
Total w/GC Markups & Contingency		30	%			\$44,226

Gay Fields - Yellow						
Mill & overlay track, restripe		3,400	sy	\$18.00		\$61,200
Subtotal						\$61,200
Total w/GC Markups & Contingency		30	%			\$79,560

PLAYGROUNDS & PLAYFIELDS

Gay Fields - Green						
Playfield improvements/repairs		111,620	sf	\$0.50		\$55,810
Mill & overlay track surface (assumed asphalt), restripe		4,622	sy	\$22.50		\$103,995
Subtotal						\$159,805
Total w/GC Markups & Contingency		30	%			\$207,747

Gay Fields - Yellow						
Replace chain link fence @ soccer field and practice field		2,394	lf	\$55.00		\$131,670
Subtotal						\$131,670
Total w/GC Markups & Contingency		30	%			\$171,171

CEILINGS

Field House - Green						
Replace ACT		518	sf	\$7.00		\$3,626
Subtotal						\$3,626
Total w/GC Markups & Contingency		30	%			\$4,714

Field House - Yellow						
Replace ACT		5,133	sf	\$7.00		\$35,931
Paint Ceilings		5,321	sf	\$2.00		\$10,642
Subtotal						\$46,573
Total w/GC Markups & Contingency		30	%			\$60,545

Concessions - Yellow						
Replace Drywall Ceilings		716	sf	\$14.00		\$10,024
Paint Ceilings		291	sf	\$2.00		\$582
Subtotal						\$10,606
Total w/GC Markups & Contingency		30	%			\$13,788

Press Box - Yellow						
Replace Plaster		157	sf	\$54.00		\$8,478
Subtotal						\$8,478
Total w/GC Markups & Contingency		30	%			\$11,021

FLOORING

Field House - Green						
Replace VCT		471	sf	\$6.75		\$3,179
Replace Synthetic Sports Flooring		1,123	sf	\$24.00		\$26,952
Subtotal						\$30,131
Total w/GC Markups & Contingency		30	%			\$39,171

Field House - Yellow						
Replace VCT		10	sf	\$6.75		\$68
Replace Synthetic Sports Flooring		2,172	sf	\$24.00		\$52,128
Replace Carpet Tile		197	sf	\$7.50		\$1,478
Clean, Polish, Seal Epoxy		503	sf	\$22.00		\$11,066
Clean / Seal Concrete		3,396	sf	\$3.00		\$10,188
Replace Stair Treads & Risers		2	flgts	\$7,500.00		\$15,000
Subtotal						\$89,927
Total w/GC Markups & Contingency		30	%			\$116,905

Field House - Red						
Replace VCT		558	sf	\$6.75	\$3,767	
Replace Synthetic Sports Flooring		1,640	sf	\$24.00	\$39,360	
Clean, Polish, Seal Epoxy		378	sf	\$22.00	\$8,316	
Clean / Seal Concrete		311	sf	\$3.00	\$933	
Subtotal					\$52,376	
Total w/GC Markups & Contingency		30	%		\$68,088	

Concessions - Yellow						
Clean / Seal Concrete		1,007	sf	\$3.00		\$3,021
Subtotal						\$3,021
Total w/GC Markups & Contingency		30	%			\$3,927

Press Box - Yellow						
Replace Synthetic Sports Flooring		157	sf	\$6.75		\$1,060
Subtotal						\$1,060
Total w/GC Markups & Contingency		30	%			\$1,378

WALLS

Field House - Green						
Patch and Paint Walls		12,210	sf	\$6.00		\$73,260
Subtotal						\$73,260
Total w/GC Markups & Contingency		30	%			\$95,238

Field House - Yellow						
Patch and Paint Walls		4,550	sf	\$6.00		\$27,300
Subtotal						\$27,300
Total w/GC Markups & Contingency		30	%			\$35,490

Field House - Red						
Patch and Paint Walls		2,410	sf	\$6.00	\$14,460	
Subtotal					\$14,460	
Total w/GC Markups & Contingency		30	%		\$18,798	

Concessions - Green						
Patch and Paint Walls		3,240	sf	\$6.00		\$19,440
Subtotal						\$19,440
Total w/GC Markups & Contingency		30	%			\$25,272

Concessions - Yellow						
Patch and Paint Walls		350	sf	\$6.00	\$2,100	
Subtotal					\$2,100	
Total w/GC Markups & Contingency		30	%		\$2,730	

Press Box - Yellow						
Patch and Paint Walls		1,570	sf	\$6.00	\$9,420	
Subtotal					\$9,420	
Total w/GC Markups & Contingency		30	%		\$12,246	

COST ESTIMATES // FACILITY SERVICES BUILDING



COST ESTIMATES - FACILITY SERVICES BUILDING

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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ROOFING

Facility Services Building - Green						
Replace Standing Seam Roofing & Insulation / Sheet Metal Repairs (Age-13yrs)	1,629	sf	\$13.75			\$22,399
Replace Standing Seam Roofing & Insulation / Sheet Metal Repairs (Age-12yrs)	7,756	sf	\$13.75			\$106,645
Subtotal						\$129,044
Total w/GC Markups & Contingency	30	%				\$167,757

HVAC

Facility Services Building - Yellow						
Replace Existing Equipment	1	ls	\$10,000			\$10,000
Subtotal						\$10,000
Total w/GC Markups & Contingency	30	%				\$13,000

Facility Services Building - Red						
Replace Existing Equipment	1	ls	\$300,000			\$300,000
Subtotal						\$13,000
Total w/GC Markups & Contingency	30	%				\$16,900

EXTERIOR ENVELOPE

Facility Services Building - Yellow						
Replace Windows	168	sf	\$150.00			\$25,200
Replace Exterior Overhead Door	6	ea	\$3,500.00			\$21,000
Clean Brick	942	sf	\$3.00			\$2,826
Repair Joint Sealant	512	lf	\$5.00			\$2,560
Subtotal						\$51,586
Total w/GC Markups & Contingency	30	%				\$67,062

Facility Services Building - Red						
Replace Exterior Overhead Door	1	ea	\$3,500.00		\$3,500	
Subtotal						\$67,062
Total w/GC Markups & Contingency	30	%				\$87,180

EXTERIOR LIGHTING

Facility Services Building - Yellow						
Parking Lot Light Pole	2	ea	\$7,800.00			\$15,600
Wall Pack	2	ea	\$2,750.00			\$5,500
Subtotal						\$21,100
Total w/GC Markups & Contingency	30	%				\$27,430

Facility Services Building - Red						
Parking Lot Light Pole	3	ea	\$7,800.00		\$23,400	
Subtotal						\$23,400
Total w/GC Markups & Contingency	30	%				\$30,420

PARKING LOTS & DRIVES

Facility Services Building - Yellow						
Level and Replace Gravel North Parking Lot		4,052	sy	\$25.00		\$101,300
Mill & overlay North parking lot, restripe		2,026	sy	\$18.00		\$36,468
Mill & overlay West parking lot, restripe		1,242	sy	\$18.00		\$22,356
Subtotal						\$160,124
Total w/GC Markups & Contingency		30	%			\$208,161

CEILINGS

Facility Services Building - Green						
Replace ACT		1,135	sf	\$7.00		\$7,945
Subtotal						\$7,945
Total w/GC Markups & Contingency		30	%			\$10,329

Facility Services Building - Yellow						
Replace ACT		908	sf	\$7.00		\$6,356
Paint Ceilings		5,503	sf	\$2.00		\$11,006
Subtotal						\$17,362
Total w/GC Markups & Contingency		30	%			\$22,571

Facility Services Building - Red						
Replace ACT		186	sf	\$7.00	\$1,302	
Subtotal					\$1,302	
Total w/GC Markups & Contingency		30	%		\$1,693	

FLOORING

Facility Services Building - Green						
Replace VCT		524	sf	\$6.75		\$3,537
Replace Carpet Tile		874	sf	\$7.50		\$6,555
Subtotal						\$10,092
Total w/GC Markups & Contingency		30	%			\$13,120

Facility Services Building - Yellow						
Replace VCT		734	sf	\$6.75		\$4,955
Clean / Seal Concrete		4,806	sf	\$3.00		\$14,418
Subtotal						\$19,373
Total w/GC Markups & Contingency		30	%			\$25,184

Facility Services Building - Red						
Replace VCT		96	sf	\$6.75	\$648	
Clean / Seal Concrete		697	sf	\$3.00	\$2,091	
Subtotal					\$2,739	
Total w/GC Markups & Contingency		30	%		\$3,561	

WALLS

Facility Services Building - Green						
Patch and Paint Walls		6,000	sf	\$6.00		\$36,000
Subtotal						\$36,000
Total w/GC Markups & Contingency		30	%			\$46,800

Facility Services Building - Yellow						
Patch and Paint Walls		320	sf	\$6.00		\$1,920
Subtotal						\$1,920
Total w/GC Markups & Contingency		30	%			\$2,496

Facility Services Building - Red							
Patch and Paint Walls		5,440	sf		\$6.00	\$32,640	
Subtotal						\$32,640	
Total w/GC Markups & Contingency		30	%			\$42,432	

COST ESTIMATES // THE FAMILY CENTER



COST ESTIMATES - THE FAMILY CENTER

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS
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ROOFING

Family Center - Green					
Repair PVC Sheet Roofing / Sheet Mtl Repairs	10,561	sf	\$12.00		\$126,732
Repair PVC Sheet Roofing / Sheet Mtl Repairs	310	sf	\$12.00		\$3,720
Repair PVC Sheet Roofing / Sheet Mtl Repairs	3,126	sf	\$12.00		\$37,512
Subtotal					\$167,964
Total w/GC Markups & Contingency	30	%			\$218,353

HVAC

The Family Center - Yellow					
Replace Existing Equipment	1	ls	\$80,000		\$80,000
Subtotal					\$80,000
Total w/GC Markups & Contingency	30	%			\$104,000

The Family Center - Red					
Replace Existing Equipment	1	ls	\$1,200,000	\$1,200,000	
Subtotal				\$1,200,000	
Total w/GC Markups & Contingency	30	%		\$1,560,000	

EXTERIOR ENVELOPE

The Family Center - Green						
Clean / Tuckpoint Masonry		503	sf	\$25.00		\$12,574
Subtotal						\$12,574
Total w/GC Markups & Contingency		30	%			\$16,346

The Family Center - Yellow						
Replace Windows		1,796	sf	\$115.00	\$206,540	
Repair Joint Sealant		402	lf	\$5.00	\$2,010	
Repair Exterior Doors		7	ea	\$500.00	\$3,500	
Subtotal					\$212,050	
Total w/GC Markups & Contingency		30	%		\$275,665	

EXTERIOR LIGHTING

The Family Center - Yellow						
Wall Pack		3	ea	\$2,750.00	\$8,250	
Subtotal					\$8,250	
Total w/GC Markups & Contingency		30	%		\$10,725	

The Family Center - Red						
Parking Lot Light Pole		4	ea	\$7,900.00	\$31,600	
Pedestrian Light Pole		2	ea	\$3,800.00	\$7,600	
Subtotal					\$39,200	
Total w/GC Markups & Contingency		30	%		\$50,960	

PARKING LOTS & DRIVES

Family Center - Green						
Mill & overlay asphalt, restripe	4,710	sy	\$18.00			\$84,780
Subtotal						\$84,780
Total w/GC Markups & Contingency	30	%				\$110,214

PLAYGROUNDS & PLAYFIELDS

Family Center - Green						
East playground improvements/repairs	10,969	sf	\$0.50			\$5,485
Subtotal						\$5,485
Total w/GC Markups & Contingency	30	%				\$7,130

The Family Center - Red

Replace concrete with rubber surface	2,520	sf	\$18.00	\$45,360		
Replace West playground equipment - Allowance	1	ls	\$250,000.00	\$250,000		
Subtotal				\$295,360		
Total w/GC Markups & Contingency	30	%		\$383,968		

CEILINGS

Family Center - Green						
Replace ACT	7,974	sf	\$7.00			\$55,818
Replace Drywall Ceilings	563	sf	\$14.00			\$7,882
Paint Ceilings	1,395	sf	\$2.00			\$2,790
Subtotal						\$66,490
Total w/GC Markups & Contingency	30	%				\$86,437

The Family Center - Yellow						
Replace ACT		8,792	sf	\$7.00		\$61,544
Subtotal						\$61,544
Total w/GC Markups & Contingency		30	%			\$80,007

The Family Center - Red						
Replace ACT		238	sf	\$7.00	\$1,666	
Subtotal					\$1,666	
Total w/GC Markups & Contingency		30	%		\$2,166	

FLOORING

Family Center - Green						
Replace VCT		2,758	sf	\$6.75		\$18,617
Replace Wood Flooring		2,013	sf	\$23.00		\$46,299
Replace LVT Flooring		196	sf	\$10.75		\$2,107
Replace Carpet Tile		11,932	sf	\$7.50		\$89,490
Clean, Polish, Seal Epoxy		175	sf	\$22.00		\$3,850
Replace Tile Flooring		521	sf	\$31.50		\$16,412
Clean / Seal Concrete		652	sf	\$3.00		\$1,956
Replace Stair Treads & Risers		4	flgts	\$7,500.00		\$30,000
Subtotal						\$208,730
Total w/GC Markups & Contingency		30	%			\$271,349

WALLS

Family Center - Green						
Patch and Paint Walls		35,860	sf	\$6.00		\$215,160
Subtotal						\$215,160
Total w/GC Markups & Contingency		30	%			\$279,708

The Family Center - Yellow						
Patch and Paint Walls		4,830	sf		\$6.00	\$28,980
Subtotal						\$28,980
Total w/GC Markups & Contingency		30	%			\$37,674

The Family Center - Red						
Patch and Paint Walls		980	sf		\$6.00	\$5,880
Subtotal						\$5,880
Total w/GC Markups & Contingency		30	%			\$7,644

COST ESTIMATIONS

BY ITEM



COST ESTIMATES // ROOFING



COST ESTIMATES - ROOFING

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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CLAYTON HIGH SCHOOL

Clayton High School - Yellow						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 17yrs)	14,584	sf	\$25.00		\$364,600	
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 15yrs)	4,481	sf	\$25.00		\$112,025	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-12yrs)	9,713	sf	\$29.00		\$281,677	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-13yrs)	12,050	sf	\$29.00		\$349,450	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-17yrs)	1,025	sf	\$29.00		\$29,725	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-22yrs)	2,839	sf	\$29.00		\$82,331	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-23yrs)	8,833	sf	\$29.00		\$256,157	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-24yrs)	33,047	sf	\$29.00		\$958,363	
Replace Standing Seam Roofing & Insulation / Sheet Metal Repairs (Age-24yrs)	12,703	sf	\$13.75		\$174,666	
Replace Green House Roofing and Sealant/ Sheet Metal Repairs (Age-13yrs)	276	sf	\$27.00		\$7,452	
Subtotal					\$2,616,446	
Total w/GC Markups & Contingency	30	%			\$3,401,380	

Clayton High School - Red						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 17yrs)		3,486	sf	\$25.00	\$87,150	
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-34yrs)		2,660	sf	\$27.00	\$71,820	
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-30yrs)		2,341	sf	\$27.00	\$63,207	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-28yrs)		3,630	sf	\$29.00	\$105,270	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-34yrs)		6,064	sf	\$29.00	\$175,856	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-37yrs)		108	sf	\$29.00	\$3,132	
Subtotal					\$506,435	
Total w/GC Markups & Contingency		30	%		\$658,366	

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 5yrs)		73,001	sf	\$25.00		\$1,825,025
Subtotal						\$1,825,025
Total w/GC Markups & Contingency		30	%			\$2,372,533

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Green						
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)		282	sf	\$29.00		\$8,178
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)		300	sf	\$29.00		\$8,700
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)		476	sf	\$29.00		\$13,804
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)		204	sf	\$29.00		\$5,916
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)		311	sf	\$17.50		\$5,443
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-3yrs)		291	sf	\$17.50		\$5,093
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 5yrs)		134	sf	\$25.00		\$3,350
Subtotal						\$50,483
Total w/GC Markups & Contingency		30	%			\$65,628

Captain Elementary School - Yellow						
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	10,076	sf	\$27.00		\$272,052	
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	2,384	sf	\$27.00		\$64,368	
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	9,473	sf	\$27.00		\$255,771	
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	3,438	sf	\$27.00		\$92,826	
Replace EPDM Roofing & Insulation / Sheet Metal Repairs (Age-14yrs)	838	sf	\$27.00		\$22,626	
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-20yrs)	717	sf	\$29.00		\$20,793	
Subtotal					\$728,436	
Total w/GC Markups & Contingency	30	%			\$946,967	

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Green						
Repair Slate Roofing (Majestic Slate Tiles), Sheet Metal Repairs (Age-13yrs)	1,990	sf	\$17.50			\$34,825
Repair Slate Roofing (Majestic Slate Tiles), Sheet Metal Repairs (Age-13yrs)	19,629	sf	\$17.50			\$343,508
Repair Slate Roofing (Majestic Slate Tiles), Sheet Metal Repairs (Age-13yrs)	3,346	sf	\$17.50			\$58,555
Subtotal						\$436,888
Total w/GC Markups & Contingency	30	%				\$567,954

Glenridge Elementary School - Yellow						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 12yrs)	408	sf	\$25.00		\$10,200	
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 20yrs)	235	sf	\$25.00		\$5,875	
Subtotal					\$16,075	
Total w/GC Markups & Contingency	30	%			\$20,898	

Glenridge Elementary School - Red						
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-27yrs)	773	sf	\$29.00	\$22,417		
Replace Modified Bitumen Roofing & Insulation / Sheet Metal Repairs (Age-27yrs)	523	sf	\$29.00	\$15,167		
Replace Asphalt Shingle Roofing & Insulation, Sheet Metal Repairs (Age-20yrs)	2,691	sf	\$30.00	\$80,730		
Subtotal				\$118,314		
Total w/GC Markups & Contingency	30	%		\$153,808		

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Green						
Replace Shingles, Sheet Metal Repairs (Age-13yrs)		4,355	sf	\$6.00		\$26,130
Repair Slate Roofing / Sheet Mtl Repairs (Age 13yrs)		20,448	sf	\$17.50		\$357,840
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 3yrs)		1,745	sf	\$25.00		\$43,625
Subtotal						\$427,595
Total w/GC Markups & Contingency		30	%			\$555,874

Meramec Elementary School - Yellow						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 14yrs)		469	sf	\$25.00		\$11,725
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 14yrs)		488	sf	\$25.00		\$12,200
Replace Asphalt Shingle Roofing & Insulation, Sheet Metal Repairs (Age-12yrs)		2,757	sf	\$30.00		\$82,710
Subtotal						\$106,635
Total w/GC Markups & Contingency		30	%			\$138,626

Meramec Elementary School - Red						
Replace Built-Up Roofing & Insulation, Sheet Metal Repairs (Age-16yrs)		2,377	sf	\$30.00	\$71,310	
Subtotal					\$71,310	
Total w/GC Markups & Contingency		30	%		\$92,703	

ADMINISTRATIVE CENTER

Administrative Center - Green						
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 5yrs)		1,690	sf	\$25.00		\$42,250
Replace Shingles, Sheet Metal Repairs		7,674	sf	\$6.00		\$46,044
Subtotal						\$88,294
Total w/GC Markups & Contingency		30	%			\$114,782

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Field House - Red					
Replace TPO Roofing & Insulation / Sheet Mtl Repairs (Age - 13yrs)	6,719	sf	\$25.00	\$167,975	
Subtotal				\$167,975	
Total w/GC Markups & Contingency	30	%		\$218,368	

Concessions - Red					
Replace Asphalt Shingle Roofing & Insulation, Sheet Metal Repairs (Age-12yrs)	2,214	sf	\$30.00	\$66,420	
Subtotal				\$66,420	
Total w/GC Markups & Contingency	30	%		\$86,346	

FACILITY SERVICES

Facility Services Building- Green					
Replace Standing Seam Roofing & Insulation / Sheet Metal Repairs (Age-13yrs)	1,629	sf	\$13.75		\$22,399
Replace Standing Seam Roofing & Insulation / Sheet Metal Repairs (Age-12yrs)	7,756	sf	\$13.75		\$106,645
Subtotal					\$129,044
Total w/GC Markups & Contingency	30	%			\$167,757

THE FAMILY CENTER

The Family Center - Green					
Repair PVC Sheet Roofing / Sheet Mtl Repairs	10,561	sf	\$12.00		\$126,732
Repair PVC Sheet Roofing / Sheet Mtl Repairs	310	sf	\$12.00		\$3,720
Repair PVC Sheet Roofing / Sheet Mtl Repairs	3,126	sf	\$12.00		\$37,512
Subtotal					\$167,964
Total w/GC Markups & Contingency	30	%			\$218,353

Facility Services Building - Fully Upgraded System					
Replacement with Variable Air Volume System		1	Is	\$700,000	\$700,000
Subtotal					\$700,000
Total w/GC Markups and Contingency		30	%		\$910,000

THE FAMILY CENTER

The Family Center - Yellow					
Replace Existing Equipment		1	Is	\$80,000	\$80,000
Subtotal					\$80,000
Total w/GC Markups & Contingency		30	%		\$104,000

The Family Center - Red					
Replace Existing Equipment		1	Is	\$1,200,000	\$1,200,000
Subtotal					\$1,200,000
Total w/GC Markups & Contingency		30	%		\$1,560,000

The Family Center - Fully Upgraded System					
Replacement with Variable Air Volume System		1	Is	\$1,300,000	\$1,300,000
Subtotal					\$1,300,000
Total w/GC Markups and Contingency		30	%		\$1,690,000

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green					
Replace Existing Equipment	1	Is	\$2,800,000		\$2,800,000
Subtotal					\$2,800,000
Total w/GC Markups & Contingency	30	%			\$3,640,000

Wydown Middle School - Red					
Replace Existing Equipment	1	Is	\$350,000	\$350,000	
Subtotal				\$350,000	
Total w/GC Markups & Contingency	30	%		\$455,000	

Wydown Middle School - Fully Upgraded System					
Replacement with Variable Air Volume System	1	Is	\$8,200,000	\$8,200,000	
Subtotal				\$8,200,000	
Total w/GC Markups and Contingency	30	%		\$10,660,000	

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Yellow					
Replace Existing Equipment	1	Is	\$210,000		\$210,000
Subtotal					\$210,000
Total w/GC Markups & Contingency	30	%			\$273,000

Captain Elementary School - Red					
Replace Existing Equipment	1	Is	\$2,200,000	\$2,200,000	
Subtotal				\$2,200,000	
Total w/GC Markups & Contingency	30	%		\$2,860,000	

Captain Elementary School - Fully Upgraded System					
Replacement with Variable Air Volume System	1	Is	\$4,300,000	\$4,300,000	
Subtotal				\$4,300,000	
Total w/GC Markups and Contingency	30	%		\$5,590,000	

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Green					
Replace Existing Equipment	1	Is	\$190,000		\$190,000
Subtotal					\$190,000
Total w/GC Markups & Contingency	30	%			\$247,000

Glenridge Elementary School - Yellow					
Replace Existing Equipment	1	Is	\$220,000		\$220,000
Subtotal				\$220,000	
Total w/GC Markups & Contingency	30	%		\$286,000	

Glenridge Elementary School - Red					
Replace Existing Equipment	1	Is	\$2,000,000	\$2,000,000	
Subtotal				\$2,000,000	
Total w/GC Markups & Contingency	30	%		\$2,600,000	

Glenridge Elementary School - Fully Upgraded System					
Replacement with Variable Air Volume System	1	Is	\$3,800,000	\$3,800,000	
Subtotal				\$3,800,000	
Total w/GC Markups and Contingency	30	%		\$4,940,000	

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Green				
Replace Existing Equipment	1	Is	\$190,000	\$190,000
Subtotal				\$190,000
Total w/GC Markups & Contingency	30	%		\$247,000

Meramec Elementary School - Yellow				
Replace Existing Equipment	1	Is	\$110,000	\$110,000
Subtotal				\$110,000
Total w/GC Markups & Contingency	30	%		\$143,000

Meramec Elementary School - Red				
Replace Existing Equipment	1	Is	\$2,900,000	\$2,900,000
Subtotal				\$2,900,000
Total w/GC Markups & Contingency	30	%		\$3,770,000

Meramec Elementary School - Fully Upgraded System				
Replacement with Variable Air Volume System	1	Is	\$4,400,000	\$4,400,000
Subtotal				\$4,400,000
Total w/GC Markups and Contingency	30	%		\$5,720,000

ADMINISTRATIVE CENTER

Administrative Center - Yellow				
Replace Existing Equipment	1	Is	\$500,000	\$500,000
Subtotal				\$500,000
Total w/GC Markups & Contingency	30	%		\$650,000

Administrative Center - Red					
Replace Existing Equipment		1	Is	\$300,000	\$300,000
Subtotal					\$300,000
Total w/GC Markups & Contingency		30	%		\$390,000

Administrative Center - Fully Upgraded System					
Replacement with Variable Air Volume System		1	Is	\$1,200,000	\$1,200,000
Subtotal					\$1,200,000
Total w/GC Markups and Contingency		30	%		\$1,560,000

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Field House & Concessions - Red					
Replace Existing Equipment		1	Is	\$300,000	\$300,000
Subtotal					\$300,000
Total w/GC Markups & Contingency		30	%		\$390,000

FACILITY SERVICES BUILDING

Facility Services Building - Yellow					
Replace Existing Equipment		1	Is	\$10,000	\$10,000
Subtotal					\$10,000
Total w/GC Markups & Contingency		30	%		\$13,000

Facility Services Building - Red					
Replace Existing Equipment		1	Is	\$300,000	\$300,000
Subtotal					\$13,000
Total w/GC Markups & Contingency		30	%		\$16,900

Facility Services Building - Fully Upgraded System					
Replacement with Variable Air Volume System		1	Is	\$700,000	\$700,000
Subtotal					\$700,000
Total w/GC Markups and Contingency		30	%		\$910,000

THE FAMILY CENTER

The Family Center - Yellow					
Replace Existing Equipment		1	Is	\$80,000	\$80,000
Subtotal					\$80,000
Total w/GC Markups & Contingency		30	%		\$104,000

The Family Center - Red					
Replace Existing Equipment		1	Is	\$1,200,000	\$1,200,000
Subtotal					\$1,200,000
Total w/GC Markups & Contingency		30	%		\$1,560,000

The Family Center - Fully Upgraded System					
Replacement with Variable Air Volume System		1	Is	\$1,300,000	\$1,300,000
Subtotal					\$1,300,000
Total w/GC Markups and Contingency		30	%		\$1,690,000

COST ESTIMATES // EXTERIOR ENVELOPE



COST ESTIMATES - EXTERIOR ENVELOPE

JANUARY 10, 2025



DESCRIPTION		QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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CLAYTON HIGH SCHOOL

Clayton High School - Green							
Replace Windows	3,246	sf		\$115.00			\$373,290
Repair Exterior Doors	4	sf		\$500.00			\$2,000
Subtotal							\$375,290
Total w/GC Markups & Contingency	30	%					\$487,877

Clayton High School - Yellow							
Repair Joint Sealant	4,064	lf		\$5.00		\$20,320	
Install Metal Coping for Stone Caps	831	lf		\$27.00		\$22,437	
Clean Masonry/ Spot Tuckpointing	7,112	sf		\$12.25		\$87,126	
Repair Exterior Doors	12	ea		\$500.00		\$6,000	
Replace Exterior Windows	27,591	sf		\$115.00		\$3,172,965	
Subtotal						\$3,308,848	
Total w/GC Markups & Contingency	30	%				\$4,301,502	

Clayton High School - Red						
Replace Soffit panels @ South-East Façade and Gymnasium		567	If	\$20.00	\$11,340	
Replace Damaged RTU Screening Panels		6,288	If	\$10.00	\$62,880	
Replace Roof Drain on North TPO Roof and MOD BIT Roof		2	ea	\$732.00	\$1,464	
Repair Scuppers / Reseal Scupper joints at Parapet		23	ea	\$2,734.00	\$62,882	
Replace Exterior Windows		1,243	sf	\$115.00	\$142,945	
Replace Window Flashing and Sealant		1,243	sf	\$7.00	\$8,701	
Replace Exterior Doors		8	ea	\$3,500.00	\$28,000	
Subtotal					\$318,212	
Total w/GC Markups & Contingency		30	%		\$413,676	

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green						
Repair Joint Sealant		1,763	If	\$5.00		\$8,815
Replace Windows		14,559	sf	\$115.00		\$1,674,285
Repair Exterior Doors		17	ea	\$500.00		\$8,500
Clean Masonry/ Spot Tuckpointing		3,085	sf	\$8.25		\$25,452
Add Water Repellent @ All Masonry		61,701	sf	\$2.50		\$154,253
Subtotal						\$1,871,304
Total w/GC Markups & Contingency		30	%			\$2,432,695

Wydown Middle School - Red						
Add Water Repellent @ All Masonry		61,701	sf	\$2.50	\$154,253	
Clean / Recaulk Stone Sills		7,404	If	\$25.00	\$185,100	
Replace Damaged RTU Screening Panels		4,434	If	\$10.00	\$44,340	
Roof Inspection of Excess Water Drainage		1	ea	\$612.00	\$612	
Subtotal					\$384,305	
Total w/GC Markups & Contingency		30	%		\$499,596	

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Yellow						
Replace Windows	7,884	sf	\$115.00			\$906,660
Repair Exterior Doors	14	ea	\$500.00			\$7,000
Clean Brick/Tuckpointing	1,532	sf	\$12.25			\$18,762
Structural Evaluation of Rust and Deterioration	1	ea	\$2,000.00			\$2,000
Add Water Repellent @ All Masonry	33,042	sf	\$2.50			\$82,605
Subtotal						\$1,017,027
Total w/GC Markups & Contingency	30	%				\$1,322,135

Captain Elementary School - Red						
Full Tuckpointing	2,410	sf	\$25.00	\$60,250		
Replace/Install Scuppers, and Downspouts	9	ea	\$2,743.00	\$24,687		
Repair Joint Sealant	1,322	lf	\$5.00	\$6,610		
Subtotal				\$91,547		
Total w/GC Markups & Contingency	30	%		\$119,011		

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Yellow						
Replace Windows	4,771	sf	\$115.00			\$548,665
Repair Exterior Doors	13	ea	\$500.00			\$6,500
Repair Joint Sealant	1,115	lf	\$5.00			\$5,575
Clean / Recaulk Stone Sills	682	lf	\$25.00			\$17,050
Clean Brick/Tuckpointing	1,394	sf	\$25.00			\$34,849
Subtotal						\$612,639
Total w/GC Markups & Contingency	30	%				\$796,430

Glenridge Elementary School - Red						
Replace Gutter and Downspouts		933	If	\$23.50	\$21,926	
Subtotal					\$21,926	
Total w/GC Markups & Contingency		30	%		\$28,503	

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Yellow						
Replace Windows		5,352	sf	\$115.00		\$615,480
Repair Exterior Doors		16	ea	\$500.00		\$8,000
Replace Gutter and Downspouts		1,322	If	\$23.50		\$31,067
Clean / Recaulk Sills		839	If	\$25.00		\$20,975
Subtotal						\$675,522
Total w/GC Markups & Contingency		30	%			\$878,179

Meramec Elementary School - Red						
Replace Windows		523	sf	\$115.00	\$60,145	
Remove / Replace Steel Lintels		382	If	\$375.00	\$143,250	
Clean / Tuckpoint Masonry		88	sf	\$25.00	\$2,198	
Subtotal					\$205,593	
Total w/GC Markups & Contingency		30	%		\$267,270	

ADMINISTRATIVE CENTER

Administrative Center - Green						
Repair Joint Sealant		422	sf	\$5.00		\$2,110
Subtotal						\$2,110
Total w/GC Markups & Contingency		30	%			\$2,743

Administrative Center - Yellow						
Replace Windows	1,617	sf	\$115.00			\$185,955
Repair and Clean Soffit Panels	567	lf	\$15.00			\$8,505
Repair Exterior Doors	8	ea.	\$500.00			\$4,000
Subtotal						\$198,460
Total w/GC Markups & Contingency	30	%				\$257,998

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Field House & Concessions - Yellow						
Replace Windows	207	sf	\$115.00			\$23,805
Subtotal						\$23,805
Total w/GC Markups & Contingency	30	%				\$30,947

Field House & Concessions - Red						
Repair Joint Sealant	742	lf	\$5.00	\$3,710		
Replace Windows	88	sf	\$115.00	\$10,120		
Repair Exterior Doors	3	ea	\$500.00	\$1,500		
Stabilize Foundation @ Field House and Concessions	2	ls	\$30,000.00	\$60,000		
Tuckpointing	371	sf	\$25.00	\$9,285		
Subtotal				\$84,615		
Total w/GC Markups & Contingency	30	%		\$110,000		

FACILITY SERVICES BUILDING

Facility Services Building - Yellow						
Replace Windows	168	sf	\$150.00			\$25,200
Replace Exterior Overhead Door	6	ea	\$3,500.00			\$21,000
Clean Brick	942	sf	\$3.00			\$2,826
Repair Joint Sealant	512	lf	\$5.00			\$2,560
Subtotal						\$51,586
Total w/GC Markups & Contingency	30	%				\$67,062

Facility Services Building - Red						
Replace Exterior Overhead Door		1	ea	\$3,500.00	\$3,500	
Subtotal					\$67,062	
Total w/GC Markups & Contingency		30	%		\$87,180	

THE FAMILY CENTER

The Family Center - Green						
Clean / Tuckpoint Masonry		503	sf	\$25.00		\$12,574
Subtotal						\$12,574
Total w/GC Markups & Contingency		30	%			\$16,346

The Family Center - Yellow						
Replace Windows		1,796	sf	\$115.00	\$206,540	
Repair Joint Sealant		402	lf	\$5.00	\$2,010	
Repair Exterior Doors		7	ea	\$500.00	\$3,500	
Subtotal					\$212,050	
Total w/GC Markups & Contingency		30	%		\$275,665	

COST ESTIMATES // EXTERIOR LIGHTING



COST ESTIMATES - EXTERIOR LIGHTING

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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*Pricing information does not include the electrical services. Fixtures recommended reflect the quality of light levels measured on site.

CLAYTON HIGH SCHOOL

Clayton High School - Yellow						
Parking Lot Light Pole	2	ea	\$7,900.00		\$15,800	
Pedestrian Light Pole	2	ea	\$3,800.00		\$7,600	
Wall Pack	2	ea	\$2,750.00		\$5,500	
Subtotal					\$28,900	
Total w/GC Markups & Contingency	30	%			\$37,570	

Clayton High School - Red						
Parking Lot Light Pole	7	ea	\$7,900.00	\$55,300		
Pedestrian Light Pole	1	ea	\$3,800.00	\$3,800		
Subtotal				\$59,100		
Total w/GC Markups & Contingency	30	%		\$76,830		

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Red						
Parking Lot Light Pole	6	ea	\$7,900.00	\$47,400		
Wall Pack	2	ea	\$2,750.00	\$5,500		
Subtotal				\$52,900		
Total w/GC Markups & Contingency	30	%		\$68,770		

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Yellow						
Parking Lot Light Pole		1	ea	\$7,900.00		\$7,900
Subtotal						\$7,900
Total w/GC Markups & Contingency		30	%			\$10,270

Captain Elementary School - Red						
Parking Lot Light Pole		2	ea	\$7,900.00	\$15,800	
Pedestrian Light Pole		1	ea	\$3,800.00	3800	
Wall Pack		3	ea	\$2,750.00	\$8,250	
Subtotal					\$27,850	
Total w/GC Markups & Contingency		30	%		\$36,205	

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Yellow						
Parking Lot Light Pole		1	ea	\$7,900.00		\$7,900
Pedestrian Light Pole		3	ea	\$3,800.00		\$11,400
Wall Pack		5	ea	\$2,750.00		\$13,750
Under Canopy Light		2	ea	\$1,500.00		\$3,000
Subtotal						\$36,050
Total w/GC Markups & Contingency		30	%			\$46,865

Glenridge Elementary School - Red						
Parking Lot Light Pole		2	ea	\$7,900.00	\$15,800	
Wall Pack		2	ea	\$2,750.00	\$5,500	
Under Canopy Light		1	ea	\$1,500.00	\$1,500	
Subtotal					\$22,800	
Total w/GC Markups & Contingency		30	%		\$29,640	

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Yellow						
Parking Lot Light Pole		6	ea	\$7,900.00		\$47,400
Pedestrian Light Pole		3	ea	\$3,800.00		\$11,400
Wall Pack		2	ea	\$2,750.00		\$5,500
Subtotal						\$64,300
Total w/GC Markups & Contingency		30	%			\$83,590

Meramec Elementary School - Red						
Pedestrian Light Pole		1	ea	\$3,800.00	\$3,800	
Subtotal					\$3,800	
Total w/GC Markups & Contingency		30	%		\$4,940	

ADMINISTRATIVE CENTER

Administrative Center - Yellow						
Parking Lot Light Pole		1	ea	\$7,900.00		\$7,900
Pedestrian Light Pole		2	ea	\$3,800.00		\$7,600
Subtotal						\$15,500
Total w/GC Markups & Contingency		30	%			\$20,150

Administrative Center - Red						
Parking Lot Light Pole		5	ea	\$7,900.00	\$39,500	
Subtotal					\$39,500	
Total w/GC Markups & Contingency		30	%		\$51,350	

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Gay Fields - Red						
Parking Lot Light Pole		4	ea	\$7,900.00	\$31,600	
Wall Pack		2	ea	\$2,750.00	\$5,500	
Subtotal					\$37,100	
Total w/GC Markups & Contingency		30	%		\$48,230	

FACILITY SERVICES BUILDING

Facility Services Building - Yellow						
Parking Lot Light Pole		2	ea	\$7,900.00		\$15,800
Wall Pack		2	ea	\$2,750.00		\$5,500
Subtotal						\$21,300
Total w/GC Markups & Contingency		30	%			\$27,690

Facility Services Building - Red						
Parking Lot Light Pole		3	ea	\$7,900.00	\$23,700	
Subtotal					\$23,700	
Total w/GC Markups & Contingency		30	%		\$30,810	

THE FAMILY CENTER

The Family Center - Yellow						
Wall Pack		3	ea	\$2,750.00		\$8,250
Subtotal						\$8,250
Total w/GC Markups & Contingency		30	%			\$10,725

The Family Center - Red						
Parking Lot Light Pole		4	ea	\$7,900.00	\$31,600	
Pedestrian Light Pole		2	ea	\$3,800.00	\$7,600	
Subtotal					\$39,200	
Total w/GC Markups & Contingency		30	%		\$50,960	

COST ESTIMATES // PARKING LOTS & DRIVES



COST ESTIMATES - PARKING LOTS & DRIVES

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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CLAYTON HIGH SCHOOL

Clayton High School - Green						
Mill & overlay asphalt, restripe	17,639	sy	\$18.00			\$317,502
Subtotal						\$317,502
Total w/GC Markups & Contingency	30	%				\$412,753

Clayton High School - Yellow						
Mill & overlay track, restripe	14,473	sy	\$18.00			\$260,514
Subtotal						\$260,514
Total w/GC Markups & Contingency	30	%				\$338,668

Clayton High School - Red						
Mill & overlay track, restripe	2,265	sy	\$18.00	\$40,770		
Subtotal				\$40,770		
Total w/GC Markups & Contingency	30	%		\$53,001		

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green						
Mill & overlay asphalt, restripe	8,785	sy	\$18.00			\$158,130
Subtotal						\$158,130
Total w/GC Markups & Contingency	30	%				\$205,569

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Green					
Mill & overlay asphalt, restripe	1,811	sy	\$18.00		\$32,598
Subtotal					\$32,598
Total w/GC Markups & Contingency	30	%			\$42,377

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Green					
Mill & overlay asphalt, restripe	1,234	sy	\$18.00		\$22,212
Subtotal					\$22,212
Total w/GC Markups & Contingency	30	%			\$28,876

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Yellow					
Mill & overlay asphalt, restripe	4,969	sy	\$18.00	\$89,442	
Subtotal				\$89,442	
Total w/GC Markups & Contingency	30	%		\$116,275	

ADMINISTRATIVE CENTER

Administrative Center - Green					
Mill & overlay asphalt, restripe	4,899	sy	\$18.00		\$88,182
Subtotal					\$88,182
Total w/GC Markups & Contingency	30	%			\$114,637
Administrative Center - Red					
Mill & overlay track, restripe	2,265	sy	\$25.00	\$56,625	
Subtotal				\$56,625	
Total w/GC Markups & Contingency	30	%		\$73,613	

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Gay Fields - Green					
Mill & overlay asphalt, restripe	1,890	sy	\$18.00		\$34,020
Subtotal					\$34,020
Total w/GC Markups & Contingency	30	%			\$44,226

Gay Fields - Yellow					
Mill & overlay track, restripe	3,400	sy	\$18.00	\$61,200	
Subtotal				\$61,200	
Total w/GC Markups & Contingency	30	%		\$79,560	

FACILITY SERVICES BUILDING

Facility Services Building - Yellow					
Level and Replace Gravel North Parking Lot	4,052	sy	\$25.00	\$101,300	
Mill & overlay North parking lot, restripe	2,026	sy	\$18.00	\$36,468	
Mill & overlay West parking lot, restripe	1,242	sy	\$18.00	\$22,356	
Subtotal				\$160,124	
Total w/GC Markups & Contingency	30	%		\$208,161	

THE FAMILY CENTER

The Family Center - Green					
Mill & overlay asphalt, restripe	4,710	sy	\$18.00	\$84,780	
Subtotal				\$84,780	
Total w/GC Markups & Contingency	30	%		\$110,214	

COST ESTIMATES // PLAYGROUNDS & PLAYFIELDS



COST ESTIMATES - PLAYGROUNDS & PLAYFIELDS

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS	TOTALS
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CLAYTON HIGH SCHOOL

Clayton High School - Green						
Playfield improvements/repairs for South Baseball Field	87,530	sf	\$0.50			\$43,765
Greenspace improvements/repairs for Central Courtyard	13,204	sf	\$0.50			\$6,602
Subtotal						\$43,765
Total w/GC Markups & Contingency	30	%				\$56,895

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green						
West soccer field improvements/repairs	52,748	sf	\$0.50			\$26,374
Subtotal						\$26,374
Total w/GC Markups & Contingency	30	%				\$34,286

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Yellow						
Replace wood chips w/rubber surface @ west playground	10,860	sf	\$18.00		\$195,480	
Mill & overlay surface (assumed asphalt), restripe	3,016	sy	\$22.50		\$67,860	
Replace West playground equipment - Allowance	1	ls	\$150,000.00		\$150,000	
Subtotal					\$413,340	
Total w/GC Markups & Contingency	30	%			\$537,342	

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Green						
South playground improvements/repairs beyond current renovations		8,419	sf	\$0.50		\$4,210
Soccer Field improvements/repairs		12,222	sf	\$0.50		\$6,111
Garden improvements/repairs		1,768	sf	\$0.50		\$884
Subtotal						\$11,205
Total w/GC Markups & Contingency		30	%			\$14,566

Glenridge Elementary School - Yellow						
Mill & overlay north court surface (assumed asphalt), restripe		1,695	sy	\$22.50		\$38,138
Regrade north courts to address ponding		15,255	sf	\$0.99		\$15,102
Subtotal						\$53,240
Total w/GC Markups & Contingency		30	%			\$69,212

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Green						
South playground improvements/repairs		30,483	sf	\$0.50		\$15,242
Replace wood chips w/rubber surface @ south playground		30,483	sf	\$18.00		\$548,694
Subtotal						\$563,936
Total w/GC Markups & Contingency		30	%			\$733,116

Meramec Elementary School - Yellow						
Regrade north courts to address ponding		27,859	sf	\$0.99		\$27,580
Mill & overlay surface (assumed asphalt), restripe		3,096	sy	\$22.50		\$69,660
Subtotal						\$97,240
Total w/GC Markups & Contingency		30	%			\$126,413

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Gay Fields - Green						
Playfield improvements/repairs for football field	111,520	sf	\$0.50			\$55,760
Mill & overlay track surface (assumed asphalt), restripe	4,622	sy	\$22.50			\$103,995
Subtotal						\$159,755
Total w/GC Markups & Contingency	30	%				\$207,682

Gay Fields - Yellow						
Replace chain link fence @ soccer fields and practice field	2,394	lf	\$55.00		\$131,670	
Subtotal					\$131,670	
Total w/GC Markups & Contingency	30	%			\$171,171	

THE FAMILY CENTER

The Family Center - Green						
Playground improvements/repairs	10,969	sf	\$0.50			\$5,485
Subtotal						\$5,485
Total w/GC Markups & Contingency	30	%				\$7,130

The Family Center - Red						
Replace West Playground concrete with rubber surface	2,520	sf	\$18.00	\$45,360		
Replace West playground equipment - Allowance	1	ls	\$250,000.00	\$250,000		
Subtotal				\$295,360		
Total w/GC Markups & Contingency	30	%		\$383,968		

COST ESTIMATES // CEILINGS



COST ESTIMATES - CEILINGS

JANUARY 10, 2025



DESCRIPTION		QUANTITY	UNIT	PRICE	TOTALS	TOTALS
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CLAYTON HIGH SCHOOL

Clayton High School - Green						
Replace ACT		91,563	sf	\$7.00		\$640,941
Replace Drywall Ceilings		9,190	sf	\$14.00		\$128,660
Replace Perforated Metal Panels		882	sf	\$19.00		\$16,758
Paint Ceilings		28,169	sf	\$2.00		\$56,338
Subtotal						\$842,697
Total w/GC Markups & Contingency		30	%			\$1,095,506

Clayton High School - Yellow						
Replace ACT		21,265	sf	\$7.00		\$148,855
Replace Drywall Ceilings		2,250	sf	\$14.00		\$31,500
Paint Ceilings		5,758	sf	\$2.00		\$11,516
Subtotal						\$191,871
Total w/GC Markups & Contingency		30	%			\$249,432

Clayton High School - Red						
Replace ACT		4,228	sf	\$7.00	\$29,596	
Replace Drywall Ceilings		456	sf	\$14.00	\$6,384	
Paint Ceilings		774	sf	\$2.00	\$1,548	
Subtotal					\$37,528	
Total w/GC Markups & Contingency		30	%		\$48,786	

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green						
Replace ACT		55,478	sf	\$7.00		\$388,346
Replace Drywall Ceilings		2,522	sf	\$14.00		\$35,308
Paint Ceilings		2,000	sf	\$2.00		\$4,000
Subtotal						\$427,654
Total w/GC Markups & Contingency		30	%			\$555,950

Wydown Middle School - Yellow						
Replace ACT		4,705	sf	\$7.00		\$32,935
Replace Drywall Ceilings		82	sf	\$14.00		\$1,148
Subtotal						\$34,083
Total w/GC Markups & Contingency		30	%			\$44,308

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Green						
Replace ACT		10,712	sf	\$7.00		\$74,984
Replace Drywall Ceilings		1,881	sf	\$14.00		\$26,334
Paint Ceilings		14,114	sf	\$2.00		\$28,228
Subtotal						\$129,546
Total w/GC Markups & Contingency		30	%			\$168,410

Captain Elementary School - Yellow						
Replace ACT		15,546	sf	\$7.00		\$108,822
Replace Drywall Ceilings		765	sf	\$14.00		\$10,710
Paint Ceilings		623	sf	\$2.00		\$1,246
Subtotal						\$120,778
Total w/GC Markups & Contingency		30	%			\$157,011

Captain Elementary School - Red						
Replace ACT		1,200	sf	\$7.00	\$8,400	
Paint Ceilings		36	sf	\$2.00	\$72	
Subtotal					\$8,472	
Total w/GC Markups & Contingency		30	%		\$11,014	

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Green						
Replace ACT		7,597	sf	\$7.00		\$53,179
Replace Drywall Ceilings		2,025	sf	\$14.00		\$28,350
Paint Ceilings		6,277	sf	\$2.00		\$12,554
Subtotal						\$94,083
Total w/GC Markups & Contingency		30	%			\$122,308

Glenridge Elementary School - Yellow						
Replace ACT		29,434	sf	\$7.00	\$206,038	
Paint Ceilings		7,506	sf	\$2.00	\$15,012	
Subtotal					\$221,050	
Total w/GC Markups & Contingency		30	%		\$287,365	

Glenridge Elementary School - Red						
Replace ACT		8,207	sf	\$7.00	\$57,449	
Paint Ceilings		8,854	sf	\$2.00	\$17,708	
Subtotal					\$75,157	
Total w/GC Markups & Contingency		30	%		\$97,704	

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Green						
Replace ACT	21,617	sf	\$7.00			\$151,319
Replace Drywall Ceilings	6,304	sf	\$14.00			\$88,256
Paint Ceilings	2,538	sf	\$2.00			\$5,076
Subtotal						\$244,651
Total w/GC Markups & Contingency	30	%				\$318,046

Meramec Elementary School - Yellow						
Replace ACT	16,178	sf	\$7.00			\$113,246
Replace Drywall Ceilings	871	sf	\$14.00			\$12,194
Subtotal						\$125,440
Total w/GC Markups & Contingency	30	%				\$163,072

Meramec Elementary School - Red						
Replace ACT	12,705	sf	\$7.00	\$88,935		
Paint Ceilings	2,233	sf	\$2.00	\$4,466		
Subtotal				\$93,401		
Total w/GC Markups & Contingency	30	%		\$121,421		

ADMINISTRATIVE CENTER

Administrative Center - Green						
Replace ACT	6,363	sf	\$7.00			\$44,541
Replace Drywall Ceilings	1,557	sf	\$14.00			\$21,798
Paint Ceilings	631	sf	\$2.00			\$1,262
Subtotal						\$67,601
Total w/GC Markups & Contingency	30	%				\$87,881

Administrative Center - Yellow					
Replace ACT		2,204	sf	\$7.00	\$15,428
Replace Drywall Ceilings		696	sf	\$14.00	\$9,744
Subtotal					\$25,172
Total w/GC Markups & Contingency		30	%		\$32,724

Administrative Center - Red					
Replace ACT		917	sf	\$7.00	\$6,419
Subtotal					\$6,419
Total w/GC Markups & Contingency		30	%		\$8,345

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Field House - Green					
Replace ACT		518	sf	\$7.00	\$3,626
Subtotal					\$3,626
Total w/GC Markups & Contingency		30	%		\$4,714

Field House - Yellow					
Replace ACT		5,133	sf	\$7.00	\$35,931
Paint Ceilings		5,321	sf	\$2.00	\$10,642
Subtotal					\$46,573
Total w/GC Markups & Contingency		30	%		\$60,545

Concessions - Yellow					
Replace Drywall Ceilings		716	sf	\$14.00	\$10,024
Paint Ceilings		291	sf	\$2.00	\$582
Subtotal					\$10,606
Total w/GC Markups & Contingency		30	%		\$13,788

Press Box - Yellow						
Replace Plaster		157	sf	\$54.00		\$8,478
Subtotal						\$8,478
Total w/GC Markups & Contingency		30	%			\$11,021

FACILITY SERVICES BUILDING

Facility Services Building - Green						
Replace ACT		1,135	sf	\$7.00		\$7,945
Subtotal						\$7,945
Total w/GC Markups & Contingency		30	%			\$10,329

Facility Services Building - Yellow						
Replace ACT		908	sf	\$7.00		\$6,356
Paint Ceilings		5,503	sf	\$2.00		\$11,006
Subtotal						\$17,362
Total w/GC Markups & Contingency		30	%			\$22,571

Facility Services Building - Red						
Replace ACT		186	sf	\$7.00	\$1,302	
Subtotal					\$1,302	
Total w/GC Markups & Contingency		30	%		\$1,693	

THE FAMILY CENTER

Family Center - Green						
Replace ACT		7,974	sf	\$7.00		\$55,818
Replace Drywall Ceilings		563	sf	\$14.00		\$7,882
Paint Ceilings		1,395	sf	\$2.00		\$2,790
Subtotal						\$66,490
Total w/GC Markups & Contingency		30	%			\$86,437

The Family Center - Yellow						
Replace ACT		8,792	sf	\$7.00		\$61,544
Subtotal						\$61,544
Total w/GC Markups & Contingency		30	%			\$80,007

The Family Center - Red						
Replace ACT		238	sf	\$7.00	\$1,666	
Subtotal					\$1,666	
Total w/GC Markups & Contingency		30	%		\$2,166	

COST ESTIMATES // FLOORING



COST ESTIMATES - FLOORING

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS
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CLAYTON HIGH SCHOOL

Clayton High School - Green					
Replace VCT	54,217	sf	\$6.75		\$365,965
Replace Walk-Off Carpet	266	sf	\$7.50		\$1,995
Replace Carpet Tile	48,943	sf	\$7.50		\$367,073
Replace Tile Flooring	8,053	sf	\$31.50		\$253,670
Clean / Seal Concrete	14,023	sf	\$3.00		\$42,069
Clean, Polish, Seal Epoxy	4,459	sf	\$22.00		\$98,098
Clean, Hone, Polish, Seal Terrazzo	1,865	sf	\$15.00		\$27,975
Replace Metal Tread	2	ea	\$132.25		\$265
Replace Laminate Flooring	2,004	sf	\$12.25		\$24,549
Replace Wood Flooring	11,551	sf	\$29.00		\$334,979
Replace Synthetic Sports Flooring	937	sf	\$24.00		\$22,488
Replace Stair Treads & Risers	26	flgts	\$7,500.00		\$195,000
Subtotal					\$1,734,124
Total w/GC Markups & Contingency	30	%			\$2,254,362

Clayton High School - Yellow					
Replace VCT	11,461	sf	\$6.75		\$77,362
Replace Carpet Tile	2,559	sf	\$7.50		\$19,193
Replace Tile Flooring	32	sf	\$31.50		\$1,008
Clean / Seal Concrete	377	sf	\$3.00		\$1,131

Clean, Polish, Seal Epoxy	1,117	sf	\$22.00		\$24,574	
Replace Stair Treads & Risers	2	flgts	\$7,500.00		\$15,000	
Subtotal					\$138,267	
Total w/GC Markups & Contingency	30	%			\$179,747	

Clayton High School - Red						
Replace VCT	1,451	sf	\$6.75	\$9,794		
Replace Carpet	104	sf	\$7.50	\$780		
Clean / Seal Concrete	365	sf	\$3.00	\$1,095		
Clean, Hone, Polish, Seal Terrazzo	815	sf	\$15.00	\$12,225		
Replace Wood Flooring	1,167	sf	\$23.00	\$26,841		
Subtotal				\$50,735		
Total w/GC Markups & Contingency	30	%		\$65,956		

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green						
Replace VCT	5,784	sf	\$6.75		\$39,042	
Replace Carpet Tile	46,828	sf	\$7.50		\$351,210	
Replace Tile Flooring	7,753	sf	\$31.50		\$244,220	
Clean / Seal Concrete	4,644	sf	\$3.00		\$13,932	
Replace Synthetic Sports Flooring	5,784	sf	\$24.00		\$138,816	
Replace Wood Flooring	1,853	sf	\$23.00		\$42,619	
Replace Stair Treads & Risers	8	flgts	\$7,500.00		\$60,000	
Subtotal					\$889,839	
Total w/GC Markups & Contingency	30	%			\$1,156,790	

Wydown Middle School - Yellow						
Clean, Polish, Seal Epoxy	746	sf	\$22.00		\$16,412	
Clean / Seal Concrete	1,869	sf	\$3.00		\$5,607	
Subtotal					\$22,019	
Total w/GC Markups & Contingency	30	%			\$28,625	

Wydown Middle School - Red						
Replace Carpet Tile	1,022	sf	\$7.50	\$7,665		
Replace Tile Flooring	87	sf	\$31.50	\$2,741		
Clean / Seal Concrete	10	sf	\$3.00	\$30		
Subtotal				\$10,436		
Total w/GC Markups & Contingency	30	%		\$13,566		

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Green						
Replace VCT	6,144	sf	\$6.75			\$41,472
Replace Carpet Tile	26,434	sf	\$7.50			\$198,255
Replace Tile Flooring	838	sf	\$31.50			\$26,397
Clean / Seal Concrete	2,335	sf	\$3.00			\$7,005
Replace Synthetic Sports Flooring	3,475	sf	\$24.00			\$83,400
Replace Stair Treads & Risers	6	flgts	\$7,500.00			\$45,000
Subtotal						\$401,529
Total w/GC Markups & Contingency	30	%				\$521,988

Captain Elementary School - Yellow						
Replace VCT	444	sf	\$6.75		\$2,997	
Replace Carpet Tile	2,085	sf	\$7.50		\$15,638	
Replace Tile Flooring	904	sf	\$31.50		\$28,476	
Clean / Seal Concrete	390	sf	\$3.00		\$1,170	
Subtotal					\$48,281	
Total w/GC Markups & Contingency	30	%			\$62,765	

Captain Elementary School - Red						
Replace VCT		544	sf	\$6.75	\$3,672	
Replace Carpet Tile		11	sf	\$7.50	\$83	
Clean / Seal Concrete		159	sf	\$3.00	\$477	
Subtotal					\$4,232	
Total w/GC Markups & Contingency		30	%		\$5,501	

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Green						
Replace VCT		13,947	sf	\$6.75		\$94,142
Replace Carpet Tile		21,753	sf	\$7.50		\$163,148
Replace Tile Flooring		1,154	sf	\$31.50		\$36,351
Clean, Polish, Seal Epoxy		371	sf	\$22.00		\$8,162
Clean, Hone, Polish, Seal Terrazzo		437	sf	\$15.00		\$6,555
Clean, Polish, Seal Epoxy		696	sf	\$22.00		\$15,312
Clean / Seal Concrete		1,263	sf	\$3.00		\$3,789
Replace Synthetic Sports Flooring		4,258	sf	\$24.00		\$102,192
Replace Stair Treads & Risers		8	flgts	\$7,500.00		\$60,000
Subtotal						\$489,651
Total w/GC Markups & Contingency		30	%			\$636,546

Glenridge Elementary School - Yellow						
Replace VCT		1,358	sf	\$6.75	\$9,167	
Replace Carpet Tile		4,982	sf	\$7.50	\$37,365	
Replace Tile Flooring		260	sf	\$31.50	\$8,190	
Clean, Polish, Seal Epoxy		98	sf	\$22.00	\$10,440	
Subtotal					\$65,162	
Total w/GC Markups & Contingency		30	%		\$84,710	

Glenridge Elementary School - Red							
Replace VCT		3,766	sf	\$6.75	\$25,421		
Replace Carpet Tile		926	sf	\$7.50	\$6,945		
Clean / Seal Concrete		58	sf	\$3.00	\$174		
Subtotal					\$32,540		
Total w/GC Markups & Contingency		30	%		\$42,301		

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Green							
Replace VCT		8,179	sf	\$6.75			\$55,208
Replace LVT Flooring		853	sf	\$10.75			\$9,170
Replace Wood Flooring		4,674	sf	\$23.00			\$107,502
Replace Carpet		400	sf	\$12.00			\$4,800
Replace Carpet Tile		39,403	sf	\$7.50			\$295,523
Replace Tile Flooring		1,352	sf	\$31.50			\$42,588
Clean, Hone, Polish, Seal Terrazzo		218	sf	\$15.00			\$3,270
Clean, Polish, Seal Epoxy		371	sf	\$22.00			\$8,162
Clean / Seal Concrete		1,121	sf	\$3.00			\$3,363
Replace Stair Treads & Risers		10	flgts	\$7,500.00			\$75,000
Subtotal							\$604,586
Total w/GC Markups & Contingency		30	%				\$785,961

Meramec Elementary School - Yellow							
Replace VCT		2,710	sf	\$6.75		\$18,293	
Replace LVT Flooring		46	sf	\$10.75		\$495	
Replace Carpet		275	sf	\$12.00		\$3,300	
Replace Carpet Tile		2,843	sf	\$7.50		\$21,323	
Clean / Seal Concrete		150	sf	\$3.00		\$450	
Subtotal						\$43,860	
Total w/GC Markups & Contingency		30	%			\$57,017	

ADMINISTRATIVE CENTER

Administrative Center - Green						
Replace VCT	261	sf	\$6.75			\$1,762
Replace Carpet Tile	9,992	sf	\$7.50			\$74,940
Replace Tile Flooring	1,203	sf	\$31.50			\$37,895
Clean / Seal Concrete	19	sf	\$3.00			\$57
Replace Laminated Flooring	176	sf	\$12.25			\$2,156
Replace Stair Treads & Risers	2	flgts	\$7,500.00			\$15,000
Subtotal						\$131,809
Total w/GC Markups & Contingency	30	%				\$171,352

Administrative Center - Yellow						
Clean / Seal Concrete	716	sf	\$3.00		\$2,148	
Subtotal					\$2,148	
Total w/GC Markups & Contingency	30	%			\$2,792	

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Field House - Green						
Replace VCT	471	sf	\$6.75			\$3,179
Replace Synthetic Sports Flooring	1,123	sf	\$19.00			\$21,337
Subtotal						\$24,516
Total w/GC Markups & Contingency	30	%				\$31,871

Field House - Yellow						
Replace VCT	10	sf	\$6.75		\$68	
Replace Synthetic Sports Flooring	2,172	sf	\$24.00		\$52,128	
Replace Carpet Tile	197	sf	\$7.50		\$1,478	
Clean, Polish, Seal Epoxy	503	sf	\$22.00		\$11,066	
Clean / Seal Concrete	3,396	sf	\$3.00		\$10,188	

Replace Stair Treads & Risers		2	flgts	\$7,500.00		\$15,000	
Subtotal						\$89,927	
Total w/GC Markups & Contingency		30	%			\$116,905	

Concessions - Yellow							
Clean / Seal Concrete		1,007	sf	\$3.00		\$3,021	
Subtotal						\$3,021	
Total w/GC Markups & Contingency		30	%			\$3,927	

Press Box - Yellow							
Replace Synthetic Sports Flooring		157	sf	\$6.75		\$1,060	
Subtotal						\$1,060	
Total w/GC Markups & Contingency		30	%			\$1,378	

Field House - Red							
Replace VCT		558	sf	\$6.75	\$3,767		
Replace Synthetic Sports Flooring		1,640	sf	\$24.00	\$39,360		
Clean, Polish, Seal Epoxy		378	sf	\$22.00	\$8,316		
Clean / Seal Concrete		311	sf	\$3.00	\$933		
Subtotal					\$52,376		
Total w/GC Markups & Contingency		30	%		\$68,088		

FACILITY SERVICES BUILDING

Facility Services Building - Green							
Replace VCT		524	sf	\$6.75		\$3,537	
Replace Carpet Tile		874	sf	\$7.50		\$6,555	
Subtotal						\$10,092	
Total w/GC Markups & Contingency		30	%			\$13,120	

Facility Services Building - Yellow						
Replace VCT		734	sf	\$6.75		\$4,955
Clean / Seal Concrete		4,806	sf	\$3.00		\$14,418
Subtotal						\$19,373
Total w/GC Markups & Contingency		30	%			\$25,184

Facility Services Building - Red						
Replace VCT		96	sf	\$6.75	\$648	
Clean / Seal Concrete		697	sf	\$3.00	\$2,091	
Subtotal					\$2,739	
Total w/GC Markups & Contingency		30	%		\$3,561	

THE FAMILY CENTER

Family Center - Green						
Replace VCT		2,758	sf	\$6.75		\$18,617
Replace Wood Flooring		2,013	sf	\$23.00		\$46,299
Replace LVT Flooring		196	sf	\$10.75		\$2,107
Replace Carpet Tile		11,932	sf	\$7.50		\$89,490
Clean, Polish, Seal Epoxy		175	sf	\$22.00		\$3,850
Replace Tile Flooring		521	sf	\$31.50		\$16,412
Clean / Seal Concrete		652	sf	\$3.00		\$1,956
Replace Stair Treads & Risers		4	flgts	\$7,500.00		\$30,000
Subtotal						\$208,730
Total w/GC Markups & Contingency		30	%			\$271,349

COST ESTIMATES // WALLS



COST ESTIMATES - WALLS

JANUARY 10, 2025



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTALS	TOTALS
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CLAYTON HIGH SCHOOL

Clayton High School - Green					
Patch and Paint Walls	283,130	sf	\$6.00		\$1,698,780
Subtotal					\$1,698,780
Total w/GC Markups & Contingency	30	%			\$2,208,414

Clayton High School - Yellow					
Patch and Paint Walls	56,860	sf	\$6.00		\$341,160
Subtotal					\$341,160
Total w/GC Markups & Contingency	30	%			\$443,508

Clayton High School - Red					
Patch and Paint Walls	10,940	sf	\$6.00	\$65,640	
Subtotal				\$65,640	
Total w/GC Markups & Contingency	30	%		\$85,332	

WYDOWN MIDDLE SCHOOL

Wydown Middle School - Green					
Patch and Paint Walls	107,900	sf	\$6.00		\$647,400
Subtotal					\$647,400
Total w/GC Markups & Contingency	30	%			\$841,620

Wydown Middle School - Yellow						
Patch and Paint Walls		29,590	sf		\$6.00	\$177,540
Subtotal						\$177,540
Total w/GC Markups & Contingency		30	%			\$230,802

Wydown Middle School - Red						
Patch and Paint Walls		4,960	sf		\$6.00	\$29,760
Subtotal						\$29,760
Total w/GC Markups & Contingency		30	%			\$38,688

CAPTAIN ELEMENTARY SCHOOL

Captain Elementary School - Green						
Patch and Paint Walls		65,840	sf		\$6.00	\$395,040
Subtotal						\$395,040
Total w/GC Markups & Contingency		30	%			\$513,552

Captain Elementary School - Yellow						
Patch and Paint Walls		26,810	sf		\$6.00	\$160,860
Subtotal						\$160,860
Total w/GC Markups & Contingency		30	%			\$209,118

Captain Elementary School - Red						
Patch and Paint Walls		4,000	sf		\$6.00	\$24,000
Subtotal						\$24,000
Total w/GC Markups & Contingency		30	%			\$31,200

GLENRIDGE ELEMENTARY SCHOOL

Glenridge Elementary School - Green						
Patch and Paint Walls		68,040	sf		\$6.00	\$408,240
Subtotal						\$408,240
Total w/GC Markups & Contingency		30	%			\$530,712

Glenridge Elementary School - Yellow						
Patch and Paint Walls		40,540	sf		\$6.00	\$243,240
Subtotal						\$243,240
Total w/GC Markups & Contingency		30	%			\$316,212

Glenridge Elementary School - Red						
Patch and Paint Walls		4,190	sf		\$6.00	\$25,140
Subtotal						\$25,140
Total w/GC Markups & Contingency		30	%			\$32,682

MERAMEC ELEMENTARY SCHOOL

Meramec Elementary School - Green						
Patch and Paint Walls		66,180	sf		\$6.00	\$397,080
Subtotal						\$397,080
Total w/GC Markups & Contingency		30	%			\$516,204

Meramec Elementary School - Yellow						
Patch and Paint Walls		46,570	sf		\$6.00	\$279,420
Subtotal						\$279,420
Total w/GC Markups & Contingency		30	%			\$363,246

Meramec Elementary School - Red						
Patch and Paint Walls		6,550	sf		\$6.00	\$39,300
Subtotal						\$39,300
Total w/GC Markups & Contingency		30	%			\$51,090

ADMINISTRATIVE CENTER

Administrative Center - Green						
Patch and Paint Walls		36,152	sf		\$6.00	\$216,912
Subtotal						\$216,912
Total w/GC Markups & Contingency		30	%			\$281,986

Administrative Center - Yellow					
Patch and Paint Walls		1,231	sf	\$6.00	\$7,386
Subtotal					\$7,386
Total w/GC Markups & Contingency		30	%		\$9,602

Administrative Center - Red					
Patch and Paint Walls		1,131	sf	\$6.00	\$6,786
Subtotal					\$6,786
Total w/GC Markups & Contingency		30	%		\$8,822

ATHLETICS & ACTIVITIES — GAY FIELDS, FIELD HOUSE, CONCESSIONS & PRESS BOX

Field House - Green					
Patch and Paint Walls		12,210	sf	\$6.00	\$73,260
Subtotal					\$73,260
Total w/GC Markups & Contingency		30	%		\$95,238

Concessions - Green					
Patch and Paint Walls		3,240	sf	\$6.00	\$19,440
Subtotal					\$19,440
Total w/GC Markups & Contingency		30	%		\$25,272

Field House - Yellow					
Patch and Paint Walls		4,550	sf	\$6.00	\$27,300
Subtotal					\$27,300
Total w/GC Markups & Contingency		30	%		\$35,490

Concessions - Yellow					
Patch and Paint Walls		350	sf	\$6.00	\$2,100
Subtotal					\$2,100
Total w/GC Markups & Contingency		30	%		\$2,730

Press Box - Yellow						
Patch and Paint Walls		1,570	sf		\$6.00	\$9,420
Subtotal						\$9,420
Total w/GC Markups & Contingency		30	%			\$12,246
Field House - Red						
Patch and Paint Walls		2,410	sf		\$6.00	\$14,460
Subtotal						\$14,460
Total w/GC Markups & Contingency		30	%			\$18,798

FACILITY SERVICES BUILDING

Facility Services Building - Green						
Patch and Paint Walls		6,000	sf		\$6.00	\$36,000
Subtotal						\$36,000
Total w/GC Markups & Contingency		30	%			\$46,800

Facility Services Building - Yellow						
Patch and Paint Walls		320	sf		\$6.00	\$1,920
Subtotal						\$1,920
Total w/GC Markups & Contingency		30	%			\$2,496

Facility Services Building - Red						
Patch and Paint Walls		5,440	sf		\$6.00	\$32,640
Subtotal						\$32,640
Total w/GC Markups & Contingency		30	%			\$42,432

THE FAMILY CENTER

The Family Center - Green						
Patch and Paint Walls		35,860	sf		\$6.00	\$215,160
Subtotal						\$215,160
Total w/GC Markups & Contingency		30	%			\$279,708

The Family Center - Yellow						
Patch and Paint Walls		4,830	sf		\$6.00	\$28,980
Subtotal						\$28,980
Total w/GC Markups & Contingency		30	%			\$37,674

The Family Center - Red						
Patch and Paint Walls		980	sf		\$6.00	\$5,880
Subtotal						\$5,880
Total w/GC Markups & Contingency		30	%			\$7,644

HVAC

INVENTORY & ASSESSMENT



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	
Boiler Building	Unit Heater	635159			Unit Heater, Hydronic, 37 to 85 MBH, Replace	McQuay	UHH044BJL	7 9C00604 00	01/01/2012	20	01/01/2032	
Boiler Building	Unit Heater	635160			Unit Heater, Hydronic, 37 to 85 MBH, Replace				01/01/2012	20	01/01/2032	
Boiler Building	Unit Heater	635161			Unit Heater, Hydronic, 37 to 85 MBH, Replace	McQuay	UHH080BJ		01/01/2012	20	01/01/2032	
Boiler Building	Unit Heater	635156			Unit Heater, Hydronic, 37 to 85 MBH, Replace				01/01/2012	20	01/01/2032	
Boilers Building	Tank, Expansion	635152			Expansion Tank, 101 to 175 GAL, Replace	Taco	CA1600-125	2066489	01/01/2010	25	01/01/2035	
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	
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	
Boiler Building	Pump	635140	PU-736	PU-736 / 147275	Circulation Pump, Chiller & Condenser Water, 10 HP, Replace	Taco	EM3313T	F0912301195	01/01/2010	20	01/01/2030	
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	
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	
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	
Boilers Building Basement	Tank, Expansion	635674			Expansion Tank, 251 to 400 GAL, Replace	Taco	74876		01/01/2002	25	01/01/2027	
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	
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	
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	
Boiler Building	Heat Exchanger	635142			Heat Exchanger, Water-to-Water, 41 to 75 GPM, Replace	Bell & Gossett	BY544400047300	145428-01-1	01/01/2010	35	01/01/2045	
Boiler Building	Heat Exchanger	635143			Heat Exchanger, Water-to-Water, 41 to 75 GPM, Replace	Bell & Gossett	BY544400047300	145428-01-2	01/01/2010	35	01/01/2045	
Boilers Building Basement	Pump	635676	PU-703	PU-703 / 80772	Circulation Pump, Chiller & Condenser Water, 50 HP, Replace	Bell & Gossett	5G12.500SF	2128739	01/01/2012	20	01/01/2032	
Boilers Building Basement	Pump	635677	PU-702	PU-702 / 80770	Circulation Pump, Condenser Water, 50 HP, Replace	Bell & Gossett	5G12500SF	2128740	01/01/2012	20	01/01/2032	
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	
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	
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	

Boilers building basement	Pump	635664	PU-706	PU-706 / 80775	Circulation Pump, Condenser Water, 40 HP, Replace	Bell & Gossett	6E-9.75-BF	2128653	01/01/2012	20	01/01/2032	
Boilers Building -Exterior	Cooling Tower	635658	CT-701	CT-701 / 80757	Cooling Tower, 301 to 500 Ton, Replace	Marley	NC6222GS		01/01/1998	20	01/01/2026	
Boilers Building -Exterior	Cooling Tower	635657	CT-700	CT-700 / 80756	Cooling Tower, 301 to 500 Ton, Replace	Marley	NC6222GS	136973-001-98	01/01/1998	20	01/01/2026	
Boilers Building -Exterior	Cooling Tower	635660	CT-703	CT-703	Cooling Tower, 301 to 500 Ton, Replace	Marley	NC84077		01/01/2010	20	01/01/2033	
Boilers Building	Boiler	635150	BR-711	BR-711 / 147287	Boiler, Gas, 4000 MBH, Replace	Fulton	VTG-4000	6651	01/01/2010	25	01/01/2035	
Boilers Building	Boiler	635148	BR-713	BR-713 / 147285	Boiler, Gas, 4000 MBH, Replace	Fulton	VTG-4000	6649	01/01/2010	25	01/01/2035	
Boilers Building	Boiler	635147	BR-714	BR-714 / 147284	Boiler, Gas, 4000 MBH, Replace	Fulton	VTG-4000	6643	01/01/2010	25	01/01/2035	
Boilers Building	Boiler	635149	BR-712	BR-712 / 147286	Boiler, Gas, 4000 MBH, Replace	Fulton	VTG-4000	6650	01/01/2010	25	01/01/2035	
Boilers Building	Boiler	635146	BR-715	BR-715 / 147283	Boiler, Gas, 4000 MBH, Replace	Fulton	VTG-4000	6652	01/01/2010	25	01/01/2035	
Boiler Building	Chiller	635130	CH-701	CH-701 / 80757	Chiller, Centrifugal, 500 Ton, Replace	McQuay	PEH-087M	STNU990300222	01/01/1999	25	01/01/2024	
Boiler Building	Chiller	635131	CH-700	CH-700 / 80756	Chiller, Centrifugal, 500 Ton, Replace	McQuay	PEH-087M	STNU990300221	01/01/1999	25	01/01/2024	
Boiler Building	Chiller	635129	CH-702	CH-702 / 80755	Chiller, Centrifugal, 500 Ton, Replace	York	YKEQER06-CPG	SGWM659440	01/01/2010	25	01/01/2035	
Fan room	Air Handling Unit	637383	AH-909	AH-909 / 147575	Air Handler, Interior, 6,501 to 8,000 CFM, Replace	York	XTI-045X066-FAJA046A	AGWMXT0286	01/01/2010	30	01/01/2040	
Gym Basement	Air Handling Unit	637529	AH-908	AH-908 / 147407	Air Handler, Interior, 6,501 to 8,000 CFM, Replace	York	XTI-063X090-FANA046A	AGWMXT0287	01/01/2010	30	01/01/2040	
Gym Basement	Boiler	637527	BR-906	BR-906 / 147266	Boiler, Gas, 1,000 MBH, Replace	Lochinvar	CBN0986	J06H00192364	01/01/2010	25	01/01/2035	
Rooftop	Air Handling Unit	634903	AH-707	AHU-5 / AH-707 / 80738	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	Tentrol	WF-RDR16	74516	01/01/2009	15	01/01/2024	
Food Storage	Unit Heater	635932	UH-750	UH-750 / 147940	Replace	McQuay	UHH-022BJ	79A0422800	01/01/2011	20	01/01/2031	
Commercial kitchen	Air Curtain	640389			Air Curtain, 1,000 CFM, Replace	Mars	48CH-0	21538	01/01/2007	20	01/01/2027	
Commercial kitchen	Air Curtain	640426			Air Curtain, 1,000 CFM, Replace	Mars	36CH-0	9903PF36CH-L	01/01/2007	20	01/01/2027	
Rooftop	Fan, Exhaust	635080	EX-711	EX-711 \ 147290	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-101-4-X	121134781006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635125	EX-713	EX-713 \ 147292	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-101HP-4-X	12113479 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635114	EX-731	EX-731 \ 147310	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-180HP-15-X	12113466 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635081	EX-722	EX-722 \ 147301	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-081-6-X	121134821006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635121	EX-729	EX-729 \ 147308	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-180HP-15-X	12113464 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	634917	EX-702	EX-702 \ 80763	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Carnes Corporation	VEBKZRIANA20SPC1	509641.002	01/01/2014	15	01/01/2029	
Rooftop	Fan, Exhaust	635065	EX-726	EX-726 \ 147305	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-141-3-X	12545046 1107	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635123	EX-714	EX-714 \ 147293	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	Cube-161HP-7-6	12111621 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635120	EX-730	EX-730 \ 147309	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-180HP-15-X	1233465 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635119	EX-719	EX-719 \ 147298	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	SWR-212-4-CW-UB-X	12111610 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	634935	EX-701	EX-701 \ 80764	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Carnes Corporation	VUBL10LIANA205SPC1	509641.004	01/01/2014	15	01/01/2029	
Rooftop	Fan, Exhaust	635069	EX-721	EX-721 \ 147300	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	SWB-208-5-CW-UB-X	12111612 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635113	EX-732	EX-732 \ 147311	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-180HP-15-X	12113467 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635124	EX-716	EX-716 \ 147295	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-121-4-X	12113480 1006	01/01/2010	15	01/01/2030	
Rooftop	Fan, Exhaust	635006	EX-727	EX-727 \ 147306	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	GB-131-4-X	12545047 1107	01/01/2010	15	01/01/2030	

Rooftop	Fan, Exhaust	634910	EX-703	EX-703 \ 80762	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Carnes Corporation	VEDK10J3AINA20SPC1	509641.003	01/01/2009	15	01/01/2024
Rooftop	Fan, Exhaust	635110	EX-720	EX-720 \ 147299	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	SWB-208-5-CW-UB-X	12111611 1006	01/01/2010	15	01/01/2027
Rooftop	Fan, Exhaust	635122	EX-715	EX-715 \ 147294	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	Cube-161HP-7-6	1211162201006	01/01/2010	15	01/01/2030
Rooftop	Fan, Exhaust	635079	EX-723	EX-723 / 147302	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Greenheck	20-AFSW-41-X-10-I	12111785 1008	01/01/2010	15	01/01/2029
Rooftop	Fan, Exhaust	635067	EX-728	EX-728 / 147307	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Greenheck	SWB-208-5-CW-UB-X	12111612 1006	01/01/2010	15	01/01/2029
Orchestra Pit	Fan, Exhaust	735770			Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Cook	120098	18060641-1-0000000701	01/01/2015	15	01/01/2030
Rooftop	Fan, Exhaust	635068	EX-724	EX-724 / 147303	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Greenheck	24-AFSW-41-X-10-II	121117861008	01/01/2010	15	01/01/2029
Rooftop	Fan, Exhaust	634931	EX-700	EX-700 / 80765	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Carnes Corporation	VUBK30VIC6UA14APH9	509641.007	01/01/2009	15	01/01/2024
Rooftop	Fan, Exhaust	634933	EX-704	EX-704 / 80761	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Carnes Corporation	VUBK42XICINA20SPH1	509641.008	01/01/2011	15	01/01/2026
Rooftop	Fan, Exhaust	635126	EX-712	EX-712 / 147291	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Greenheck	SWB-213-5-CW-TH-X	12111600 1006	01/01/2010	15	01/01/2028
Rooftop	Fan, Exhaust	635008	EX-725	EX-725 / 147304	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Greenheck	22-AFSW-41-10-X-I	12111787 1008	01/01/2010	15	01/01/2028
Rooftop	Fan, Exhaust	635111	EX-718	EX-718 \ 147297	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	Greenheck	VK-H-22-A50-X	12113412 1007	01/01/2010	15	01/01/2028
Rooftop	Fan, Exhaust	635112	EX-717	EX-717 \ 147296	Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	Greenheck	VK-H-30-A150-X	121134101007	01/01/2010	15	01/01/2028
Rooftop	Split System	635116	CD-708	CD-708/ 147375	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Mitsubishi	MU-A09WA	0000968 T	01/01/2010	15	01/01/2029
Rooftop	Split System	635108	CD-705	CD-705/ 147372	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Mitsubishi	MU-A09WA	0000871 T	01/01/2010	15	01/01/2029
Rooftop	Split System	635115	CD-707	CD-707/ 147374	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Mitsubishi	MU-A09WA	0001685 T	01/01/2010	15	01/01/2029
Rooftop	Split System	635109	CD-706	CD-706/ 147373	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Mitsubishi	MU-A09WA	0000446 T	01/01/2010	15	01/01/2029
Rooftop	Split System	635078	CD-702	CD-702 / 147370	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Mitsubishi	MU-A09WA	0000 4444	01/01/2010	15	01/01/2029
Rooftop	Split System	635077	CD-702	CD-702 / 147369	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Mitsubishi	MU-A09WA	000 1148 T	01/01/2010	15	01/01/2029
Rooftop	Split System	635107	CD-704	CD-704/ 147371	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	Mitsubishi	MU-A09WA	0000903 T	01/01/2010	15	01/01/2029
Green House	Heater	735776			Unit Heater, Natural Gas, 56 to 75 MBH, Replace	Sterling	Illegible	Illegible	01/01/2017	20	01/01/2037
Rooftop	Split System	635083	CD-710	CD-710 \ 147377	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	Mitsubishi	PUY-A24NHA3	04U02709C	01/01/2010	15	01/01/2029
Room 004	Unit Ventilator	635792	UV-703	UV-703 / 147314	Unit Ventilator, 1200 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31823	01/01/2012	15	01/01/2027
Room 108	Unit Ventilator	635904	UV-728	UV-728 / 147328	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31824	01/01/2012	15	01/01/2027
Room 006	Unit Ventilator	635794	UV-704	UV-704 / 147315	Unit Ventilator, 1200 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31823	01/01/2012	15	01/01/2027
Gray hound Room	Unit Ventilator	635808	UV-724	UV-724 / 147335	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31815	01/01/2012	15	01/01/2027
Room 106	Unit Ventilator	635905	UV-715	UV-715 / 147326	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31812	01/01/2012	15	01/01/2027
Room 2A	Unit Ventilator	635915	UV-724	UV-722 / 147312	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31816	01/01/2012	15	01/01/2027

Storage Room	Unit Ventilator	635913	UV-722	UV-722 / 147333	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31818	01/01/2012	15	01/01/2027	
Room 123	Unit Ventilator	635805	UV-726	UV-726 / 147337	Unit Ventilator, 1200 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31818	01/01/2012	15	01/01/2027	
Room 007	Unit Ventilator	635799	UV-708	UV-708 / 147319	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31817	01/01/2012	15	01/01/2027	
Room 122	Unit Ventilator	635816	UV-720	UV-720 / 147331	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31809	01/01/2012	15	01/01/2027	
Room 102	Unit Ventilator	635910	UV-712	UV-712 / 147323	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31811	01/01/2012	15	01/01/2027	
Room 124	Unit Ventilator	635812	UV-729	UV-729 / 147340	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31798	01/01/2012	15	01/01/2027	
Room 104	Unit Ventilator	635907	UV-713	UV-713 / 147324	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31807	01/01/2012	15	01/01/2027	
Room 100	Unit Ventilator	635911	UV-709	UV-709 / 147320	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31801	01/01/2012	15	01/01/2027	
Room 010	Unit Ventilator	635802	UV-706	UV-706 / 147317	Unit Ventilator, 1200 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31819	01/01/2012	15	01/01/2027	
Room 120	Unit Ventilator	635901	UV-718	UV-718 / 147329	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31800	01/01/2012	15	01/01/2027	
Room 120	Unit Ventilator	635903	UV-719	UV-719 / 147330	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31806	01/01/2012	15	01/01/2027	
Room 008	Unit Ventilator	635797	UV-705	UV-705 / 147316	Unit Ventilator, 1200 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31808	01/01/2012	15	01/01/2027	
Room 100	Unit Ventilator	635912	UV-710	UV-710 / 147321	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31810	01/01/2012	15	01/01/2027	
Gray hound Room	Unit Ventilator	635806	UV-723	UV-723 / 147334	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31799	01/01/2012	15	01/01/2027	
Room 007	Unit Ventilator	635798	UV-707	UV-707 / 147318	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31804	01/01/2012	15	01/01/2027	
Room 104	Unit Ventilator	635908	UV-714	UV-714 / 147325	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31797	01/01/2012	15	01/01/2027	
Room 122	Unit Ventilator	635819	UV-721	UV-721 / 147332	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31805	01/01/2012	15	01/01/2027	
Room 026	Unit Ventilator	635803	UV-727	UV-727 / 147338	Unit Ventilator, 1200 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31822	01/01/2012	15	01/01/2027	
Room 124	Unit Ventilator	635811	UV-728	UV-728 / 147339	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31803	01/01/2012	15	01/01/2027	
Room 106	Unit Ventilator	635906	UV-716	UV-716 / 147327	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T131796	01/01/2012	15	01/01/2027	
Room 2	Unit Ventilator	635914	UV-702	UV-702 / 147313	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31821	01/01/2012	15	01/01/2027	
Room 121	Unit Ventilator	635804	UV-725	UV-725 / 147336	Unit Ventilator, 1200 CFM (approx. 3 Ton), Replace	Trane	FCBB120	T11E31813	01/01/2012	15	01/01/2027	
Room 102	Unit Ventilator	635909	UV-711	UV-711 / 147322	Unit Ventilator, 1000 CFM (approx. 3 Ton), Replace	Trane	FCBB100	T11E31802	01/01/2012	15	01/01/2027	
Mechanical room 2	Air Handling Unit	635772	AH-713	AH-713 / 80747	Air Handler, Interior, 6,501 to 8,000 CFM, Replace	McQuay	LSL122-DH	3UJ00396-04	01/01/1997	30	01/01/2027	
Mechanical room 1	Air Handling Unit	635765	AH-710	AH-710 / 80744	Air Handler, Interior, 6,501 to 8,000 CFM, Replace	Thermal	MT-172-VS	2-1398-1	01/01/1995	30	01/01/2025	
Mechanical room 1	Air Handling Unit	635767	AH-711	AH-711 / 80745	Air Handler, Interior, 6,501 to 8,000 CFM, Replace	Thermal	MT-172-VS	2-1398-2	01/01/1995	30	01/01/2025	
Mechanical room 3	Air Handling Unit	635773	AH-727	AH-727 / 147267	Air Handler, Interior, 6,501 to 8,000 CFM, Replace	Trane	CSAA025UAC00	K11E51263	01/01/2011	30	01/01/2041	
Roof top	Make Up Air Unit	635003	MUA-701	MUA-701 / 147926	Make-Up Air Unit, 2,000 to 6,000 CFM, Replace	Temtrol	WF-RDV10	74518	01/01/2012	20	01/01/2032	

Rooftop	Air Handling Unit	634892	AH-705	AH-705 / AHU-6	Air Handler, Exterior, 6,001 to 8,000 CFM, Replace	Temtrol	WF-RDV6	74514	01/01/2012	15	01/01/2027	
Rooftop	Air Handling Unit	634892	AH-705	AH-705 / AHU-6	Air Handler, Exterior, 6,001 to 8,000 CFM, Replace	Temtrol	WF-RDV6	74514	01/01/2012	15	01/01/2027	
Rooftop	Air Handling Unit	634887	AH-702	AHU-3 / AH-702	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	Temtrol	WF-RDR24	74511	01/01/2012	15	01/01/2027	
Rooftop	Air Handling Unit	635082	AH-722	AHU-12 / AH-722 / 147271	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	York	XTO-057X072-KFLH017A	AHWMXT0011	01/01/2010	15	01/01/2030	
Rooftop	Air Handling Unit	635118	AH-721	AHU-11 / AH-721 / 147272	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	York	XTO-096X102-KFQL017A	AHWMXT0009	01/01/2010	15	01/01/2028	
Rooftop	Air Handling Unit	635128	AH-701	AH-701 / 80635	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	Temtrol	WF-RDR8	74509	01/01/2007	15	01/01/2022	
Rooftop	Air Handling Unit	634900	AH-703	AHU-4 / AH-703	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	Temtrol	WF-RDV24	74512	01/01/2011	15	01/01/2026	
Rooftop	Air Handling Unit	635070	AH-724	AH-724 / 147269	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	York	XTO-072X090-KANA017A	AHWMXT0012	01/01/2010	15	01/01/2028	
Rooftop	Air Handling Unit	635005	AH-725	AHU-15 / AH-725 / 147268	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	York	XTO-060X084-KAMA017A	AHWMXT0013	01/01/2010	15	01/01/2030	
Rooftop	Air Handling Unit	634919	AH-706	AHU-7 / AH-706 / 80640	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	Temtrol	WF-RDR20	74515	01/01/2012	15	01/01/2027	
Rooftop	Air Handling Unit	635127	AH-700	AH-700 / 80634	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	Temtrol	WF-RDR8	74509	01/01/2007	15	01/01/2022	
Rooftop	Air Handling Unit	635117	AH-726	AHU-16 / AH-726 / 147276	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	York	XTO-078X096-KAPA017A	AHWMXT0014	01/01/2010	15	01/01/2028	
Rooftop	Air Handling Unit	634893	AH-708	AHU-9 / AH-708 / 80743	Air Handler, Exterior, 8,001 to 10,000 CFM, Replace	Temtrol	WF-RDR30	74517	01/01/2011	15	01/01/2026	
Rooftop	Air Handling Unit	635066	AH-709	AH-709 / AHU-10 / 147936	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	Temtrol	9330	493304910	01/01/2011	15	01/01/2026	
Rooftop	Air Handling Unit	634914	AH-704	AH-704 / AHU-5 / 80638	Air Handler, Exterior, 10,001 to 16,000 CFM, Replace	Temtrol	WF-RDV42	74513	01/01/2013	15	01/01/2028	
Throughout the school	VAV Box	656144			Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace				01/01/2012	15	01/01/2027	

HVAC EXISTING CONDITIONS WYDOWN MIDDLE 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
Art room	Fan, Exhaust	632650			Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Dayton			01/01/2013	15	01/01/2028	
Kitchen	Air Curtain	632686			Air Curtain, 1,000 CFM, Replace	Powered Air			01/01/2012	20	01/01/2033	
Near entrance	Heater	632695			Wall Heater - Hydronic, Hydronic, Replace	Trane	Not seen		01/01/2012	20	01/01/2033	
Roof	Fan, Exhaust	632204			Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Cook	135VCR	180SE157774	01/01/2013	15	01/01/2028	
Shop class	Fan, Exhaust	632672			Exhaust Fan - shop, Centrifugal, 801 to 2,000 CFM, Replace	Grizzly	MP-15		01/01/2013	15	01/01/2028	
Roof	Condenser	632210			Condensing Unit, Split System, 3.5 Ton, Replace	Mitsubishi	Mr Slim PUYA42NHAY	15U009653	01/01/2013	15	01/01/2028	
Roof	Fan, Exhaust	632197			Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Cook	245 ACE		01/01/2012	15	01/01/2028	
Roof	Condenser	632211			Condensing Unit, Split System, 2 Ton, Replace	Sanyo	CLO95-24	004312	01/01/2013	15	01/01/2028	
Science class room	Fan, Exhaust	632659	EF-303A	EF-303A	Laboratory Exhaust Hood EF-303A, Variable Volume, 4 LF, Replace	JPM	MHCO 4341	91-01	01/01/2012	25	01/01/2036	
Ceiling mounted	Fan, Exhaust	632643			Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Dayton			01/01/2012	15	01/01/2028	
Electrical room	Fan Coil Unit	632641			Fan Coil Unit, 2 to 2.5 Ton, Replace	Mitsubishi, Sanyo	not seen		01/01/2012	15	01/01/2028	
Roof	Fan, Exhaust	632198			Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	Cook	435 ACE	180-SE1-1574	01/01/2012	15	01/01/2028	
Mechanical room	Energy Recovery Unit	632647	ER-301A	ER-301A	Energy Recovery Unit, Outdoors, 4000 to 5000 CFM, Replace	Trane	not seen		01/01/2012	15	01/01/2028	
Roof	Condenser	632214			Condensing Unit/Heat Pump, Split System, 8 to 10 Ton, Replace	Trane	TTA120F4ORAA	12114KLN4	01/01/2013	15	01/01/2028	
Mechanical room	Pump	632613	PU-309A	PU-309A	Circulation Pump - hot water, 7.5 HP, Replace	Taco	7.5 HP		01/01/2012	20	01/01/2033	
Mechanical room	Air Handling Unit	632623			Air Conditioning 10 ton ACU-1, Interior, 4,701 to 5,200 CFM, Replace	Trane Odyssey	TWE120D3R3AA	12253J7AB	01/01/2012	30	01/01/2043	
Mechanical room	Pump	632612	PU-305A	PU-305A	Circulation Pump, Chiller & Condenser Water, 12.5 to 15 HP, Replace	Taco	15 HP		01/01/2012	20	01/01/2033	
Mechanical room	Air Handling Unit	632644	AH-302A	AH-302A	Air Handler AHU 6, Interior, 6,501 to 8,000 CFM, Replace	Trane	CSAA080UAOD	K12104653A	01/01/2012	30	01/01/2043	
Mechanical room	Air Handling Unit	632646	AH-304A	AH-304A	Air Handler AHU 4, Interior, 8,001 to 10,000 CFM, Replace	Trane	CSAA050VAC00	K12K95031	01/01/2012	30	01/01/2043	
Near windows	Heater	632660			Radiator Fin Tube - Hydronic, Hydronic Baseboard (per LF), Replace				01/01/2012	50	01/01/2063	
Mechanical room	Air Handling Unit	632645	AH-306A	AH-306A	Air Handler AHU 5A, Interior, 10,001 to 15,000 CFM, Replace	Trane	not seen		01/01/2012	30	01/01/2043	
Roof	Air Handling Unit	632208	AH-303A	AH-303A	AHU 2 Air Handler CW&HW, Interior, 10,001 to 15,000 CFM, Replace	Trane	CSA057UBC00	K12D32973	01/01/2012	30	01/01/2043	
Roof	Cooling Tower	637555	CT-300A	CT-300A	Cooling Tower CT 300A, 101 to 200 Ton, Replace	Marley	10049643-A1-NC85	NC8402NA	01/01/2012	20	01/01/2033	
Roof	Cooling Tower	632209	CT-301A	CT-301A	Cooling Tower CT 300A, 101 to 200 Ton, Replace	Marley	10049643-A1-NC85	NC8402NA	01/01/2012	20	01/01/2033	

Roof	Air Handling Unit	632207	AH-305A	AH-305A	AHU 5 Air Handler- Roof mounted SW & HW, Interior, 15,001 to 20,000 CFM, Replace	Trane	CSAA012UBC00	K12D32996	01/01/2012	30	01/01/2043	
Roof	Air Handling Unit	632213			AHU 3 Air Handler RF, Interior, 15,001 to 20,000 CFM, Replace	Cook	5422EW6	1805EI5931	01/01/2012	30	01/01/2043	
Roof	Air Handling Unit	632215			Air Handler RF1, Interior, 20,001 to 25,000 CFM, Replace	Cook	5422EWG	1805C1	01/01/2012	30	01/01/2043	
Mechanical room	Boiler	632223			Boiler Hot Water- 2 MM, Gas, 2,000 MBH, Replace	Lochinvar Crest	FBN 2000	B12H000491XX	01/01/2012	25	01/01/2038	
Entire Building	Building Automation System	632163			Building Automation System (HVAC Controls), HVAC controls, Upgrade	American Matrix	N/A		01/01/2013	20	01/01/2033	
Mechanical room	Chiller, Water Cooled	632618			Chiller 1 CH-301A, Reciprocal Water-Cooled, 166 to 200 Ton, Replace	Trane	RTWD 180F 2B03 A1A1	U11102142	01/01/2012	25	01/01/2038	
Mechanical room	Chiller, Water Cooled	637550			Chiller 2 CH302A, Reciprocal Water-Cooled, 166 to 200 Ton, Replace	Trane	RTWD 180F 2B03	U11102142	01/01/2012	25	01/01/2038	
Above ceilings	VAV Box	632745			Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	Trane	not seen		01/01/2013	15	01/01/2028	

HVAC EXISTING CONDITIONS CAPTAIN ELEMENTARY 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
Roof	Fan, Exhaust	649183	EX-002	EX-002	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck			01/01/2012	15	01/01/2027	
Roof	Fan, Exhaust	649182	EX-001	EX-001	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Comes Corporation	ERBAM2-24	512-67248-011A	01/01/2012	15	01/01/2027	
Roof	Condenser	649402	CD-005	CD-005	Condenser, Air-Cooled, 15 Ton, Replace	Mitsubishi	PURV-144TJMU-A	926W00033	01/01/2009	15	01/01/2024	
Roof	Split System	649401	CD-003	CD-003	Ductless Split System, 12 ton unit, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	Mitsubishi	PURV-144TJMU-A	923W00035	01/01/2009	15	01/01/2024	
Roof	Package Unit	649425	RT-001A	RT-001A	Packaged Unit (RTU), 8 to 10 Ton, Replace	York	ZXG14E2B1AA1A	N1F5795358	01/01/2015	15	01/01/2030	
Roof above 5th Grade	Make Up Air Unit	649505	MUA-001	MUA-001	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	Aaon	RN-010-8-0-EB09-3K9		01/01/2009	20	01/01/2029	
Roof by Penthouse	Make Up Air Unit	649506	MUA-002	MUA-002	Make-Up Air Unit, 6,001 to 12,000 CFM, Replace	Aaon	RN-010-8-0-EB09-329	201006-ANGF108	01/01/2009	20	01/01/2029	
Penthouse	Boiler	649423	BR-003	BR-003	Boiler, Gas, 2,001 to 2,500 MBH, Replace	Burnham	V9AW11		01/01/2005	25	01/01/2030	
Penthouse	Air Handling Unit	649177	AH-002	AH-002	Air Handler, Exterior, 20,001 to 28,000 CFM, Replace	Trane	M-73	K1J202748	01/01/2009	15	01/01/2018	
Mechanical Room Off Gym	Air Handling Unit	649128	AH-003	AH-003	Air Handler, Exterior, 20,001 to 28,000 CFM, Replace	York	XT1042X072-FAJA017A	AEWMXT0259	01/01/2009	15	01/01/2024	
Penthouse	Air Handling Unit	649174	AH-001	AH-001	Air Handler, Exterior, 20,001 to 28,000 CFM, Replace	Trane	T50	K1J202835	01/01/2009	15	01/01/2018	
Roof	Chiller, Air Cooled	649171	CH-002	CH-002	Chiller, Air-Cooled, 91 to 100 Ton, Replace	Carrier	30GTN100-E-531NS	3002F68303	01/01/2003	25	01/01/2027	
Roof	Chiller, Air Cooled	649169	CH-001	CH-001	Chiller, Air-Cooled, 91 to 100 Ton, Replace	Carrier	30GTN100-E-531NS	3103F45753	01/01/2003	25	01/01/2028	

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
Roof (Restroom)	Fan, Exhaust	638330	EX-102	EX-102	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	Greenheck	GB091-A-X	12072701	01/01/2016	15	01/01/2031	
Men and Women Restrooms	Heater	658137			Baseboard Heater, Electric, 4', 1000 Watts, Replace				01/01/2002	25	01/01/2027	
Office 212	Air Conditioner	638833		WU-100	Air Conditioner, Window Unit, 1/2 Ton, Replace	Westinghouse	WALL06V1A2	JK62514200	01/01/2010	10	01/01/2020	
East Wall	Fan, Exhaust	638856	EX-101A	EX-101A	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Greenheck	SWB-215-7-CCW-TAU-6	12156452 1007	01/01/2009	15	01/01/2024	
Hallway/Corridor Outside Stairwell North side	Fan, Exhaust	638840	EX-100	EX-100	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Dayton	5C515A	1	01/01/2009	15	01/01/2024	
Boiler Room	Air Handling Unit	638849	AH-100	AH-100	Air Handler, Interior, 401 to 800 CFM, Replace	International Env. Corp	39ED1932633	3191T32633	01/01/1988	20	01/01/2019	
Boiler Room	Split System	638834	CD-101	CD-101	Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	Mitsubishi	PU30EK	77E018040	01/01/2008	15	01/01/2023	
Boiler Room	Pump	640508	PU-104	PU-104	Circulation Pump, Heating Water, 3 HP, Replace	Taco	1915C2E1/6.35		01/01/2006	20	01/01/2026	
Boiler Room	Pump	638798	PU-103	PU-103	Circulation Pump, Heating Water, 3 HP, Replace	Bell & Gossett	1915C2E1/6.35		01/01/2006	20	01/01/2026	
Boiler Room	Pump	640506	PU-105	PU-105	Circulation Pump, Heating Water, 3 HP, Replace	Bell & Gossett	HV-BNFI-X99	102213	01/01/2006	20	01/01/2026	
Boiler Room	Pump	640507	PU-106	PU-106	Circulation Pump, Heating Water, 3 HP, Replace	Bell & Gossett	HV-BNFI-X99	102213	01/01/2006	20	01/01/2026	
Hallway/Corridor Main Floor Rm 118	Fan Coil Unit	638829	AH-103	AH-103	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor East Stairs Top Floor	Fan Coil Unit	638821	AH-122	AH-122	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	9	01/01/1995	15	01/01/2019	
Kindergarden Room 100	Fan Coil Unit	638802	AH-113	AH-113	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
East End of Attic	Fan Coil Unit	638850	AH-101	AH-101	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	Innaccessible		01/01/1995	15	01/01/2019	
Hallway/Corridor Northwest-Main Floor Room 102	Fan Coil Unit	638808	AH-111	AH-111	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Kindergarden Room 100C & D	Fan Coil Unit	638801	AH-112	AH-112	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor East End Top Floor	Fan Coil Unit	638826	AH-126	AH-126	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Classroom 112	Fan Coil Unit	638804	AH-128	AH-128	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor East Hallway Top Floor	Fan Coil Unit	638823	AH-123	AH-123	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor South East Top Floor Room 200	Fan Coil Unit	638827	AH-127	AH-127	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor East End Top Floor Room 202	Fan Coil Unit	638825	AH-125	AH-125	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY20BYC2R6CXX	95-83513	01/01/1995	15	01/01/2019	

Main Floor South West Wall Rm 117	Fan Coil Unit	638805	AH-104	AH-104	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor 2nd Floor Southwest	Fan Coil Unit	638809	AH-117	AH-117	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Library West End	Fan Coil Unit	638836	AH-106	AH-106	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor Center West Top Floor	Fan Coil Unit	638819	AH-120	AH-120	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor Center East Top Floor	Fan Coil Unit	638820	AH-121	AH-121	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	9	01/01/1995	15	01/01/2019	
Hallway/Corridor East Top Floor	Fan Coil Unit	638824	AH-124	AH-124	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor West Stairs Top Floor	Fan Coil Unit	638818	AH-119	AH-119	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Main Entrance Front Foyer Stairwell	Fan Coil Unit	638831	AH-108	AH-108	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Nurses Office Room 104	Fan Coil Unit	638830	AH-110	AH-110	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor Near Offices Principals Office	Fan Coil Unit	638807	AH-109	AH-109	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Library East End	Fan Coil Unit	638835	AH-107	AH-107	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
West End 3d Grade	Fan Coil Unit	638800	AH-116	AH-116	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Hallway/Corridor Top Floor West	Fan Coil Unit	638810	AH-118	AH-118	Fan Coil Unit, Hydronic, 1,801 to 2,400 CFM, Replace	International Env. Corp	HPY208YWC2R6CXX	95-83513	01/01/1995	15	01/01/2019	
Roof	Condenser	658068	CD-102	CD-102	Condensing Unit/Heat Pump, Split System, 11 to 12.5 Ton, Replace	Mitsubishi	PURY-P144TJMU-A	92W00007	01/01/2009	15	01/01/2024	
Boiler room	Boiler	658090	BR-203	BR-203	Boiler, Gas, 301 to 750 MBH, Replace	Lochinvar	SBN1500	E10H10141854	01/01/2009	25	01/01/2034	
Boiler room	Boiler	658091	BR-204	BR-204	Boiler, Gas, 301 to 750 MBH, Replace	Lochinvar	SBN1500	E10H10139299	01/01/2009	25	01/01/2034	
Roof (Serves Gym)	Package Unit	638305	RT-100A	RT-100A	Packaged Unit (RTU), 16 to 20 Ton, Replace	York	ZF210C00A2AA3	N1G4987457	01/01/2015	15	01/01/2030	
Attic	Make Up Air Unit	638304	MUA-101	MUA-101	Make-Up Air Unit, 12,001 to 20,000 CFM, Replace	York	XTI-933X036-BADA017A	AEWMXT0257	01/01/2009	20	01/01/2029	
Front of Gym	Chiller, Air Cooled	638794	CH-100	CH-100	Chiller, Air-Cooled, 101 to 150 Ton, Replace	Carrier	30GT-110-500KA	0895F35067	01/01/1996	25	01/01/2021	

HVAC EXISTING CONDITIONS MERAMEC ELEMENTARY 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
Room 17	Fan Coil Unit	647019		FCU-1	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 1	Fan Coil Unit	647009	AH-213	FCU-6	Fan Coil Unit, 1 to 1.5 Ton, Replace	Inaccessible			01/01/2007	15	01/01/2022	
Room 1	Fan Coil Unit	647018		FCU-4	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 111	Fan Coil Unit	647012		FCU-1-9	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 1	Fan Coil Unit	647017		FCU-8	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 16	Fan Coil Unit	647020		FCU-2	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 105	Fan Coil Unit	647028		FCU-1-2	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Library	Fan Coil Unit	647034		FCU-1-4	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 115	Fan Coil Unit	647035		FCU-1-8	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 1	Fan Coil Unit	647008		FCU-7	Fan Coil Unit, 1 to 1.5 Ton, Replace	Inaccessible			01/01/2007	15	01/01/2022	
Room 114	Fan Coil Unit	647037		FCU-1-7	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 16A	Fan Coil Unit	647023		FCU-3	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Library	Fan Coil Unit	647033		FCU-1-5	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Library	Fan Coil Unit	647032		FCU-1-6	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Nurses Office	Fan Coil Unit	647024		FCU-1-3	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Room 4	Fan Coil Unit	647025		FCU-1-1	Fan Coil Unit, 1 to 1.5 Ton, Replace	No Data Plate			01/01/2007	15	01/01/2022	
Roof	Fan, Exhaust	644865			Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	Greenheck	68-091-4-X	12072708 1006	01/01/2014	15	01/01/2029	
Attic	Fan, Exhaust	645356	EX-203	EX-203	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace				01/01/2006	15	01/01/2021	
Attic	Fan, Exhaust	645355	EX-202	EX-202	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Peerless	12E	100-12-3034-5	01/01/2006	15	01/01/2021	
Roof	Fan, Exhaust	646994	EX-200	EX-200	Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	Loren Cook	180VH9B		01/01/2006	15	01/01/2021	
Single-ply roof	Heat Pump	644858	RT-202A	RT-202A	Heat Pump, Packaged (RTU), 1.5 to 2 Ton, Replace	Lennox	KGA240S4BS2Y	5615G04782	01/01/2015	15	01/01/2030	
Single-ply roof	Package Unit	644850			Packaged Unit (RTU), 2.5 Ton, Replace	Carrier	48SD-030040311	1307G51126	01/01/2007	15	01/01/2022	
Outside Hallway	Air Handling Unit	645428	AH-201	AH-201	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	International Env. Corp	8PY14BYVC216CXX	95-83519	01/01/1995	20	01/01/2022	
Attic	Air Handling Unit	646142	AH-209	AH-209	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	No Data Plate			01/01/2002	20	01/01/2022	
Attic	Air Handling Unit	646145	AH-204	AH-204	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	No Data Plate			01/01/2002	20	01/01/2022	
Outside Hallway	Air Handling Unit	646130	AH-203	AH-203	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	Carrier	39NX417N68503	2295T68503	01/01/2002	20	01/01/2022	
Attic	Air Handling Unit	646144	AH-208	AH-208	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	No Data Plate			01/01/2002	20	01/01/2022	
Attic	Air Handling Unit	646138	AH-207	AH-207	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	No Data Plate			01/01/2002	20	01/01/2022	
Mechinal Room 014A	Air Handling Unit	645377	AH-200	AH-200	Air Handler, Interior, 1,301 to 2,500 CFM, Replace	Carrier	54R-40-40	M911780	01/01/2002	20	01/01/2022	
Attic	Air Handling Unit	645001	AH-211	AH-211	Air Handler, Interior, 2,501 to 4,000 CFM, Replace	Inaccessible	Inaccessible	Inaccessible	01/01/2002	20	01/01/2022	

Attic	Air Handling Unit	645003	AH-212	AH-212	Air Handler, Interior, 2,501 to 4,000 CFM, Replace					01/01/2002	20	01/01/2022	
Boiler Room	Pump	645453	PU-205	PU-205	Circulation Pump, Heating Water, 12.5 to 15 HP, Replace	Bell & Gossett	Series 100	106189		01/01/2008	20	01/01/2023	
Roof	Condenser	647131	CD-202	CD-202	Condensing Unit, Modular Split System, 11 to 12.5 Ton, Replace	Mitsubishi	PURY-P144TJMU-A	92W00021		01/01/2010	15	01/01/2024	
Boiler Room	Boiler	644972	BR-203	BR-203	Boiler, Gas, 301 to 750 MBH, Replace	Lochinvar	E10H10141854	M-13		01/01/2010	25	01/01/2034	
Roof	Make Up Air Unit	644841	MUA-200	MUA-200	Make-Up Air Unit, 2,000 to 6,000 CFM, Replace	Aaon	RN-006-8-0-EB09-329	201006-ANGF-10894		01/01/2010	20	01/01/2029	
South Roof	Package Unit	647144			Packaged Unit (RTU), 16 to 20 Ton, Replace	York	J20ZRN24S2TZ10003B	N1E0886527		01/01/2010	15	01/01/2025	
Boiler Room	Boiler	644973	BR-204	BR-204	Boiler, Gas, 1500 MBH, Replace	Lochinvar	SBN1500	E10H10139299		01/01/2010	25	01/01/2034	
East side of Building	Chiller, Air Cooled	645375	CH-200	CH-200	Chiller, Air-Cooled, 101 to 150 Ton, Replace	Carrier	30GT-130-500DA	1995F47682		01/01/1995	25	01/01/2020	

HVAC EXISTING CONDITIONS ADMINISTRATION BUILDING

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
Rooftop	Fan, Exhaust	634994	EX-800	EX-800 / 146785	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	Greenheck	GB-90-4	00J04447	01/01/2001	15	01/01/2026	
East elevation mechanical yard	Condenser	633716	CD-802	CD802 / 95246	Condensing Unit/Heat Pump, Split System, 2.5 Ton, Replace	Mitsubishi	PUY-A30NHA3	04U00827C	01/01/2008	15	01/01/2024	
Interior mechanical room	Tank, Expansion	633739			Expansion Tank, 30 GAL, Replace	Taco			01/01/2001	25	01/01/2027	
Mechanical room	Boiler	637674	BR-802	BR-802	Boiler, Gas, 251 to 300 MBH, Replace	Fulton	PHW300C	4243	01/01/2001	25	01/01/2026	
Mechanical room	Boiler	637673	BR-801	BR-801	Boiler, Gas, 301 to 750 MBH, Replace	Fulton	PHW750CM	4244	01/01/2001	25	01/01/2026	
East elevation mechanical yard	Condenser	633524	CD801A	CD801A \147973	Condensing Unit, 20 Ton, Replace	Carrier	38AUDA25A0A5A0A0A0	1217P37602	01/01/2016	15	01/01/2031	
East elevation mechanical yard	Condenser	633525	CD800A	CD800A\147974	Condensing Unit, Split System, 16 to 20 Ton, Replace	Carrier	38AUDA25A0A5A0A0A0	3615P49354	01/01/2015	15	01/01/2031	
Interior mechanical room	Air Handling Unit	633719	AH-800	AH-800 \ 80780	Air Handler, Interior, 10,001 to 15,000 CFM, Replace	Carrier	39THW---61510-AA	4000F36775	01/01/2001	30	01/01/2031	

HVAC EXISTING CONDITIONS FACILITY SERVICES BUILDING

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
Assistant Director 1	Air Handling Unit	713142	UC-601	UC-601	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Director's Office	Air Handling Unit	713221	UC-600	UC-600	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Reception Area	Air Handling Unit	713193	UC-609	UC-609	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Tech Room	Air Handling Unit	713237	UC-605	UC-605	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Work Room	Air Handling Unit	713212	UC-606	UC-606	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Assistant Director 2	Air Handling Unit	713203	UC-602	UC-602	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Reception Area	Air Handling Unit	713226	UC-608	UC-608	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Mailbox Room	Air Handling Unit	713207	UC-607	UC-607	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Print Room	Air Handling Unit	713213	UC-604	UC-604	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Meeting Room	Air Handling Unit	713140	UC-603	UC-603	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PMFY-PO6NBMU-E		01/01/2005	20	01/01/2025	
Outside	Condenser	713215	CD-601	CD-601	HVAC, Split System DX, Air-Cooled, 3 Ton, Replace	York	YCD36S41S1A	W1B0601893	01/01/2010	15	01/01/2025	
Mezzanine	Air Handling Unit	715081			Air Handler, Interior, 801 to 1,300 CFM, Replace	Johnson Controls	FNP		01/01/2010	20	01/01/2030	
Garage	Heater	634428			Unit Heater, Natural Gas, 26 to 55 MBH, Replace	Dayton			01/01/2005	20	01/01/2025	
Outside	Condensing Unit	713219	CD-600-A	CD-600-A	HVAC, Split System DX, Air-Cooled, 6 to 7.5 Ton, Replace	Mitsubishi	PURY-P72TJMU-A	04W00089	01/01/2005	15	1/1/2020	

HVAC EXISTING CONDITIONS FIELD HOUSE

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
Ground Floor	Fan Coil Unit	713146	UH-601	UH-601	HVAC, 1 to 1.5 Ton, Replace	Thermal	HT-31-H	05012-02	01/01/2005	15	01/01/2020	
Visitors Team Locker Room	Fan, Exhaust	713234	EX-601	EX-601	HVAC, Centrifugal, 251 to 800 CFM, Exhaust fan, Replace	Marathon	SKCR49PN3012X	K10J010047	01/01/2010	15	01/01/2025	
Home Team Locker Room	Fan, Exhaust	713187	EX-600	EX-600	HVAC, Centrifugal, 251 to 800 CFM, Exhaust fan, Replace	-		CA02-28	01/01/2010	15	01/01/2025	
Classroom	Air Handling Unit	713161	UC-617	UC-617	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	MSZ-GE09NA		01/01/2005	20	01/01/2030	
	Air Handling Unit	713189	UC-616	UC-616	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2030	
Equipment Room	Air Handling Unit	713139	UC-614	UC-614	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Coaches Locker Room	Air Handling Unit	713176	UC-615	UC-615	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Girl's Restroom	Air Handling Unit	713144	UC-612	UC-612	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Trainers Room	Air Handling Unit	713132	UC-610	UC-610	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Classroom	Air Handling Unit	713169	UC-618	UC-618	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	MSZ-GE09NA		01/01/2005	20	01/01/2030	
Trainer's Room	Air Handling Unit	713147	UC-611	UC-611	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Equipment Room	Air Handling Unit	713179	UC-613	UC-613	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Roof	Heat Pump	713151	HRU-601	HRU-601	HVAC, 2.5 to 3 Ton, Replace	Conserv	FEVFRDHHHHH61B00EFY		01/01/2010	15	01/01/2025	
Roof	Heat Pump	713158	HRU-600	HRU-600	HVAC, 2.5 to 3 Ton, Replace	Conserv	FEVFRDHHHHH61B00EFY		01/01/2010	15	01/01/2025	
Outside	Condenser	713164	CD-605	CD-605	HVAC, Split System DX, Air-Cooled, 5 Ton, Replace	York	YCD60S41S1C	W1B0592113	01/01/2010	15	01/01/2025	
Outside	Split System	713135	CD-604	CD-604	HVAC, Single Zone, 2.5 to 3 Ton, Replace	Mitsubishi	MXZ-2B20NA	0002221T	01/01/2010	15	01/01/2025	
Outside	Split System	713183	CD-603	CD-603	HVAC, Single Zone, 2.5 to 3 Ton, Replace	Mitsubishi	PUMY-P48NHMU	9XU00487A	01/01/2011	15	01/01/2025	
Outside	Split System	713222	CD-602	CD-602	HVAC, Single Zone, 2.5 to 3 Ton, Replace	Mitsubishi	PUMY-P36NHMU	04U00640C	01/01/2009	15	01/01/2025	
Southeast Room	Air Handling Unit	713218	UH-600	UH-600	HVAC, Multizone, 1,301 to 2,500 CFM, Replace	International Comfort	NFCP6000A1	FCP6000A	01/01/2005	20	01/01/2025	
Boiler room	Air Compressor	630806			Air Compressor, 5 HP, Replace	Manchester	No Data Plate		01/01/2005	20	01/01/2025	
Boiler room	Boiler	713191	WH-600	WH-600	HVAC, Gas, 260 to 500 MBH, Replace	Lochinvar	CBN0495	L994411	01/01/1999	22	01/01/2027	
Boiler room	Boiler	713229	Z-BR-600	Z-BR-600	Boiler, Gas, 301 to 750 MBH, Replace	National US	66A Series	MO14595	01/01/2014	25	01/01/2039	
Boiler room	Boiler	713182	BR-600A	BR-600A	Boiler, Gas, 751 to 1,000 MBH, Replace	Lochinvar	SBN1000	E10H10140213	01/01/2010	25	01/01/2035	
Parts Storage Room	Make Up Air Unit	713162	MUA-601	MUA-601	HVAC, 2,000 to 5,000 CFM, Replace	York	XTI-027X030-BAEAO*A	AHWMXT0228	01/01/2010	20	01/01/2030	

HVAC EXISTING CONDITIONS CONCESSIONS

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
Serving Room	Air Handling Unit	713205	UC-619	UC-619	HVAC, Multizone, 200 to 400 CFM, Replace	-	LSN305HV		01/01/2005	20	01/01/2025	
Outside area	Condenser	713150	CD-619	CD-619	HVAC, Split System DX, Air-Cooled, 2.5 Ton, Replace	LG	LSU305HV	706KATM00009	01/01/2000	15	01/01/2019	
Building interior	Heater	715092			Unit Heater, Electric, 3 to 6 kW, Replace	Marley Electric Heating			01/01/2007	20	01/01/2027	
Men's Restroom	Make Up Air Unit	713152	MUA-600	MUA-600	HVAC, 2,000 to 6,000 CFM, Replace	Rupp	EDFA104	96-104-165	01/01/2005	20	01/01/2025	

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
Outside/Northside	Condensing Unit	713192	Z-CD-400	Z-CD-400	HVAC, Split System DX, Air-Cooled, 6 to 7.5 Ton, Replace	Carrier	38AFP007500	1900G61179	01/01/2000	15	01/01/2018	
Outside/Southwest Side	Fan, Exhaust	713197	EX-400	EX-400	HVAC, Roof Mounted, 501 to 800 CFM, Replace	Cook	90W15DM	MEF1	01/01/2005	15	01/01/2020	
Lower Level Northwest Entrance	Fan Coil Unit	713238	UH-402	UH-402	HVAC, 1 to 1.5 Ton, Replace	Sterling-Reed National	7-1000-2	902094	01/01/1990	15	01/01/2018	
Main Floor Southeast Entrance	Fan Coil Unit	713170	UH-403	UH-403	HVAC, 1 to 1.5 Ton, Replace	Sterling-Reed National	7-1000-2	902093	01/01/1990	15	01/01/2018	
Main Floor Northeast Entrance	Fan Coil Unit	713232	UH-404	UH-404	HVAC, 1 to 1.5 Ton, Replace	Sterling-Reed National	7-1000-2	902092	01/01/1990	15	01/01/2018	
Lower Level Southwest Entrance	Fan Coil Unit	713160	UH-401	UH-401	HVAC, 1 to 1.5 Ton, Replace	International Enviro. Corp.	FXY02DYC2L5CB1	95-85449	01/01/1995	15	01/01/2018	
Room 114	Air Handling Unit	713241	UC-404	UC-404	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Room 113	Air Handling Unit	713201	UC-408	UC-408	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Multi-purpose Room E.	Air Handling Unit	713220	UC-403	UC-403	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Room 114	Air Handling Unit	713230	UC-405	UC-405	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Multi-purpose Room W.	Air Handling Unit	713148	UC-401	UC-401	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Multi-purpose Room E.	Air Handling Unit	713188	UC-402	UC-402	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
LL Foyer	Air Handling Unit	713153	UC-409	UC-409	HVAC, Multizone, 200 to 400 CFM, Replace	-	PLFY		01/01/2005	20	01/01/2025	
Multi-purpose Room W.	Air Handling Unit	713134	UC-400	UC-400	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Upper Level Foyer	Air Handling Unit	713199	UC-410	UC-410	HVAC, Multizone, 200 to 400 CFM, Replace	-	PLFY		01/01/2005	20	01/01/2025	
Room 114	Air Handling Unit	713235	UC-406	UC-406	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Room 113	Air Handling Unit	713214	UC-407	UC-407	HVAC, Multizone, 200 to 400 CFM, Replace	Mitsubishi	PLFY		01/01/2005	20	01/01/2025	
Outside/Southwest Side	Condensing Unit	713208	CD-403	CD-403	HVAC, Split System DX, Air-Cooled, 4 Ton, Replace	Carrier	38TG048510	4089E16367	01/01/1989	15	01/01/2018	
Outside/Southwest Side	Condensing Unit	713175	CD-402	CD-402	HVAC, Split System DX, Air-Cooled, 4 Ton, Replace	Carrier	38TG048510	2890E3150	01/01/1990	15	01/01/2018	
Outside	Condensing Unit	713177	CD-405A	CD-405A	HVAC, Split System DX, Air-Cooled, 4 Ton, Replace	Goodman	GSC130483BB	1205305424	01/01/2005	15	01/01/2020	
Outside/Southwest Side	Condensing Unit	713202	CD-404	CD-404	HVAC, Split System DX, Air-Cooled, 4 Ton, Replace	Carrier	38TG048510	4089E16340	01/01/1989	15	01/01/2018	
Outside - Southwest Side	Condensing Unit	713167	CD-401	CD-401	HVAC, Split System DX, Air-Cooled, 4 Ton, Replace	Carrier	38TG048510	4089E16372	01/01/1989	15	01/01/2018	
Outside/Southwest Side	Condenser	713136	CD-406	CD-406	HVAC, Split System DX, Air-Cooled, 5 Ton, Replace	Carrier	38CK060560	0595E13760	01/01/1995	15	01/01/2018	
Outside/Southwest Side	Condenser	713228	CD-407	CD-407	HVAC, Split System DX, Air-Cooled, 5 Ton, Replace	Carrier	38CK060560	0595E13775	01/01/2005	15	01/01/2018	
West side of building	Condenser	713181	CD-410	CD-410	HVAC, Split System DX, Air-Cooled, 5 Ton, Replace	York	J10YDC00A2BLA1A	N1E0881834	01/01/2010	15	01/01/2025	
Outside	Condenser	713178	CD-408	CD-408	HVAC, Split System DX, Air-Cooled, 5 Ton, Replace	Carrier	38TG060510	3390E10827	01/01/1990	15	01/01/2018	
West - Mech Fenced Area	Condenser	713165	CD-409	CD-409	HVAC, Split System DX, Air-Cooled, 5 Ton, Replace	Carrier	38ARZ007-501	3809630131	01/01/2009	15	01/01/2024	