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FRANCIS HOWELL SCHOOL DISTRICT

COMPREHENSIVE FACILITIES MASTER PLAN

Executive Summary and Comprehensive Facilities Master Plan

**PREPARED BY
HOENER ASSOCIATES, INC., ARCHITECTS**

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December 10, 2018

COMPREHENSIVE FACILITIES MASTER PLAN (CFMP)

FRANCIS HOWELL SCHOOL DISTRICT

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December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
EXECUTIVE SUMMARY**



Table of Contents:

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Introduction

The Board of Education of the Francis Howell School District, located in St. Charles County, Missouri, authorized development of a Comprehensive Facilities Master Plan (CFMP) for the entire District to create a plan for and understand the capital needs of the various campuses and facilities located within the District, as well as to plan for future campuses and facilities that may be needed. Hoener Associates, Inc. (HAI), has been charged with developing this Plan in conjunction with the FHSD Administration and Support Staff.

Work on the CFMP began in May of 2018 and has continued to the current date of **December 10, 2018** and will continue to be a fluid document moving forward. Information has been collected from various sources both inside and outside of the District, including from the FHSD Facilities Committee. This information briefly be summarized by the following:

- General Building / Campus Information (as compiled by Hoener Associates, Inc.)
- Life Cycle Replacement Program (as compiled by the FHSD Facilities & Operations Department)
- Building Overview Information (as compiled by the FHSD Facilities & Operations Department and HAI)



Mission and Goal

The Mission of the Comprehensive Facilities Master Plan is to create a framework of facilities development for existing and potentially new buildings within the District, all in order to maintain quality teaching atmospheres and long-lasting, state-of-the-art facilities, benefitting students, staff, and the community itself. The Goal for this document is to provide an Overall School District Comprehensive Facilities Master Plan, as well as Individual Campus Comprehensive Facility Master Plans.

Process

The FHSD Facilities & Operations Department and Hoener Associates, Inc., in conjunction with District administrators, have worked together at the direction of the Board of Education in a three-part process to develop the Comprehensive Facilities Master Plan.

- Documentation of all existing buildings, campuses, and support facilities throughout the District.
- Evaluation of each existing building / campus's Life Cycle Replacement Program, existing conditions, and projected student enrollment
- Suggestions / prioritization for potential renovation, expansion, or re-purposing of various campuses.



This report will provide a "Working Document" for the District, and it should be noted that the overall process will remain fluid as District needs change, technology advances, and teaching practices evolve. Hoener Associates, Inc., will continue to assist the District (at the direction of the FHSD Board of Education / Administration) to further develop the Comprehensive Facilities Master Plan and also to potentially complete the overall District Fact Book.

Preliminary Recommendations

In general, it is the opinion of the Project Team (including FHSD and HAI) that the focus of priority development should be in the northern portion of the District, where buildings are typically older and will face significant student learning and maintenance issues in the coming years.

The Comprehensive Facilities Master Plan has been created based on priorities assigned by the FHSD Facilities & Operations Department and previously developed by the Facilities Committee. These priorities are broken down based on the following Priority Needs Assessment Legend:

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

Major Categories of Work:

➤ **Student / Staff Security:**

- The average building age in the Francis Howell School District is **30 years**, with many structures dating back even farther. Building and campus security measures have become paramount in recent years due to the tragedies across our nation. Even the newer facilities within the District face new security challenges that did not exist a decade ago.
- Each building and campus have been evaluated on a preliminary basis from a security access and control standpoint. A separate, District-Wide Security / Access Control Renovation Package has been included within the overall Comprehensive Facilities Master Plan below. (See Page 8.) When actual design work is authorized, the Project Team will work with the local authorities and School Resource Officers to fine-tune details for each design.
- Here are **samples** of **potential** projects in this category:
 - In addition to the above-mentioned District-Wide Security / Access Control Renovation Package, various buildings and campuses throughout the District will receive Security Camera and Alarm upgrades.
 - Other campuses will have modular buildings removed, thus eliminating the need for students and staff to travel outside the secure building envelope to get from class to class.
 - Larger campuses (i.e., High Schools and locations with multiple facilities) will be evaluated for overall site security / access control upgrades.

➤ **Campus / Building Circulation and Systems:**

- As with the security upgrades discussed above, many of the building systems and support areas of buildings / campuses are getting older and must be upgraded or replaced. This includes roofing, pavement, HVAC systems, lighting, plumbing, technology, etc.
- The Project Team will review each campus for proper site circulation (for automobiles, buses, and people). With the growing number of parents who pick up their children, it is imperative to maintain safe and simple access to and from each campus.
- Here is a **sample** of a **potential** project in this category:
 - The FHNHS / Henderson ES / Hackmann Road ECC Site supports three different levels of children for the Francis Howell School District. Traffic for Henderson and North High School routinely cross paths and intersect with athletic fields that are in use constantly. Site circulation (and potential relocation of facilities) must be reviewed closely in order to improve this condition.

➤ **Building Capacity / Learning Spaces:**

- The field of K-12 public education is continually evolving, especially with the always-advancing technology of the 21st Century. Today's educational design currently favors flexible learning spaces, collaborative learning environments, and optimum building / class sizes as opposed to creating massive, institutional-style buildings, with the cookie-cutter classrooms typical of recent decades.
- A school district the size of Francis Howell obviously faces challenges due to enrollment shifts, available space, and changing demographics. The Project Team will work closely with District Administration to create equitable campuses throughout the District in order to provide the same or similar opportunities to each student.
- Here are **samples** of **potential** projects in this category:



- **Francis Howell North High School Campus (OPTION 2):**

- Reconstruct the FHNHS campus / building to create state-of-the-art, secure, and student-friendly facilities that will promote academic excellence and active engagement for every student and staff member.
- Henderson Elementary School would remain in place, but access and traffic patterns would be revised to create separate and safety between Elementary School and High School traffic.
- Hackmann Road Early Childhood Center *could be* abandoned, and the programs incorporated into the new High School building / campus, thus allowing for increased security and easier use by FHNHS staff.

- **Francis Howell High School Campus – Building “C” (OPTION 2):**

- Building “C”, which houses Union High School, the FHSD District Learning Center (DLC), as well as FHSD Surplus Storage, would be demolished. The existing building has significant structural and mechanical issues which would necessitate extensive and costly renovations. The existing programs and spaces would then be dispersed to other campuses in the District, or a new facility for Union High School could be built on the FHHS site.
- The resultant added space on the FHHS site would allow for additional parking, potential on-campus Early Childhood program space, and potential expansion of athletic facilities.

- **Fairmount Elementary School Campus:**

- Should student enrollment decrease from its current 1,100-student, potentially allowing the existing south wing to be used by other FHSD programs.
- The Vacation Station program for the Fairmount Elementary School would be relocated from an existing modular building to classroom spaces within the Fairmount building itself.
- The FHSD District Learning Center will be relocated from the FHHS Campus (Building “C”) to renovated spaces within the Fairmount building, or may be moved to the FHSD Administration Building (if that facility is expanded).

Long-Range Planning Goals:

- It is the Goal of this Comprehensive Facilities Master Plan to plan for future expansion at various campuses, adding classroom space rather than simply increasing individual classroom student load (putting even more strain on today's instructors).
- In addition, the Project Team will work with the FHSD Facilities & Operations Department to create regular maintenance scopes and budget allocations for such District-Wide items as paving, roofing, HVAC, and technology systems.

Summary

The Francis Howell School District has a Mission of “**Empowering students to be lifelong learners prepared for the future**”. The information provided within this Comprehensive Facilities Master Plan provides an outline to assist with this Mission by expanding and improving facilities throughout the District. It should be understood that the CFMP is still “fluid”, allowing for continuous review and revisions to accommodate ever-changing demographics, teaching styles, technology, etc.

Francis Howell School District



LEARNING TOGETHER

Comprehensive Facilities Master Plan – Overview

The following chart provides a summary of the existing buildings owned and operated by the Francis Howell School District. This includes Early Childhood Centers, Elementary Schools, Middle Schools, High Schools, as well as Administration and Support facilities. Information has been compiled by both the FHSD Facilities & Operations Department and HAI.

District-Wide Overview						
	Original Construction	Overall Building Age	Number of Building Phases	Current Total Building Area	Current Enrollment	Projected Enrollment
High Schools:						
Francis How ell Central High School	1998	20	1	295,340	1,801	1,854
Francis How ell High School	1992	26	2	361,638	1,727	1,788
Francis How ell North High School	1981	37	6	309,875	1,701	1,606
Francis How ell Union High School	1975	43	2	87,492	Not Available	Not Available
Heritage Alternative Program	1998	20	1	9,039	Not Available	Not Available
Middle Schools:						
Barnw ell Middle School	1980	38	2	103,954	830	784
Bryan Middle School	2000	18	1	128,365	879	851
Francis How ell Middle School	1992	26	1	121,682	840	789
Hollenbeck Middle School	1971	47	2	104,298	627	667
Saeger Middle School	1996	22	1	127,080	716	709
Elementary Schools:						
Becky-David Elementary School	1962	56	3	99,785	846	836
Castlio Elementary School	1980	38	3	115,220	792	776
Central Elementary School	2004	14	1	115,122	783	797
Daniel Boone Elementary School	1962	56	5	73,118	404	387
Fairmount Elementary School	1980	38	2	95,151	1,090	1,132
Harvest Ridge Elementary School	1991	27	3	83,738	657	613
Henderson Elementary School	1986	32	3	75,125	676	687
Independence Elementary School	1998	20	1	95,276	666	662
John Weldon Elementary School	1991	27	1	79,463	729	719
Warren Elementary School	1999	19	1	97,642	852	889
Early Childhood Centers:						
Central School Road ECC	1993	25	1	11,837	Not Available	Not Available
Hackmann Road ECC	1997	21	1	14,984	Not Available	Not Available
Meadow s Parkw ay ECC	2000	18	1	22,378	Not Available	Not Available
Support Facilities:						
Administration Building	1991	27	1	26,844	Not Applicable	Not Applicable
Facilities and Operations Building	Unknown	Unknown	Unknown	11,477	Not Applicable	Not Applicable
Transportation Facility (Existing)	1975	43	1	3,389	Not Applicable	Not Applicable
Burbs Building	1997	21	1	12,875	Not Applicable	Not Applicable
Average Age / Totals:		30		2,682,187	16,616	16,546
(Note: Total enrollment numbers do not include Union High School, Heritage Alternative Program, & Early Childhood Center Facilities.)						

Comprehensive Facilities Master Plan – Building / Campus Specific

The following tables include the building-specific Comprehensive Facilities Master Plans for campuses throughout the Francis Howell School District. Each of these has been developed based on input from the FHSD Facilities & Operations Department, the previous Facilities Committee, and input provided by the FHSD Administration.

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

Comprehensive Facilities Master Plan – Table of Contents

High Schools:

Francis Howell Central High School
 Francis Howell High School
 Francis Howell North High School (*OPTIONS 1 & 2*)
 Francis Howell Union High School (*OPTIONS 1 & 2*)
 Heritage Alternative Program

Middle Schools:

Barnwell Middle School
 Bryan Middle School
 Francis Howell Middle School
 Hollenbeck Middle School
 Saeger Middle School

Elementary Schools:

Becky-David Elementary School
 Castlio Elementary School
 Central Elementary School
 Daniel Boone Elementary School
 Fairmount Elementary School
 Harvest Ridge Elementary School
 Henderson Elementary School
 Independence Elementary School
 John Weldon Elementary School
 Warren Elementary School

Early Childhood Centers:

Central School Road Early Childhood Center
 Hackman Road Early Childhood Center
 Meadows Parkway Early Childhood Center

Support Buildings:

Administration Building
 Facilities and Operations Building
 Transportation Facility (*OPTIONS 1 & 2*)
 Burbes Building

District-Wide Security / Access Control Renovations				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Description of Scope
High Schools:				
Francis How ell Central High School	1	1-2 Years	\$25,000	(1), (2), (4)
Francis How ell High School	1	1-2 Years	\$35,000	(1), (3) at North & South Entrances, (4)
Francis How ell North H.S. (OPTION 1)	1	1-2 Years	\$35,000	(1), (3) x 2, (4)
Francis How ell North H.S. (OPTION 2)				(Included in New Construction Costs.)
Francis How ell Union H.S. (OPTION 1)	1	1-2 Years	\$60,000	(1), (3), (4), (5), (7)
Francis How ell Union H.S. (OPTION 2)				(Included in New Construction Costs.)
Heritage Alternative Program	1	1-2 Years	\$65,000	(1), (2), (4), (6), (7)
Middle Schools:				
Barnw ell Middle School	1	1-2 Years	\$60,000	(1), (3), (4), (5), (7)
Bryan Middle School	1	1-2 Years	\$95,000	(1), (3), (4), (6) x 3, (7)
Francis How ell Middle School	1	1-2 Years	\$60,000	(1), (3), (4), (5), (7)
Hollenbeck Middle School	1	1-2 Years	\$75,000	(1), (2), (4), (6) x 2, (7)
Saeger Middle School	1	1-2 Years	\$95,000	(1), (3), (4), (6) x 3, (7)
Elementary Schools:				
Becky-David Elementary School	1	1-2 Years	\$30,000	(1), (2), (4), (5)
Castlio Elementary School	1	1-2 Years	\$35,000	(1), (3), (4), (5)
Central Elementary School	1	1-2 Years	\$90,000	(1), (3), (4), (6) x 2, (7)
Daniel Boone Elementary School	1	1-2 Years	\$20,000	(1), (2), (4)
Fairmount Elementary School	1	1-2 Years	\$30,000	(1), (2), (4), (5)
Harvest Ridge Elementary School	1	1-2 Years	\$30,000	(1), (2), (4), (5)
Henderson Elementary School	1	1-2 Years	\$35,000	(1), (3), (4), (5)
Independence Elementary School	1	1-2 Years	\$60,000	(1), (3), (4), (5), (7)
John Weldon Elementary School	1	1-2 Years	\$30,000	(1), (2), (4), (5)
Warren Elementary School	1	1-2 Years	\$60,000	(1), (3), (4), (5), (7)
Early Childhood Centers:				
Central School Road ECC	1	1-2 Years	\$60,000	(1), (2), (4), (5), (7)
Hackmann Road ECC	1	1-2 Years	\$60,000	(1), (2), (4), (5), (7)
Meadow s Parkw ay ECC	1	1-2 Years	\$60,000	(1), (2), (4), (5), (7)
Support Facilities:				
Administration Building	1	1-2 Years	\$15,000	(1), (3)
Facilities and Operations Building	1	1-2 Years	\$10,000	(1), (2)
Transportation Building (OPTION 1)	1	1-2 Years	N/A	
Transportation Building (OPTION 2)				(Included in New Construction Costs.)
Burbus Building	1	1-2 Years	\$10,000	(1), (2)
Sub-Total of Estimated Security / Access Control Package:			\$1,240,000	
Description of Scope Legend:				
(1) Upgraded AIPhone System			\$5,000	
(2) Security Film (Small Area)			\$5,000	
(3) Security Film (Large Area)			\$10,000	
(4) New Ballistic Transaction Window			\$10,000	
(5) Relocated Interior Security Vestibule Doors			\$10,000	
(6) New Interior Security Vestibule Doors / Framing			\$15,000	
(7) General Office Reconfiguration			\$25,000	

District-Wide Paving Work				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
High Schools:				
Francis How ell Central High School	1	T.B.D.	\$200,000	
Francis How ell High School	1	T.B.D.	\$200,000	
Francis How ell North H.S. (OPTION 1)	1	T.B.D.	\$200,000	
Francis How ell North H.S. (OPTION 2)		<i>(Included with New Construction Costs.)</i>		
Francis How ell Union H.S. (OPTION 1)	1	T.B.D.	\$25,000	
Francis How ell Union H.S. (OPTION 2)		<i>(Included with New Construction Costs.)</i>		
Heritage Alternative Program	1	T.B.D.	\$200,000	
Middle Schools:				
Barnw ell Middle School	1	T.B.D.	\$150,000	
Bryan Middle School	1	T.B.D.	\$150,000	
Francis How ell Middle School	1	T.B.D.	\$150,000	
Hollenbeck Middle School	1	T.B.D.	\$150,000	
Saeger Middle School	1	T.B.D.	\$150,000	
Elementary Schools:				
Becky-David Elementary School	1	T.B.D.	\$100,000	
Castlio Elementary School	1	T.B.D.	\$100,000	
Central Elementary School	1	T.B.D.	\$100,000	
Daniel Boone Elementary School	1	T.B.D.	\$100,000	
Fairmount Elementary School	1	T.B.D.	\$100,000	
Harvest Ridge Elementary School	1	T.B.D.	\$100,000	
Henderson Elementary School	1	T.B.D.	\$100,000	
Independence Elementary School	1	T.B.D.	\$100,000	
John Weldon Elementary School	1	T.B.D.	\$100,000	
Warren Elementary School	1	T.B.D.	\$100,000	
Early Childhood Centers:				
Central School Road ECC	1	T.B.D.	\$50,000	
Hackmann Road ECC	1	T.B.D.	\$50,000	
Meadow s Parkw ay ECC	1	T.B.D.	\$50,000	
Support Facilities:				
Administration Building	1	T.B.D.	\$50,000	
Facilities and Operations Building	1	T.B.D.	\$100,000	
Transportation Building (OPTION 1)	1	T.B.D.	\$100,000	
Transportation Building (OPTION 2)		<i>(Included with New Construction Costs.)</i>		
Burbus Building	1	T.B.D.	\$25,000	
Sub-Total of Estimated District-Wide Paving Package:			\$3,000,000	
Note: Priority list / scheduling will be completed at a later date.				

HIGH SCHOOLS

Francis Howell Central High School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Junior Varsity Baseball / Softball Field	1	1-2 Years	\$400,000	
Security System Upgrades	1	1-2 Years	\$592,000	(Cameras & Alarms)
Auditorium Renovation	2	5-10 Years	\$3,750,000	
HVAC Upgrades	2	5-10 Years	\$7,400,000	
Turf Replacement (Main Field)	2	5-10 Years	\$750,000	
Turf Installation (Practice Field)	3	10-20 Years	\$500,000	
Two-Story Classroom Addition	4	Long Range	\$4,428,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Parking Expansion	4	Long Range	\$540,000	

Francis Howell High School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.	1	1-2 Years		
Auditorium Addition (w / Storm Shelter)	2	5-10 Years	\$9,240,000	(Includes Band Room Renovation)
Parking Lot Expansion	2	5-10 Years	\$1,728,000	(Assuming FH Union HS is demolished.)
Roof Replacement (Phase 1)	2	5-10 Years	\$840,000	
Tennis Court Replacement	2	5-10 Years	\$300,000	
Turf Replacement (Main Field)	2	5-10 Years	\$750,000	
Turf Installation (Practice Field)	3	10-20 Years	\$500,000	
Third Floor Classroom Expansion	4	Long Range	\$2,000,000	(North Wing)
Third Floor Classroom Expansion	4	Long Range	\$2,400,000	(South Wing)

Francis Howell North High School - Comprehensive Facilities Master Plan (CFMP OPTION 1)				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phases 1-5)	1	1-2 Years	\$6,020,000	
Flooring Replacement (Phases 1-5)	1	1-2 Years	\$2,408,000	(VCT, carpet)
HVAC Upgrades (Phases 1-5)	1	1-2 Years	\$7,525,000	
Auditorium Addition (w / Storm Shelter)	1	1-2 Years	\$9,600,000	
Interior Renovations (Phases 1-5)	1	1-2 Years	\$9,030,000	(Ceilings, Paint)
Program Specific Renovations	1	1-2 Years	\$4,000,000	(Tech, PLTW, STEM, etc.)
Plumbing Upgrades (Phases 1-5)	2	5-10 Years	\$3,612,000	
Roof Replacement (Phases 1-4)	2	5-10 Years	\$4,780,000	
Junior Varsity Baseball / Softball Field	2	5-10 Years	\$400,000	
Additional Storm Water / Site Work	2	5-10 Years	\$100,000	(Related to field above.)
Security System Upgrades (All Phases)	3	10-20 Years	\$620,000	
Window Replacement (Phases 1-4)	3	10-20 Years	\$500,000	
Classroom Addition (Three Stories)	4	Long Range	\$5,000,000	
Total Master Plan Estimated Cost:			\$53,595,000	

Francis Howell North High School - Comprehensive Facilities Master Plan (CFMP OPTION 2)			
Proposed Scope of Work	Estimated Completion	Estimated Cost	Notes
Phase 1:			
Site Demolition / Preparation Infrastructure	1-2 Years	\$3,000,000	
New Access Road for Henderson ES	1-2 Years	\$400,000	
Miscellaneous Storm Water Work	1-2 Years	\$100,000	
Phase 2:			
Academic Wings and Service Areas	3-4 Years	\$63,000,000	(Includes Storm Shelter)
Phase 3:			
Athletics, Auditorium, and Fine Arts Programs	5-6 Years	\$20,000,000	
Original Building Demolition	5-6 Years	\$2,000,000	
Phase 4:			
New Stadium, Tennis Courts, Ball Fields	6-7 Years	\$4,000,000	
Practice Fields	6-7 Years	\$1,000,000	
Future Expansion:			
Third Floor Addition - Sim. to FHHS	Long Range	\$4,000,000	
Total Master Plan Estimated Cost:		\$97,500,000	

Francis Howell Union High School - Comprehensive Facilities Master Plan (CFMP OPTION 1)				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Exterior Renovations	1	1-2 Years	\$500,000	(Structural Repairs, Underpinning)
Electrical Upgrades	1	1-2 Years	\$1,760,000	
HVAC Upgrades	1	1-2 Years	\$2,200,000	
Plumbing Upgrades	1	1-2 Years	\$1,056,000	
Security System Upgrades	1	1-2 Years	\$176,000	
Interior Finish Renovations	2	5-10 Years	\$4,400,000	(Finishes, Lighting)
Window Replacement	2	5-10 Years	\$168,000	
None at present.				
<i>Expansion options would be available by occupying adjacent spaces vacated by other programs. However no storm shelter would be available.</i>				

Francis Howell Union High School - Comprehensive Facilities Master Plan (CFMP OPTION 2)			
Proposed Scope of Work	Estimated Completion	Estimated Cost	Notes
Phase 1:			
Temporary Program Relocation (FHHS)	1 Year	\$200,000	
Demolition of Existing Building "C"	3 Months	\$400,000	
Phase 2:			
Construction of New Union High School	10 Months	\$6,000,000	
Future Expansion:			
To be determined.	Long Range	\$0	
Total Estimated Expenditures (OPTION 2):		\$6,600,000	

Heritage Alternative Program - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$20,000	
HVAC Upgrades	2	5-10 Years	\$200,000	(Residential)
Roof Replacement	2	5-10 Years	\$150,000	(Shingle)
Siding / Soffit Replacement	2	5-10 Years	\$80,000	
Flooring Replacement	3	10-20 Years	\$80,000	
Classroom Wing Addition	4	Long Range	\$600,000	(Two classrooms)
Associated Site Work	4	Long Range	\$200,000	
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>				

MIDDLE SCHOOLS

Barnwell Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Portable Building Demolition	1	1-2 Years	\$30,000	
Interior Renovation	1	1-2 Years	\$4,800,000	(Ceilings, floors, paint)
Exterior Renovation	1	1-2 Years	\$500,000	(Envelope / structural renovations)
Electrical Infrastructure Upgrades	2	5-10 Years	\$2,400,000	
Security System Upgrades	2	5-10 Years	\$240,000	(Cameras & Alarms)
Classroom Wing Addition	2	5-10 Years	\$1,760,000	(Eight (8) classrooms, student toilets)
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>				
Parking Lot Expansion / Loop Road	2	5-10 Years	\$560,000	(Approx. 60 new spaces)
Roof Replacement	3	10-12 Years	\$2,400,000	(Cameras & Alarms)
Light Fixture Replacement	4	Long Range	\$960,000	

Bryan Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.	1	1-2 Years		
HVAC Upgrades	2	5-10 Years	\$3,025,000	
Security System Upgrades	3	10-20 Years	\$242,000	
Classroom Wing Addition	4	Long Range	\$2,200,000	(Eight (8) classrooms, toilets)
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>				
Loop Road Expansion	4	Long Range	\$100,000	

Francis Howell Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.				
HVAC Upgrades	2	5-10 Years	\$3,050,000	
Flooring Replacement	3	10-20 Years	\$976,000	(VCT / carpet)
Exterior Renovations	3	10-20 Years	\$250,000	
Classroom Wing Addition (One-Story)	4	Long Range	\$880,000	(Four classrooms)
Relocated Loop Drive	4	Long Range	\$100,000	(For One-Story Addition only)
Classroom Wing Addition (Two-Story)	4	Long Range	\$2,120,000	(Eight classrooms, toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

Hollenbeck Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades	1	1-2 Years	\$2,100,000	
Exterior Renovations	1	1-2 Years	\$500,000	(Tuckpointing, appearance upgrades)
Loading Dock / Kitchen Renovation	1	1-2 Years	\$500,000	(Unknown scope at present.)
Flooring Replacement	2	5-10 Years	\$840,000	(VCT / Carpet)
Portable Building Demolition	3	10-20 Years	\$30,000	
Classroom Wing Addition	4	Long Range	\$2,400,000	(Eight (8) Classrooms, Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Reconfigured North Parking Lot	4	Long Range	\$100,000	

Saeger Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.				
Flooring Replacement	2	5-10 Years	\$960,000	(VCT / carpet)
HVAC Upgrades	2	5-10 Years	\$3,000,000	
Roof Replacement (Section 2)	3	10-20 Years	\$1,200,000	
Security System Upgrades	3	10-20 Years	\$240,000	
Classroom Wing Addition	4	Long Range	\$1,120,000	(Four (4) Classrooms; Student Toilets)
Classroom Wing Addition	4	Long Range	\$1,120,000	(Four (4) Classrooms; Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

LEARNING TOGETHER

ELEMENTARY SCHOOLS

Becky-David Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phase 1)	1	1-2 Years	\$860,000	
Interior Finish / Lighting Renovations	1	1-2 Years	\$4,000,000	
Playground / Site Upgrades	1	1-2 Years	\$1,000,000	
Building Envelope Renovations	1	1-2 Years	\$500,000	
Portable Building Demolition	2	5-10 Years	\$10,000	
Roof Replacement	3	10-20 Years	\$1,720,000	
Classroom Wing Addition	4	Long Range	\$1,760,000	(Eight (8) classrooms, student toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
HVAC Renovations (Ph. 2 Area)	4	Long Range	\$400,000	

Castlio Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phases 1 & 2)	1	1-2 Years	\$1,700,000	
Window Replacement (Phases 1 & 2)	1	1-2 Years	\$156,000	
Athletic Field Upgrades	2	5-10 Years	\$100,000	
Flooring Replacement (VCT, Phase 1)	2	5-10 Years	\$222,000	(VCT only)
Playground Replacement	2	5-10 Years	\$150,000	
Portable Building Demolition	2	5-10 Years	\$10,000	
Vacation Station Renovations	2	5-10 Years	\$90,000	
HVAC Upgrades (Phases 1 & 2)	3	10-20 Years	\$2,125,000	
Security System Upgrades	3	10-20 Years	\$232,000	
None at present.	4	Long Range		

Central Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
HVAC Upgrades (Partial)	1	1-2 Years	\$1,450,000	(Kitchen / Gym Wing)
Interior Renovations (Vestibule)	1	1-2 Years	\$48,000	(VCT / Carpet)
Playground Upgrades	1	1-2 Years	\$150,000	
HVAC Upgrades (Partial)	2	5-10 Years	\$1,450,000	(Remainder of Building)
Security System Upgrades	3	10-20 Years	\$232,000	
None at present.	4	Long Range		

Daniel Boone Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phases 1, 2, 3, 4)	1	1-2 Years	\$960,000	
Entrance Canopy Replacement	1	1-2 Years	\$250,000	
Security System Upgrade (Phases 1, 2, 3, 4)	1	1-2 Years	\$96,000	
HVAC Upgrades (Phases 1, 2, 3, 4)	2	5-10 Years	\$1,200,000	
Interior Renovations (Phases 2, 3)	2	5-10 Years	\$216,000	(VCT / Carpet)
Structural Upgrades (Phases 2, 3)	2	5-10 Years	\$1,000,000	
Interior Renovations (Phase 4)	3	10-20 Years	\$88,000	(VCT / Carpet)
Plumbing Upgrades (Phase 3)	3	10-20 Years	\$168,000	
Roof Replacement (Phase 1)	3	10-20 Years	\$240,000	
Classroom Wing Addition	4	Long Range	\$2,200,000	(Eight (8) Classrooms, Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Relocated Baseball Field	4	Long Range	\$100,000	

Fairmount Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Capacity Analysis & Renovations	1	1-2 Years	\$500,000	
Electrical Upgrades (Phase 1)	1	1-2 Years	\$1,180,000	
Athletic Facilities Upgrades	2	5-10 Years	\$150,000	
FHSD District Learning Center Renov.	2	5-10 Years	\$1,350,000	(Includes Library renovation)
Flooring Replacement	2	5-10 Years	\$300,000	(VCT only)
Playground Upgrades	2	5-10 Years	\$75,000	(Partial)
HVAC Upgrades (Phase 2)	3	10-20 Years	\$1,150,000	
Portable Building Demolition	3	10-20 Years	\$10,000	
Security System Upgrades	3	10-20 Years	\$192,000	(Cameras & Alarms)
Vacation Station Renovation	3	10-20 Years	\$150,000	
None at present.	4	Long Range		

Harvest Ridge Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Exterior Renovations	1	1-2 Years	\$250,000	(Settlement Issues)
Security System Upgrades	1	1-2 Years	\$168,000	(Cameras & Alarms)
Athletic Field Upgrades	2	5-10 Years	\$100,000	
HVAC Upgrades	2	5-10 Years	\$2,100,000	
Playground Upgrades	2	5-10 Years	\$150,000	
Portable Unit Demolition	2	5-10 Years	\$10,000	
Floor Replacement	3	10-20 Years	\$420,000	(VCT only)
Plumbing Upgrades	3	10-20 Years	\$1,008,000	
Roof Replacement	3	10-20 Years	\$1,500,000	(Not included MPR)
Classroom Wing Addition	4	Long Range	\$1,800,000	(Eight classrooms)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

Henderson Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
ADA Stair Lift	1	1-2 Years	\$25,000	
Electrical / HVAC Renov. (Ph. 1 Area)	1	1-2 Years	\$2,610,000	
Playground Replacement	1	1-2 Years	\$150,000	
Interior Finish Renovations	1	1-2 Years	\$3,000,000	(Ceilings, floors, paint)
Gym and Classroom Addition	1	1-2 Years	\$3,600,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Electrical / HVAC Renov. (Ph. 2 Areas)	2	5-10 Years	\$450,000	
Security System Upgrades (Ph. 2 Areas)	2	5-10 Years	\$20,000	Cameras and Security System
Exterior Renovations	2	5-10 Years	\$500,000	Envelope / structure repairs.
Roof Replacement	3	10-20 Years	\$1,500,000	
Plumbing Fixture Upgrades	4	Long Range	\$900,000	
Light Fixture Replacement	4	Long Range	\$600,000	

Independence Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.	1	1-2 Years		
Athletic Field Upgrades	2	5-10 Years	\$250,000	
HVAC Upgrades	2	5-10 Years	\$2,450,000	
Playground Upgrades	2	5-10 Years	\$150,000	
Roof Replacement	3	10-20 Years	\$1,960,000	
Security System Upgrades	3	10-20 Years	\$196,000	
Classroom Wing Addition (4 Classrooms)	4	Long Range	\$900,000	
Classroom Wing Addition (8 Classrooms)	4	Long Range	\$1,800,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

John Weldon Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
HVAC Upgrades	1	1-2 Years	\$2,000,000	(Cooling Tower & Building System Replacement)
Playground Upgrades	1	1-2 Years	\$150,000	
Athletic Facility Upgrades	2	5-10 Years	\$100,000	
Exterior Renovations	2	5-10 Years	\$500,000	
Roof Replacement (Multi-Purpose Room)	3	10-20 Years	\$160,000	
Classroom Wing Addition	4	Long Range	\$1,660,000	Eight (8) classrooms.
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Roof Replacement (Main Building)	4	Long Range	\$1,440,000	

Warren Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.				
Building Envelope / Structure Renovations	2	5-10 Years	\$100,000	(Minor work anticipated.)
Interior Renovations	2	5-10 Years	\$75,000	(Carpet replacement only)
Athletic Field Upgrades	3	10-12 Years	\$100,000	
HVAC Upgrades	3	10-12 Years	\$2,450,000	
Security System Upgrades	3	10-12 Years	\$196,000	(Cameras & Alarms)
Classroom Wing Addition	4	Long Range	\$2,800,000	(Ten classrooms, toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

EARLY CHILDHOOD CENTERS

Central School Road Early Childhood Center - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Playground Replacement	1	1-2 Years	\$150,000	
Security System Upgrades	1	1-2 Years	\$24,000	(Cameras & Alarms)
Siding / Soffit Replacement	1	1-2 Years	\$600,000	
Flooring Replacement	2	5-10 Years	\$48,000	(VCT Only)
HVAC Upgrades	2	5-10 Years	\$240,000	(Residential)
Roof Replacement	2	5-10 Years	\$180,000	(Shingle)
None at present.				
Future expansion options are limited due to site constraints and potential Storm Shelter requirements.				

Hackmann Road Early Childhood Center - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Playground Replacement	1	1-2 Years	\$150,000	
Security System Upgrades	1	1-2 Years	\$30,000	(Cameras & Alarms)
Siding / Soffit Replacement	1	1-2 Years	\$80,000	
HVAC Upgrades	2	5-10 Years	\$300,000	(Residential)
Flooring Replacement	3	10-20 Years	\$60,000	(VCT Only)
Roof Replacement	3	10-20 Years	\$225,000	(Shingle)
Classroom Wing Addition(s)	4	Long Range	\$400,000	(Two classrooms)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

Meadows Parkway Early Childhood Center - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$46,000	(Cameras & Alarms)
HVAC Upgrades	2	5-10 Years	\$460,000	(Residential)
Playground Replacement	2	5-10 Years	\$100,000	(Surface only)
Siding / Soffit Replacement	2	5-10 Years	\$120,000	
Flooring Replacement	3	10-20 Years	\$184,000	(VCT / Carpet only)
Classroom Wing Addition	4	Long Range	\$400,000	(Two classrooms)
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>				

SUPPORT FACILITIES

Administration Building - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$54,000	(Cameras & Alarms)
Electrical Upgrades	2	5-10 Years	\$540,000	
Flooring Replacement	3	10-20 Years	\$216,000	(VCT / Carpet)
Administration Building Expansion	4	Long Range	\$2,400,000	(District Learning Center / Conference Rooms)

FHSD Facilities & Operations Building - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$24,000	(Cameras & Alarms)
HVAC Upgrades	2	5-10 Years	\$300,000	
Flooring Replacement	3	10-20 Years	\$48,000	(VCT / Carpet)
Roof Replacement	3	10-20 Years	\$240,000	(Shingle / EPDM)
None at present.				

FHSD Transportation Facility - Comprehensive Facilities Master Plan (CFMP OPTION 1)				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
New Security System (Building)	1	1-2 Years	\$16,000	(No system currently.)
New Security System (Bus Lot)	1	1-2 Years	\$20,000	(No system currently.)
Exterior Renovations	1	1-2 Years	\$200,000	(Brick & block repair.)
Electrical Upgrades	1	1-2 Years	\$80,000	
Pavement Replacement	1	1-2 Years	\$750,000	(Includes fencing)
HVAC Upgrades	2	5-10 Years	\$100,000	(Residential)
Plumbing Upgrades	2	5-10 Years	\$48,000	
Portable Building Replacement	2	5-10 Years	\$150,000	
Roof Replacement	3	10-20 Years	\$88,000	(Metal Roof)
None at present.				
Total Estimated Expenditures (OPTION 1):			\$1,452,000	

FHSD Transportation Facility - Comprehensive Facilities Master Plan (CFMP OPTION 2)			
Proposed Scope of Work	Estimated Completion	Estimated Cost	Notes
Phase 1:			
Temporary Bus Storage / Maintenance (FHHS??)	1 Year	\$250,000	
Demolition of Existing Bus Garage / Lot	1 Month	\$100,000	
Phase 2:			
Pavement Replacement	6 Months	\$750,000	(Includes fencing)
Construction of New Transportation Facility	6 Months	\$2,275,000	
Future Expansion:			
To be determined.	Long Range	\$0	
Total Estimated Expenditures (OPTION 2):		\$3,375,000	

Burbes Building - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security Systems Upgrades	1	1-2 Years	\$26,000	(Cameras & Alarms)
HVAC Upgrades	2	5-10 Years	\$260,000	(Residential)
Roof Replacement	2	5-10 Years	\$195,000	(Shingle)
Flooring Replacement	3	10-20 Years	\$32,000	(VCT / Carpet)
None at present.				

LEARNING TOGETHER

COMPREHENSIVE FACILITIES MASTER PLAN

SUMMARY OF COST ESTIMATES – OPTION 1

OPTION 1: Includes **Renovation** work at the following campuses:

- Francis Howell North High School
- Francis Howell High School Building “C”
- FHSD Transportation Facility

Comprehensive Facilities Master Plan - Summary of Cost Estimates				
Proposed Scope of Work	Priority 1	Priority 2	Priority 3	Priority 4
	1-2 Years	5-10 Years	10-20 Years	Long Range
District-Wide Work:				
District-Wide Security / Access Control	\$1,240,000	\$0	\$0	\$0
District-Wide Paving Work	\$1,000,000	\$1,000,000	\$1,000,000	\$0
High Schools:				
Francis How ell Central High School	\$992,000	\$11,900,000	\$500,000	\$4,968,000
Francis How ell High School	\$0	\$12,858,000	\$500,000	\$4,400,000
Francis Howell North HS (OPTION 1)	\$34,583,000	\$8,892,000	\$1,120,000	\$5,000,000
Francis Howell Union HS (OPTION 1)	\$5,692,000	\$4,610,000	\$0	\$0
Heritage Alternative Program	\$20,000	\$430,000	\$80,000	\$800,000
Middle Schools:				
Barnw ell Middle School	\$5,330,000	\$4,960,000	\$2,400,000	\$960,000
Bryan Middle School	\$0	\$3,025,000	\$242,000	\$2,300,000
Francis How ell Middle School	\$0	\$3,050,000	\$1,226,000	\$3,100,000
Hollenbeck Middle School	\$3,600,000	\$840,000	\$30,000	\$2,500,000
Saeger Middle School	\$0	\$3,960,000	\$1,440,000	\$2,240,000
Elementary Schools:				
Becky-David Elementary School	\$7,360,000	\$10,000	\$2,000,000	\$2,910,000
Castlio Elementary School	\$1,856,000	\$572,000	\$2,357,000	\$0
Central Elementary School	\$1,648,000	\$1,450,000	\$232,000	\$0
Daniel Boone Elementary School	\$1,306,000	\$2,416,000	\$496,000	\$2,300,000
Fairmount Elementary School	\$1,680,000	\$1,875,000	\$1,502,000	\$0
Harvest Ridge Elementary School	\$668,000	\$2,360,000	\$2,928,000	\$1,800,000
Henderson Elementary School	\$9,385,000	\$970,000	\$1,500,000	\$1,500,000
Independence Elementary School	\$0	\$2,850,000	\$2,156,000	\$2,700,000
John Weldon Elementary School	\$2,150,000	\$600,000	\$160,000	\$3,100,000
Warren Elementary School	\$0	\$175,000	\$2,746,000	\$2,800,000
Early Childhood Centers:				
Central School Road ECC	\$774,000	\$468,000	\$0	\$0
Hackmann Road ECC	\$260,000	\$300,000	\$285,000	\$400,000
Meadow s Parkw ay ECC	\$46,000	\$680,000	\$184,000	\$400,000
Support Facilities:				
Administration Building	\$54,000	\$540,000	\$216,000	\$2,400,000
Facilities and Operations Building	\$24,000	\$300,000	\$288,000	\$0
Transportation Facility (OPTION 1)	\$2,016,000	\$278,000	\$88,000	\$0
Burbes Building	\$26,000	\$455,000	\$32,000	\$0
Estimated Construction Costs:	\$81,710,000	\$71,824,000	\$25,708,000	\$46,578,000
Estimated Soft Costs:	\$8,171,000	\$7,182,400	\$2,570,800	\$4,657,800
Estimated Bond Issue Expenditures:	\$89,881,000	\$79,006,400	\$28,278,800	\$51,235,800
Cummulative Totals:		\$168,887,400	\$197,166,200	\$248,402,000

COMPREHENSIVE FACILITIES MASTER PLAN

SUMMARY OF COST ESTIMATES – OPTION 2

OPTION 2: Includes New Facilities for the following campuses:

- Francis Howell North High School
- Francis Howell High School Building “C”
- FHSD Transportation Facility

Comprehensive Facilities Master Plan - Summary of Cost Estimates				
Proposed Scope of Work	Priority 1	Priority 2	Priority 3	Priority 4
	1-2 Years	5-10 Years	10-20 Years	Long Range
District-Wide Work:				
District-Wide Security / Access Control	\$1,240,000	\$0	\$0	\$0
District-Wide Paving Work	\$1,000,000	\$1,000,000	\$1,000,000	\$0
High Schools:				
Francis How ell Central High School	\$992,000	\$11,900,000	\$500,000	\$4,968,000
Francis How ell High School	\$0	\$12,858,000	\$500,000	\$4,400,000
Francis Howell North HS (OPTION 2)	\$3,500,000	\$90,000,000	\$4,000,000	\$0
Francis Howell Union HS (OPTION 2)	\$6,600,000	\$0	\$0	\$0
Heritage Alternative Program	\$20,000	\$430,000	\$80,000	\$800,000
Middle Schools:				
Barnw ell Middle School	\$5,330,000	\$4,960,000	\$2,400,000	\$960,000
Bryan Middle School	\$0	\$3,025,000	\$242,000	\$2,300,000
Francis How ell Middle School	\$0	\$3,050,000	\$1,226,000	\$3,100,000
Hollenbeck Middle School	\$3,600,000	\$840,000	\$30,000	\$2,500,000
Saeger Middle School	\$0	\$3,960,000	\$1,440,000	\$2,240,000
Elementary Schools:				
Becky-David Elementary School	\$7,360,000	\$10,000	\$2,000,000	\$2,910,000
Castlio Elementary School	\$1,856,000	\$572,000	\$2,357,000	\$0
Central Elementary School	\$1,648,000	\$1,450,000	\$232,000	\$0
Daniel Boone Elementary School	\$1,306,000	\$2,416,000	\$496,000	\$2,300,000
Fairmount Elementary School	\$1,680,000	\$1,875,000	\$1,502,000	\$0
Harvest Ridge Elementary School	\$668,000	\$2,360,000	\$2,928,000	\$1,800,000
Henderson Elementary School	\$9,385,000	\$970,000	\$1,500,000	\$1,500,000
Independence Elementary School	\$0	\$2,850,000	\$2,156,000	\$2,700,000
John Weldon Elementary School	\$2,150,000	\$600,000	\$160,000	\$3,100,000
Warren Elementary School	\$0	\$175,000	\$2,746,000	\$2,800,000
Early Childhood Centers:				
Central School Road ECC	\$774,000	\$468,000	\$0	\$0
Hackmann Road ECC	\$260,000	\$300,000	\$285,000	\$400,000
Meadow s Parkw ay ECC	\$46,000	\$680,000	\$184,000	\$400,000
Support Facilities:				
Administration Building	\$54,000	\$540,000	\$216,000	\$2,400,000
Facilities and Operations Building	\$24,000	\$300,000	\$288,000	\$0
Transportation Facility (OPTION 2)	\$4,650,000	\$0	\$0	\$0
Burbes Building	\$26,000	\$455,000	\$32,000	\$0
Estimated Construction Costs:	\$54,169,000	\$148,044,000	\$28,500,000	\$41,578,000
Estimated Soft Costs:	\$5,416,900	\$14,804,400	\$2,850,000	\$4,157,800
Estimated Bond Issue Expenditures:	\$59,585,900	\$162,848,400	\$31,350,000	\$45,735,800
Cummulative Totals:		\$222,434,300	\$253,784,300	\$299,520,100

IF THERE ARE ANY QUESTIONS REGARDING THIS EXECUTIVE SUMMARY OF THE COMPREHENSIVE FACILITIES MASTER PLAN FOR THE FRANCIS HOWELL SCHOOL DISTRICT, PLEASE CONTACT HOENER ASSOCIATES, INC.

Francis Howell School District



LEARNING TOGETHER



December 10, 2018

***FRANCIS HOWELL SCHOOL DISTRICT
GENERAL INFORMATION – ALL SCHOOLS
SECTION 2***

Table of Contents:

- District-Wide Fact Sheet
- District-Wide Location Map
- Master Building Area Spreadsheet
- Building History / Drawing Availability Library
- School District Boundary Maps (from FHSD Website):
 - FHSD Elementary School Divisions
 - FHSD Middle School Divisions
 - FHSD High School Divisions
 - FHSD Elementary School and Middle School Divisions
 - FHSD Middle School and High School Divisions
- School District "Fast Facts" (from FHSD Website):



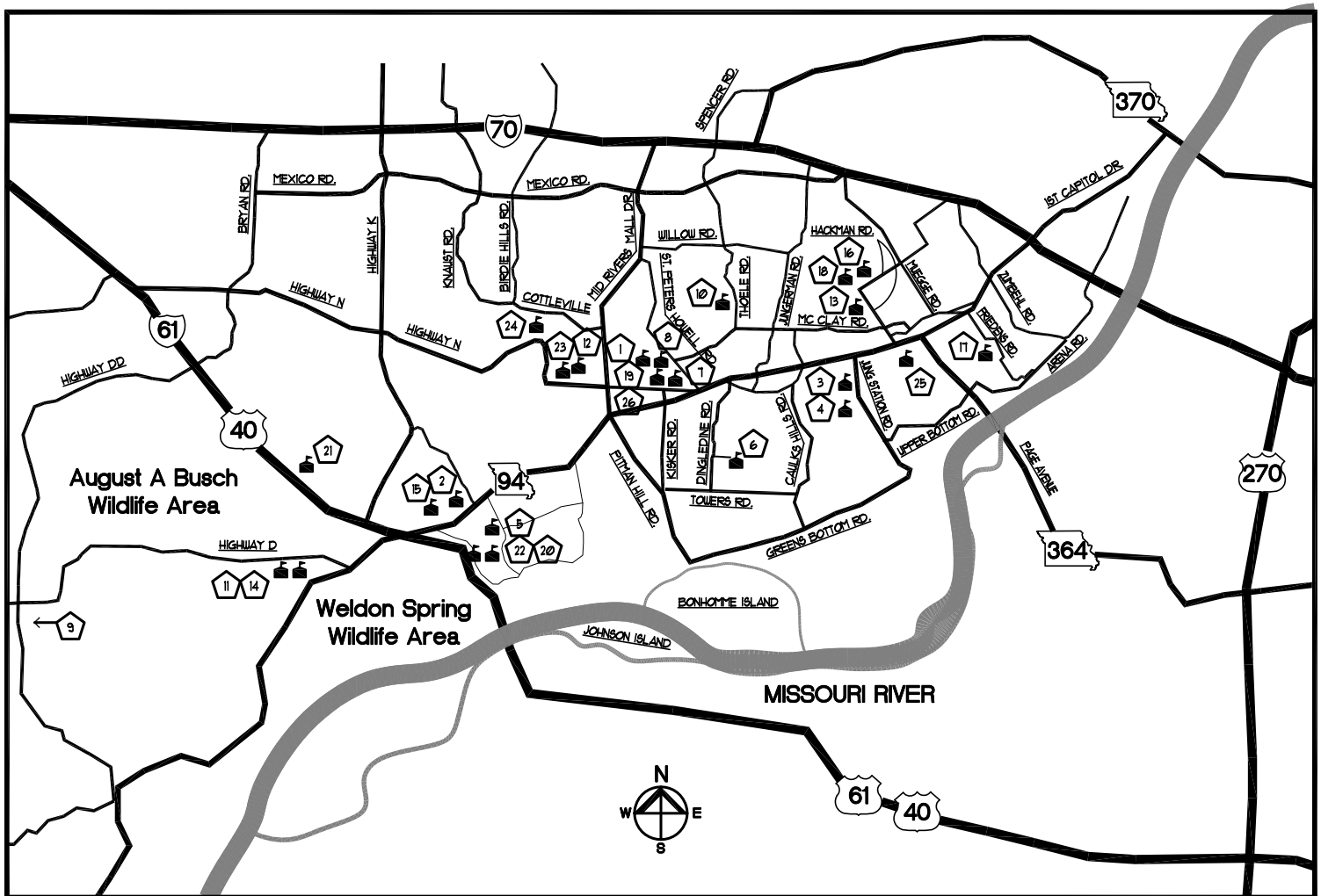
December 10, 2018

***FRANCIS HOWELL SCHOOL DISTRICT
DISTRICT-WIDE FACT SHEET***

School District Area: 150 square miles (estimated)
Total Building Area: 2,684,187 square feet (estimated)
Total District Property: 920 acres (estimated)

Miscellaneous Information:

- The Francis Howell School District is located in the southeast corner of St. Charles County and is one of the largest School Districts in the State of Missouri. The cities within the School District's boundaries include St. Peters, Cottleville, Weldon Spring, Harvestor, New Melle, as well as southern portions of St. Charles City and eastern portions of O'Fallon.
- In addition to K-12 education, the Francis Howell School District of Washington also includes three (3) Early Childhood Education Programs, as well as two (2) special program buildings.
- District buildings range in size from approximately 4,000 square feet to over 300,000 square feet.
- Total enrollment for 2017-2018 School Year: 16,792 students



BUILDING LEGEND

- | | | |
|--|--|---|
| 1 FHSD ADMINISTRATION BUILDING | 10 FAIRMOUNT ELEMENTARY SCHOOL | 19 HOLLENBECK MIDDLE SCHOOL |
| 2 FHSD FACILITIES BUILDING | 11 FRANCIS HOWELL HIGH SCHOOL | 20 INDEPENDENCE ELEMENTARY SCHOOL |
| 3 BARNWELL MIDDLE SCHOOL | 12 FRANCIS HOWELL CENTRAL HIGH SCHOOL | 21 JOHN WELDON ELEMENTARY SCHOOL |
| 4 BECKY-DAVID ELEMENTARY SCHOOL | 13 FRANCIS HOWELL NORTH HIGH SCHOOL | 22 MEADOWS PARKWAY EARLY CHILDHOOD CENTER |
| 5 BRYAN MIDDLE SCHOOL | 14 FRANCIS HOWELL UNION HIGH SCHOOL | 23 SAEGER MIDDLE SCHOOL |
| 6 CASTLIO ELEMENTARY SCHOOL | 15 FRANCIS HOWELL MIDDLE SCHOOL | 24 WARREN ELEMENTARY SCHOOL |
| 7 CENTRAL ELEMENTARY SCHOOL | 16 HACKMAN ROAD EARLY CHILDHOOD CENTER | 25 HERITAGE LANDING |
| 8 CENTRAL SCHOOL ROAD EARLY CHILDHOOD CENTER | 17 HARVEST RIDGE ELEMENTARY SCHOOL | 26 BURBES BUILDING |
| 9 DANIEL BOONE ELEMENTARY SCHOOL | 18 HENDERSON ELEMENTARY SCHOOL | |

DISTRICT-WIDE LOCATION MAP

FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

HOENER ASSOCIATES, INC.
ARCHITECTS
DATE 12-10-18
ST. LOUIS, MISSOURI

FRANCIS HOWELL SCHOOL DISTRICT
Comprehensive Facilities Master Plan - Master Building Area Spreadsheet

To be updated at a later date.

<u>Building Name:</u>	<u>Footprint Area:</u>	<u>Per Floor Area:</u>	<u>Total Building Area:</u>
<u>Administration Building:</u>	s.f.		
Building Area (Single Story):		s.f.	
Total Building Area:			0 s.f.
<u>Barnwell Middle School:</u>	s.f.		
Main Level:		s.f.	
Lower Level:		s.f.	
Total Building Area:			0 s.f.
<u>Becky-David Elementary School:</u>	s.f.		
Building Area (Single Story):		s.f.	
Total Building Area:			0 s.f.
<u>Bryan Middle School:</u>	s.f.		
Main Level???		s.f.	
Upper Level???		s.f.	
Total Building Area:			0 s.f.
<u>Castlio Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.
<u>Central Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		30,941 s.f.	
Total Building Area:			30,941 s.f.
<u>Central School Road Early Childhood:</u>	s.f.		
Building Area (Single Story):		35,596 s.f.	
Total Building Area:			35,596 s.f.
<u>Daniel Boone Elementary School:</u>	s.f.		
Building Area (Single Story):		s.f.	
Total Building Area:			s.f.
<u>Fairmount Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Francis Howell High School:</u>	s.f.		
Lower Level:		s.f.	
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Francis Howell Central Heartland Seating:</u>	s.f.		
Building Area (Single Story):		s.f.	
Total Building Area:			0 s.f.

<u>Francis Howell North High School:</u>	s.f.		
Lower Level:		s.f.	
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Francis Howell Union High School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Francis Howell Middle School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Hackman Road Early Childhood:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Harvest Ridge Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Henderson Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Hollenbeck Middle School:</u>	s.f.		
Lower Level:		s.f.	
Main Level:		s.f.	
Total Building Area:			0 s.f.

<u>Independence Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>John Weldon Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Meadows Parkway Early Childhood:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Seager Middle School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Warren Elementary School:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

<u>Heritage Landing:</u>	s.f.		
Building Area (Single Story):		s.f.	
Total Building Area:			0 s.f.

<u>Vacation Station:</u>	s.f.		
Main Level:		s.f.	
Upper Level:		s.f.	
Total Building Area:			0 s.f.

FRANCIS HOWELL SCHOOL DISTRICT
Fact Book - Master Building Area Spreadsheet

TOTAL BUILDING FOOTPRINT AREA: 0 square feet

TOTAL BUILDING AREA (ALL FLOORS) 66,537 square feet

FRANCIS HOWELL SCHOOL DISTRICT

Comprehensive Facilities Master Plan - Drawing Availability Library

To be updated at a later date.

<u>Building Name / Description:</u>	<u>Year:</u>	<u>Architect:</u>	<u>Drawing Availability</u>	
			<u>School District:</u>	<u>Hoener Assoc.:</u>
<u>Administration Building:</u>				
Original Building	1991	Mitchell Hugeback Architects, Inc.	Yes	No
<u>Barnwell Middle School:</u>				
Original Building	1979	Gale A. Hill & Associates	Yes	No
Toilet Room Renovations	2013	Hoener Associates, Inc.	Yes	Yes
<u>Becky-David Elementary School:</u>				
Original Building				
Additions & Renovations	1991	KRJ, Inc.	Yes	Yes
Toilet Room Renovations (Partial)	2013	Hoener Associates, Inc.	Yes	Yes
<u>Bryan Middle School:</u>				
Original Building				
Additions & Renovations				
<u>Castlio Elementary School:</u>				
Original Building (Phase 1)	1980	Jack Sorkin & Associates	Yes	Yes
Additions and Renovations (Phase 2)	1988	Mackey & Associates	Yes	Yes
Multi-Purpose Room and Classroom Additions	2009	Hoener Associates, Inc.	Yes	Yes
Toilet Room Renovations	2013	Hoener Associates, Inc.	Yes	Yes
<u>Central Elementary School:</u>				
Original Building	2003	TRI Architects	Yes	No
<u>Central School Road Early Childhood Center:</u>				
Original Building	1993	Callies-Pfaff Architects	Yes	No
<u>Daniel Boone Elementary School:</u>				
Original Building				
Library and Classroom Addition	1980	Mackey & Associates	Yes	No
Multi-Purpose and Classroom Additions	1996	KRJ, Inc.	Yes	Yes
Cafeteria, Kitchen, and Classroom Additions	2009	Hoener Associates, Inc.	Yes	Yes

Fairmount Elementary School:

Original Building	1977	Jack Sorkin and Associates	Yes	Yes
Additions and Renovations (Phase 2)	1978	Jack Sorkin and Associates	Yes	Yes
Toilet Room Renovations	2013	Hoener Associates, Inc.	Yes	Yes

Francis Howell Central High School:

Original Building (Phase 1)	1996	KRJ, Inc.	Yes	No
Tennis Court Repairs	2011	Hoener Associates, Inc. / BAX Engineering	Yes	Yes
Locker Room Renovation	2012	Hoener Associates, Inc.	Yes	Yes
Security Vestibule Renovation	2016	Hoener Associates, Inc.	Yes	Yes

Francis Howell High School:

<u>High School Building</u>				
Original Building	<i>Most of the Original Buildings have been demolished.</i>			
Site Work Package (Football Field)	1970	Chuck Lorenz, Architect	Yes	No
Gymnasium and Fine Arts Addition	1992	KRJ, Inc.	Yes	Yes
Main Building Reconstruction	2011	Hoener Associates, Inc.	Yes	Yes
<u>Membrane Treatment Plant</u>				
Original Building (Water Treatment Plant)	2003	Archer Project Management	Yes	
Addition	2012	Hoener Associates, Inc.	Yes	Yes

Francis Howell Middle School:

Original Building:

Francis Howell North High School:

Original Building:	1981	Gale A. Hill & Associates	Yes	Yes (P)
Classroom Wing Addition (Single Story)	1982	Sverdrup & Parcel and Associates, Inc.	Yes	Yes
Site Work Package	1984	Sverdrup & Parcel and Associates, Inc.	Yes	Yes
Classroom Wing Addition (Three Story)	1985	Sverdrup & Parcel and Associates, Inc.	Yes	Yes
Locker Room Addition (Phase 3)	1985	Sverdrup & Parcel and Associates, Inc.	Yes	Yes (P)
Gym and Fine Arts Addition	1991	Hastings & Chivetta	Yes	Yes
Entrance Additions & Renovations	1994	Mitchell Hugeback Architects, Inc.	Yes	Yes
Site Work Package	1994	Stock & Associates Consulting Engineers, Inc.	Yes	No
Tennis Court Repairs / Replacement	2011	Hoener Associates, Inc. / BAX Engineering	Yes	Yes
Science Wing Additions & Renovations	2011	Hoener Associates, Inc.	Yes	Yes
Skylight Infill Renovation	2014	Hoener Associates, Inc.	Yes	Yes
Baseball & Band Complex Renovation	2015	Hoener Associates, Inc. / BAX Engineering	Yes	Yes
Fencing at Baseball Field	2015	Hoener Associates, Inc. / BAX Engineering	Yes	Yes
Security Vestibule Renovation	2016	Hoener Associates, Inc.	Yes	Yes

Francis Howell Union High School:

Original Building				
Additions & Renovations (Main Building)	1976	Jack Sorkin and Associates	Yes	Yes
Additions & Renovations (South Classrooms)	1986	Mitchell Hugeback Architects, Inc.	Yes	Yes
Mechanical Renovations	1992	Mitchell Hugeback Architects, Inc.	Yes	Yes
Structural Repairs / Renovations	2012	Hoener Associates, Inc. / ASDG, LLC	Yes	Yes

Hackmann Road Early Childhood Center:

Original Building	1997	Pfaff Partnership, Inc.	Yes	No
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Harvest Ridge Elementary School:

Original Building

Henerson Elementary School:

Original Building

Hollenbeck Middle School:

Original Building	1971	Chuck Lorenz, Architect	Yes	Yes
Gymnasium Addition	1972	Chuck Lorenz, Architect	Yes	Yes (P)
Classroom Addition	1973	Chuck Lorenz, Architect	Yes	Yes
Locker Room Addition	1974	Jack Sorkin and Associates	Yes	Yes (P)
Classroom Addition	1980	Jack Sorkin and Associates	Yes	Yes (P)
Window Replacement	2010	Hoener Associates, Inc.	Yes	Yes
Toilet Room Renovations	2013	Hoener Associates, Inc.	Yes	Yes

Independence Elementary School:

Original Building

John Weldon Elementary School:

Original Building

Meadows Parkway Early Childhood Center:

Original Building	1999	Pfaff Partnership, Inc.	Yes	No
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Saeger Middle School:

Original Building

Warren Elementary School:

Original Building

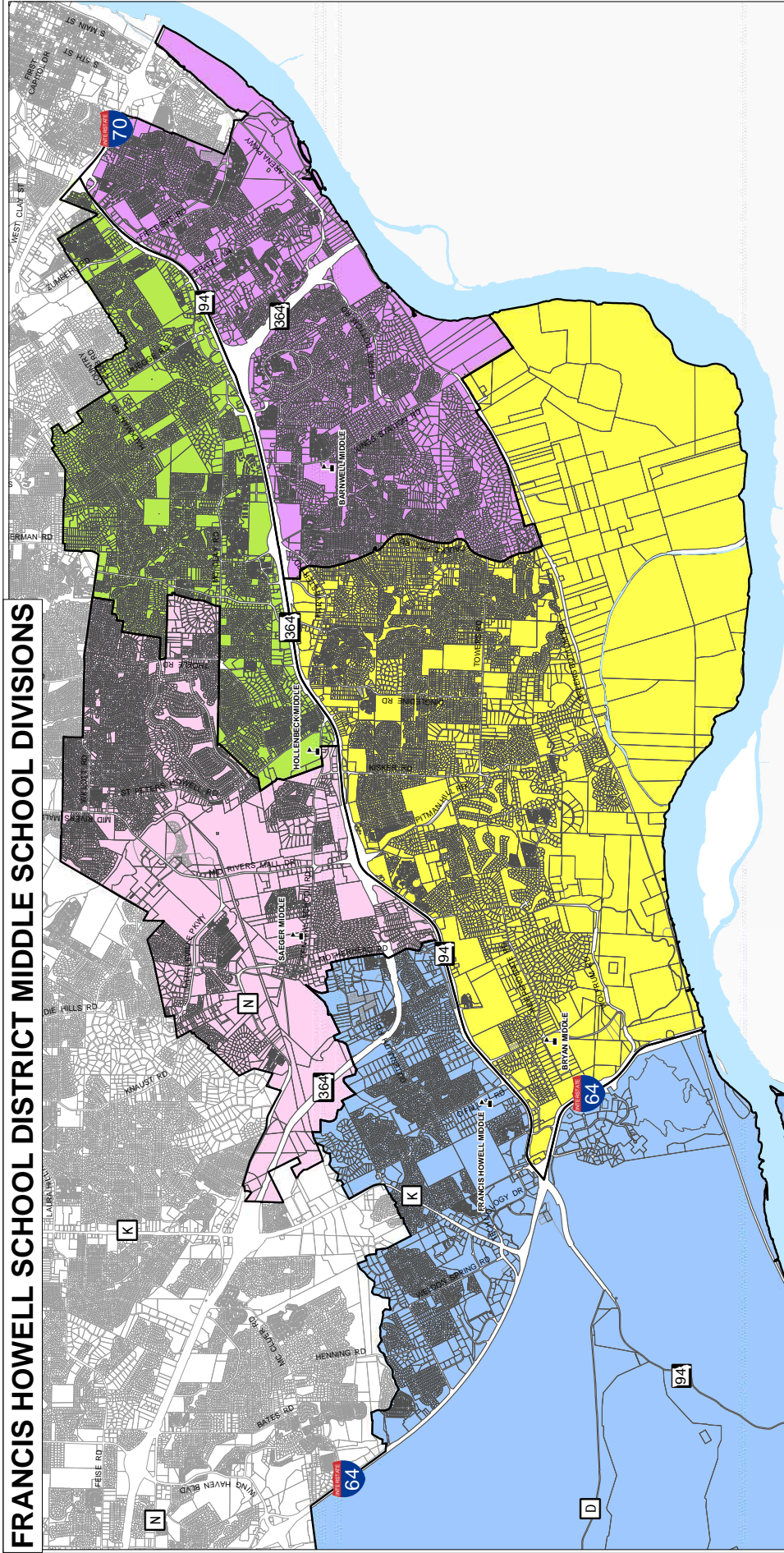
Heritage Landing:

Original Building	1996	Pfaff Partnership, Inc.	Yes	Yes (P)
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Vacation Station:

Located in FHSD Administration Building.

FRANCIS HOWELL SCHOOL DISTRICT MIDDLE SCHOOL DIVISIONS



FRANCIS HOWELL SCHOOL DISTRICT
St. Charles County Government, GIS Services, 201 North Second Street, St. Charles, Missouri 63301



Middle School

Barnwell	Hollenbeck
Bryan	Saeger
Francis Howell	

▲

Distance of Warranty

St. Charles County Government makes no representation as to the availability of these data for any purpose. The data are provided "as is" without a warranty of any kind. The user assumes all responsibility for the use of the data. The user agrees to indemnify and hold the County harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of the data. The user agrees to release the County from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of the data. The user agrees to release the County from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of the data.

Scale

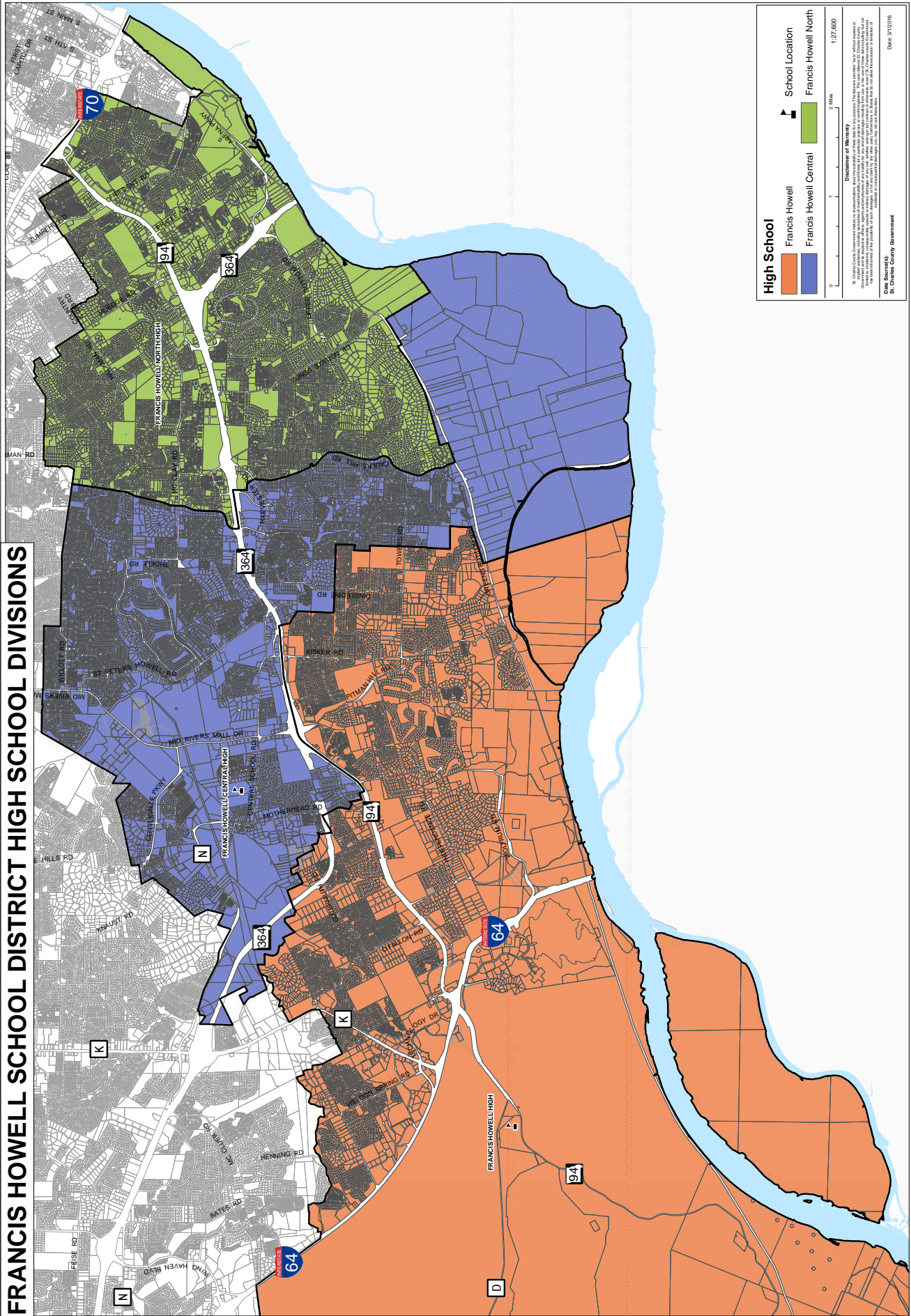
0 1 2 Miles

127,896

St. Charles County Government

Date: 3/30/2016

FRANCIS HOWELL SCHOOL DISTRICT HIGH SCHOOL DIVISIONS

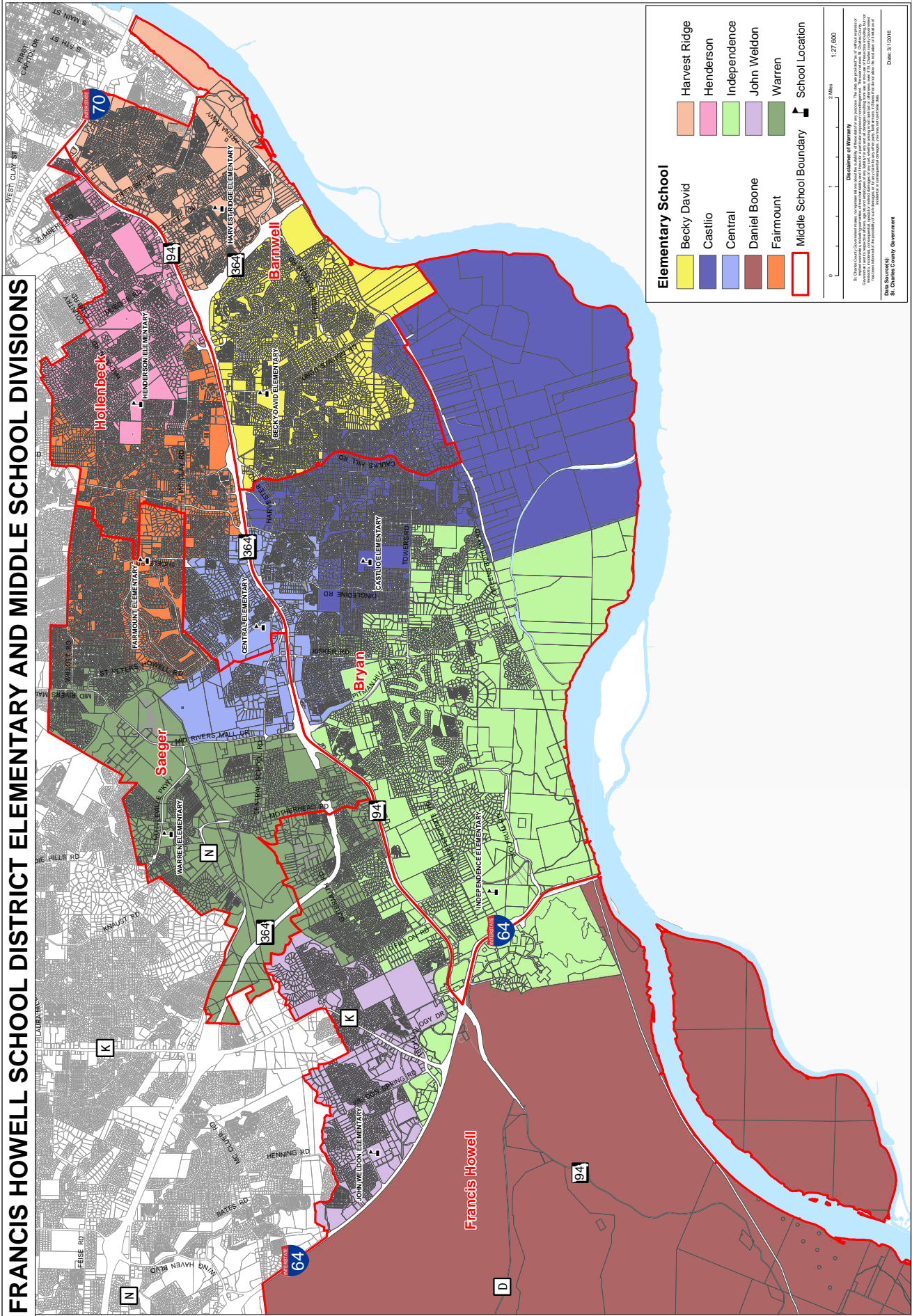


FRANCIS HOWELL SCHOOL DISTRICT

St. Charles County Government, GIS Services, 201 North Second Street, St. Charles, Missouri 6301



FRANCIS HOWELL SCHOOL DISTRICT ELEMENTARY AND MIDDLE SCHOOL DIVISIONS



[illegible]



Francis Howell School District FAST FACTS

*Includes data from the 2017-18 school year, as data for the 2018-19 school year is not yet available.

The mission of the Francis Howell School District is to prepare students today for success tomorrow. The District encompasses over 150 square miles in the southeast corner of St. Charles County and is one of the largest school districts in the State of Missouri. The cities within the District's boundaries include St. Peters, Cottleville, Weldon Spring, Dardenne Prairie, Harvester, New Melle, southern portions of St. Charles City, and eastern portions of O'Fallon.

Students

- Attendance Rate95.5%
- Dropout Rate0.8%
- Free or Reduced Lunch Students...18.7%
- Percentage of K-12 students receiving Special Education Services.....10.4%

Student Ethnicity

- Caucasian.....79.7%
- African-American7.6%
- Hispanic4.3%
- Asian4.2%
- Multi-racial.....4.0%
- Native American/Hawaiian/Pacific Islander.....0.2%

Enrollment

- Early Childhood913
- Elementary School.....7,571
- Middle School3,956
- High School.....5,286
- Alternative Programs253
- Total enrollment.....17,979

Graduates

- FHSD Graduation rate95.9%
- State Average88.3%
- Scholarships Dollars Earned by Students in 2016-17\$32,200,000

Where our students go after high school

- 4-year College/University 47.5%
- 2-year College32.4%
- Technical/Trade School2.4%
- Total % entering College82.3%

Achievement

- FHSD Average ACT Score22.0
- State Average20.4
- Proficient or Advanced on the MAP test in Communication Arts.....77.8%
- State Average61.4%

- Proficient or Advanced on the MAP test in Mathematics.....68.2%
- State Average47.1%

- Students taking at least one Advanced Placement (AP) Exam982
- Total number AP Exams written.....1,926
- Percent of AP Exams scoring three or above for college credit.....72.5%

Staff

- Certified Employees1,279
- Non-Certified Employees.....1,001
- Administrators85

- Teachers avg. yrs. of experience14.9
- Teachers with advanced degrees.....82.8%

- Student-to-teacher ratio19:1
- State average17:1

- Student-to-administrator ratio.....247:1
- State average.....184:1

Schools

- Early Childhood Centers3
- Elementary Schools 10
- Middle Schools 5
- High Schools 3
- Alternative High School1
- Alternative Education Center 1

Finances

- Total Budget.....\$230,156,293
- Assessed Valuation\$2,544,755,464
- Local Tax Rate\$4.8527
- Operating Expenditures.\$186,714,3249

Revenue

- Property tax56.3%
- Basic State Aid22.6%
- Prop C sales tax.....8.4%
- Other12.7%

Expenditure

- Salaries.....63.4%
- Benefits20.4%
- Transportation6.4%
- Other9.8%

- Per-pupil expenditure.....\$11,185
- State average\$10,724

- Average teacher's salary\$63,199
- State average\$48,619

- Average administrator's salary ..\$119,898
- State average\$91,510



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL CENTRAL HIGH SCHOOL
SECTION 3**

Contents:	General Building Information
	Life Cycle Replacement Program Information
	Comprehensive Facilities Master Plan – Outline
	Comprehensive Facilities Master Plan – Drawings
	Informational Drawings (<i>Included with Fact Book <u>only</u>.</i>)

GENERAL BUILDING INFORMATION

Address:	Francis Howell Central High School 5199 Highway N Cottleville, Missouri 63304
Telephone:	(636) 851-4600

Building Specifics:

Construction History:

Original Construction:	1998
Additions:	None at present.
Renovations:	2012 – Locker Room Renovation 2016 – Security Vestibule Renovation
Miscellaneous:	2011 – Tennis Court Repairs 2013 – Football Field Turf / Track Replacement

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	61.21 acres – FHCHS Building <u>11.00 acres – Saeger Middle School</u> 72.21 acres – Total Site Size
Footprint Area:	226,481 square feet
Main Level Floor Area:	226,481 square feet
Upper Level Floor Area:	68,859 square feet
Total Floor Area:	295,340 square feet

Educational Specifics:

Primary Use:	High School, Grade Levels 9-12
Enrollment (05-14-18):	1,801

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL CENTRAL HIGH SCHOOL

PHASE 1
(Original Construction – 295,340 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1998	20	67%	G	33%	New turf 2013.
Building Envelope	75	2018	1998	20	27%	G	73%	
Building Structure	75	2018	1998	20	27%	G	73%	
Electrical Infrastructure	50	2018	1998	20	40%	G	60%	
Floors	35	2018	1998	20	57%	G	43%	
HVAC	25	2018	1998	20	80%	G	20%	
HVAC Controls	25	2018	1998	20	80%	G	20%	Becoming obsolete.
Kitchen Equipment	25	2018	1998	20	80%	G	20%	
Light Fixtures	25	2018	1998	20	80%	G	20%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1998	20	50%	G	50%	
Plumbing Infrastructure	50	2018	1998	20	40%	G	60%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2017	1	4%	G	96%	
Security & Alarms	15	2018	1998	20	133%	G	-33%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Window s	50	2018	1998	20	40%	G	60%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by the School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

FRANCIS HOWELL CENTRAL HIGH SCHOOL

Francis Howell Central High School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Francis Howell Central High School	1998	20	295,340	1,801	1,854
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Francis Howell Central High School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Junior Varsity Baseball / Softball Field	1	1-2 Years	\$400,000	
Security System Upgrades	1	1-2 Years	\$592,000	(Cameras & Alarms)
Auditorium Renovation	2	5-10 Years	\$3,750,000	
HVAC Upgrades	2	5-10 Years	\$7,400,000	
Turf Replacement (Main Field)	2	5-10 Years	\$750,000	
Turf Installation (Practice Field)	3	10-20 Years	\$500,000	
Two-Story Classroom Addition	4	Long Range	\$4,428,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Parking Expansion	4	Long Range	\$540,000	

Francis Howell Central High School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Junior Varsity Baseball / Softball Field	1	lump sum	\$400,000	\$400,000	
Security System Upgrades	296,000	square feet	\$2	\$592,000	(Cameras & Alarms)
Auditorium Renovation	25,000	square feet	\$150	\$3,750,000	
HVAC Upgrades	296,000	lump sum	\$25	\$7,400,000	
Turf Replacement (Main Field)	1	lump sum	\$750,000	\$750,000	
Turf Installation (Practice Field)	1	lump sum	\$500,000	\$500,000	
Two-Story Classroom Addition	22,140	square feet	\$200	\$4,428,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.					
Parking Expansion	27,000	square feet	\$20	\$540,000	

Priority Needs Assessment Legend

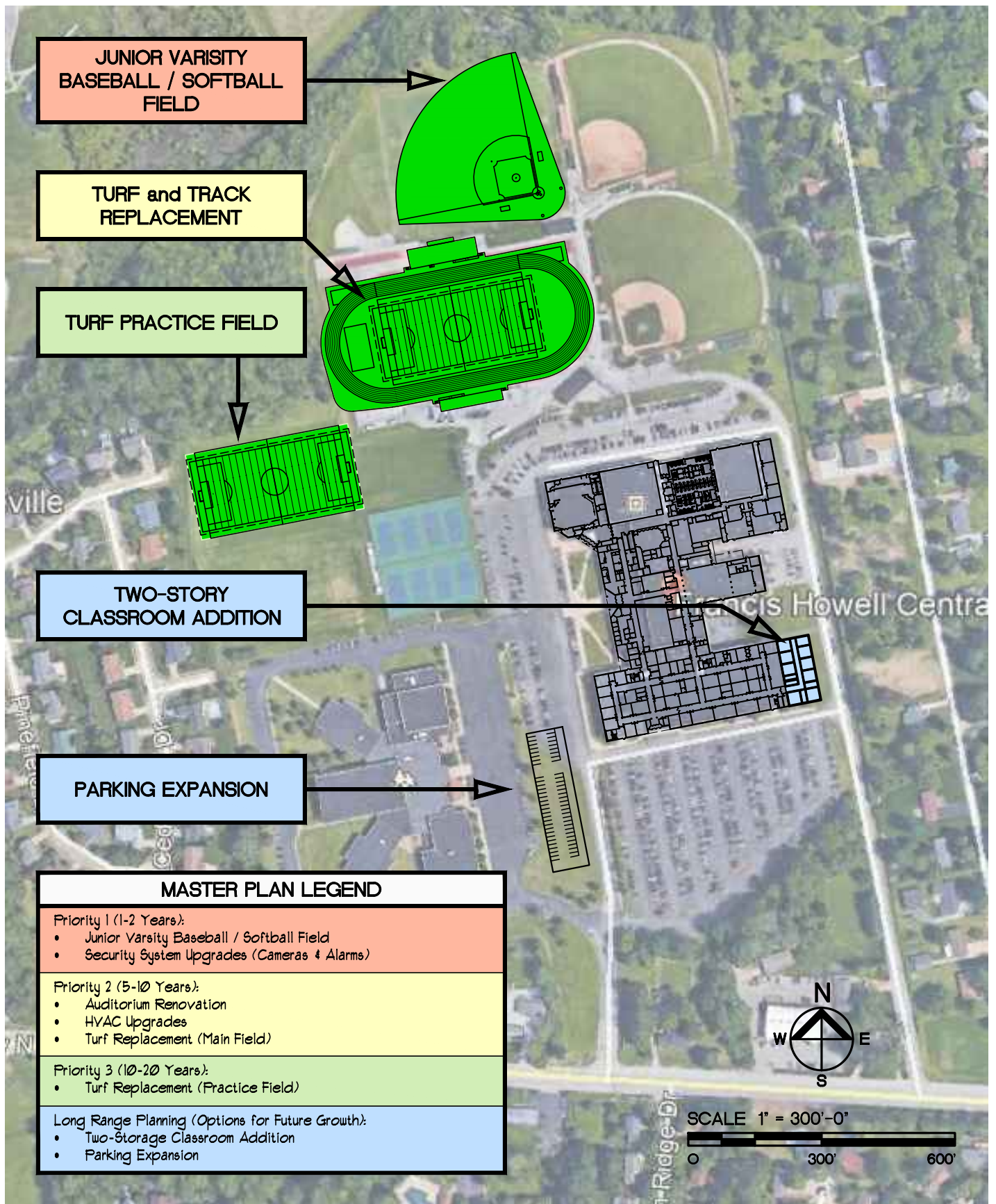
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL CENTRAL HIGH SCHOOL

Master Plans – Francis Howell Central High School:

3.001	Master Site Plan	December 10, 2018
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3.102	Master Floor Plan (Main Level)	December 10, 2018
3.103	Master Floor Plan (Upper Level)	December 10, 2018



Francis Howell Central High School - Master Site Plan

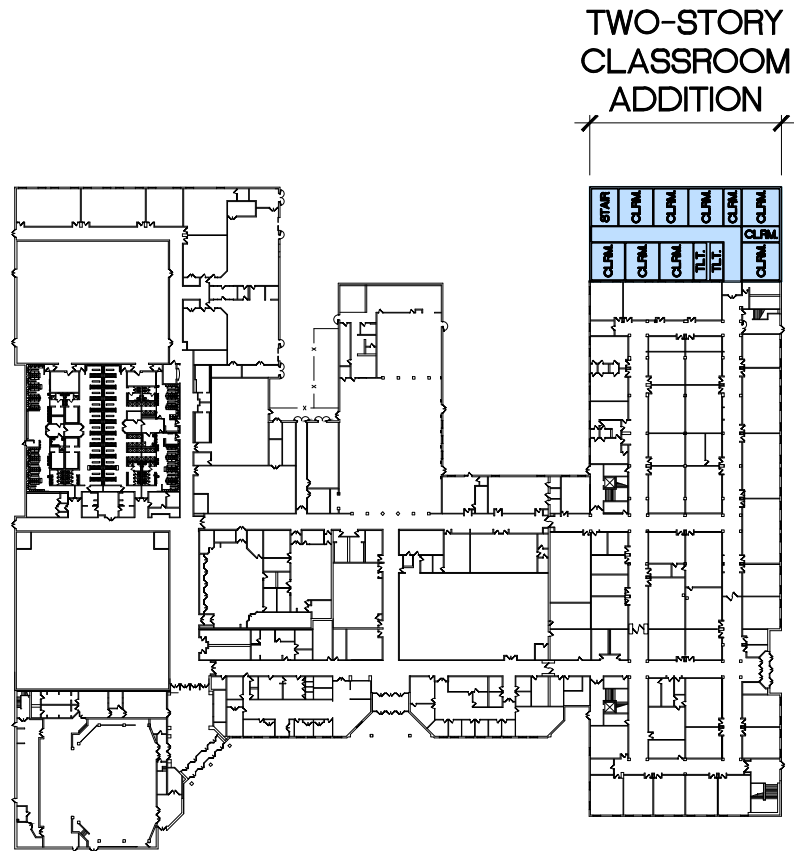
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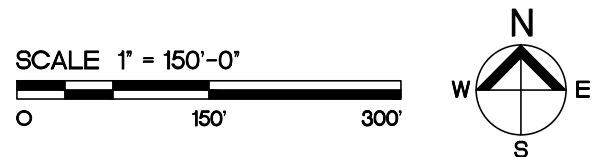
HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Junior Varsity Baseball / Softball Field Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Auditorium Renovation HVAC Upgrades Turf Replacement (Main Field)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Turf Replacement (Practice Field)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Two-Story Classroom Addition Parking Expansion



Francis Howell Central High School - Master Floor Plan (Main Level)

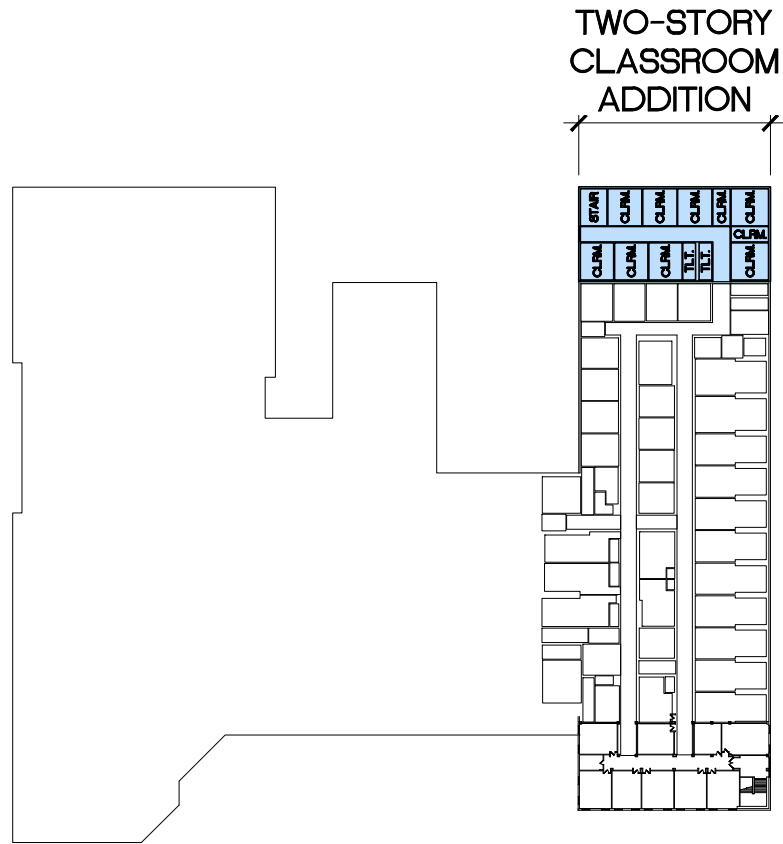
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HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Junior Varsity Baseball / Softball Field Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Auditorium Renovation HVAC Upgrades Turf Replacement (Main Field)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Turf Replacement (Practice Field)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Two-Story Classroom Addition Parking Expansion

SCALE 1" = 150'-0"



Francis Howell Central High School - Master Floor Plan (Upper Level)

3.003



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL HIGH SCHOOL
SECTION 4**

Contents:	General Building Information
	Life Cycle Replacement Program Information
	Comprehensive Facilities Master Plan – Outline
	Comprehensive Facilities Master Plan – Drawings
	Informational Drawings (<i>Included with Fact Book <u>only</u>.</i>)

GENERAL BUILDING INFORMATION

Address:	Francis Howell High School 7001 Highway 94 South St. Charles, Missouri 63304
Telephone:	(636) 851-4700

Building Specifics:

Main Building / Campus:

Construction History:

Original Construction:	Original buildings have been demolished.
Additions:	1992 – Gymnasium and Fine Arts Addition (Phase 1) 2012 – Main Building Reconstruction (Phase 2) 2013 – Multi-Purpose Gym Addition (Phase 2)
Renovations:	2010 – Added Egress Doors at Practice Gym
Miscellaneous:	1970 – Site Work Package (Football Field) 2013 – Football Field Turf / Track Replacement 2014 – Site Work Packages (Annex Site)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	36.03 acres – FHHS Building 12.60 acres – FHHS Annex 2.76 acres – Francis Howell Union High School 0.65 acres – Membrane Treatment Plant 3.37 acres – Wooded Creek Area <u>2.18 acres – Bus Parking Lot / Building</u> 57.59 acres – Total Site Size
Footprint Area:	239,265 square feet
Main Level Floor Area:	225,670 square feet
Upper Level Floor Area:	92,266 square feet
Lower Level Floor Area:	43,702 square feet
Total Floor Area:	361,638 square feet

Membrane Treatment Plant:

Construction History:

Original Construction: 2003

Additions: **2012 – Addition**

Total Site Size: Part of FHHS Site

Footprint Area (Single Story): 1,541 square feet

Educational Specifics:

Primary Use: High School, Grade Levels 9-12

Enrollment (05-14-18): 1,727

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL HIGH SCHOOL

PHASE 1
(Choir / Band / Drama, Practice Gym – 41,181 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	% of Life Expectancy Used	Actual Condition (G/F/P)	% of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1992	26	35%	F	65%	
Building Structure	75	2018	1992	26	35%	G	65%	
Electrical Infrastructure	50	2018	1992	26	52%	F	48%	
Floors	35	2018	1992	26	74%	F	26%	
HVAC	25	2018	2012	6	24%	G	76%	
HVAC Controls	25	2018	2012	6	24%	G	76%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	1992	26	104%	F	-4%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1992	26	65%	G	35%	
Plumbing Infrastructure	50	2018	1992	26	52%	G	48%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1992	26	104%	G	-4%	
Security & Alarms	15	2018	2012	6	40%	G	60%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	1992	26	52%	G	48%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL HIGH SCHOOL

PHASE 2
(Academic Building / Field House – 320,457 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	% of Life Expectancy Used	Actual Condition (G/F/P)	% of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	2013	5	17%	G	83%	
Building Envelope	75	2018	2012	6	8%	G	92%	
Building Structure	75	2018	2012	6	8%	G	92%	
Electrical Infrastructure	50	2018	2012	6	12%	G	88%	
Floors	35	2018	2012	6	17%	G	83%	
HVAC	25	2018	2012	6	24%	G	76%	
HVAC Controls	25	2018	2012	6	24%	G	76%	
Kitchen Equipment	25	2018	2012	6	24%	G	76%	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2012	6	15%	G	85%	
Plumbing Infrastructure	50	2018	2012	6	12%	G	88%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2012	6	24%	G	76%	
Security & Alarms	15	2018	2012	6	40%	G	60%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	2012	6	12%	G	88%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

FRANCIS HOWELL HIGH SCHOOL

Francis Howell High School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Francis How ell H.S. (Phase 1)	1992	26	41,181		
Francis How ell H.S. (Phase 2)	2012	6	320,457		
			361,638	1,727	1,788
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Francis Howell High School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.	1	1-2 Years		
Auditorium Addition (w/ Storm Shelter)	2	5-10 Years	\$9,240,000	(Includes Band Room Renovation)
Parking Lot Expansion	2	5-10 Years	\$1,728,000	(Assuming FH Union HS is demolished.)
Roof Replacement (Phase 1)	2	5-10 Years	\$840,000	
Tennis Court Replacement	2	5-10 Years	\$300,000	
Turf Replacement (Main Field)	2	5-10 Years	\$750,000	
Turf Installation (Practice Field)	3	10-20 Years	\$500,000	
Third Floor Classroom Expansion	4	Long Range	\$2,000,000	(North Wing)
Third Floor Classroom Expansion	4	Long Range	\$2,400,000	(South Wing)

Francis Howell High School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
None at present.					
Auditorium Addition (w/ Storm Shelter)	33,000	square feet	\$280	\$9,240,000	(Includes Band Room Renovation)
Parking Lot Expansion	86,400	square feet	\$20	\$1,728,000	(Assuming FH Union HS is demolished.)
Roof Replacement (Phase 1)	42,000	square feet	\$20	\$840,000	
Tennis Court Replacement	1	lump sum	\$300,000	\$300,000	
Turf Replacement (Main Field)	1	lump sum	\$750,000	\$750,000	
Turf Installation (Practice Field)	1	lump sum	\$500,000	\$500,000	
Third Floor Classroom Expansion	10,000	square feet	\$200	\$2,000,000	(North Wing)
Third Floor Classroom Expansion	12,000	square feet	\$200	\$2,400,000	(South Wing)

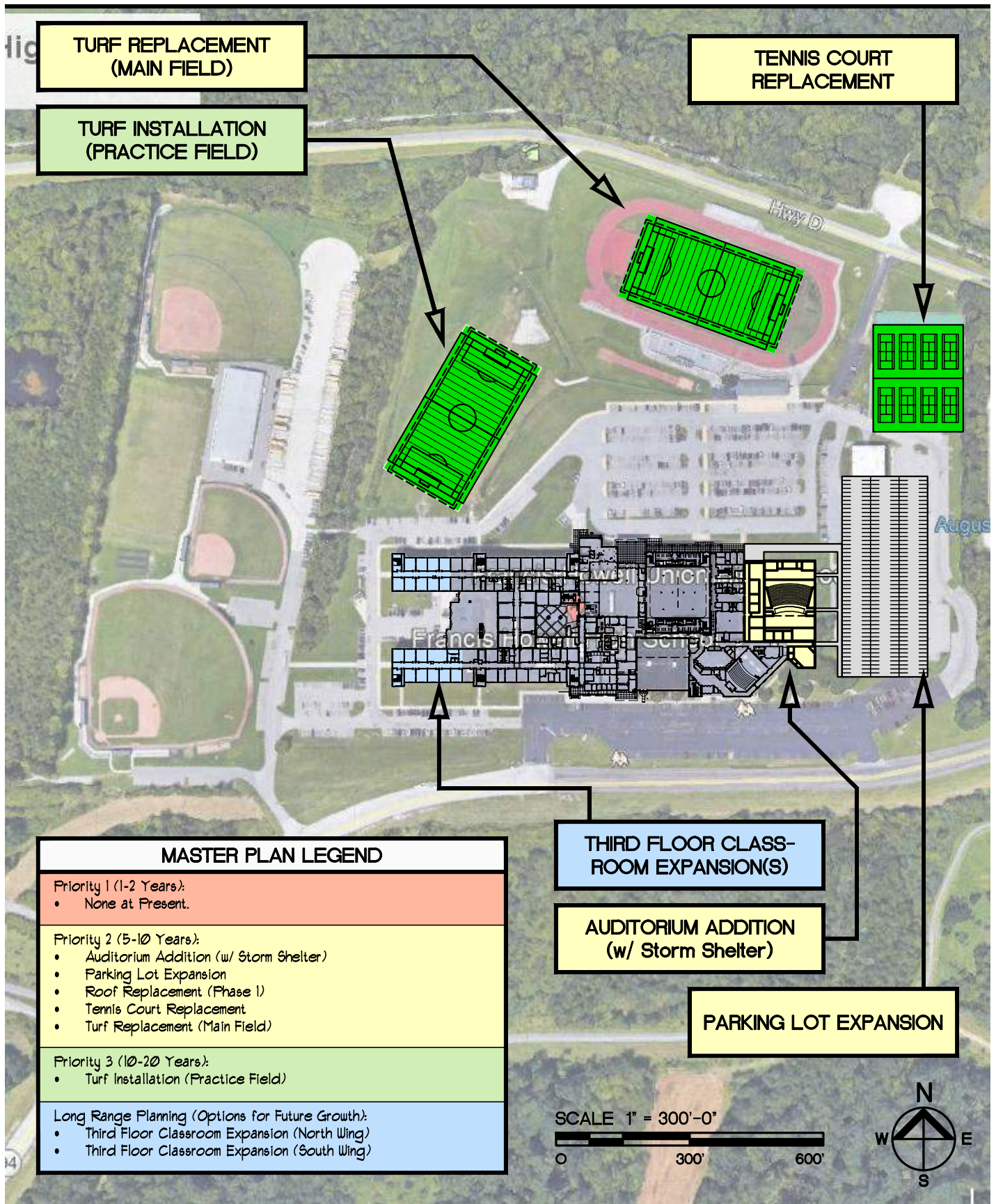
Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL HIGH SCHOOL

Master Plans – Francis Howell High School:

4.001	Master Site Plan	December 10, 2018
<hr/>		
4.102	Master Floor Plan (Main Level)	December 10, 2018
4.103	Master Floor Plan (Upper Level)	December 10, 2018
4.103	Master Floor Plan (Lower Level)	December 10, 2018
4.104	Master Floor Plan (Treatment Plant)	Info to follow (after original CMFP issue).



Francis Howell High School - Master Site Plan

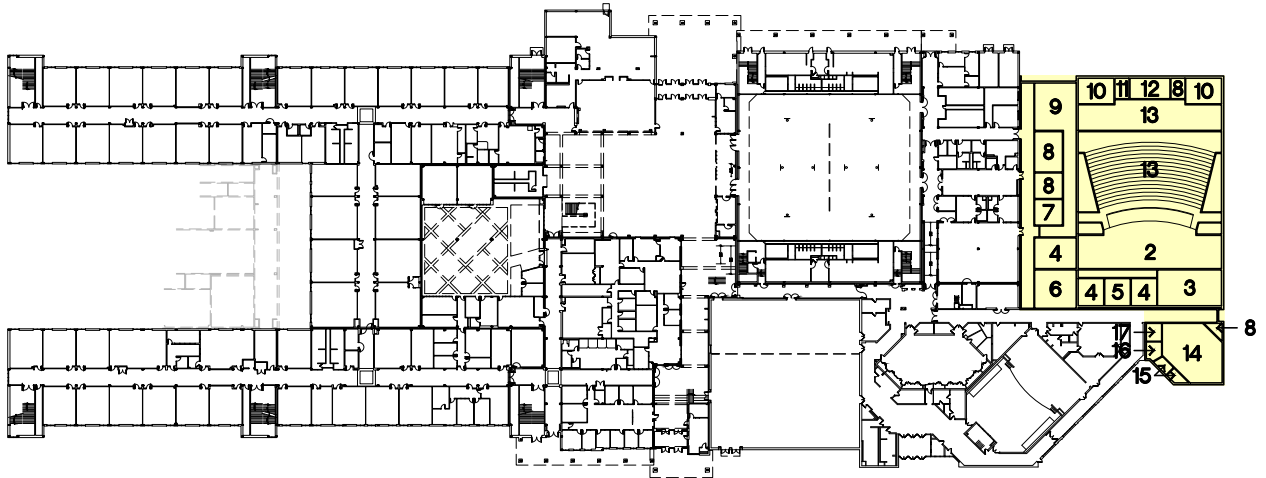
4.001



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

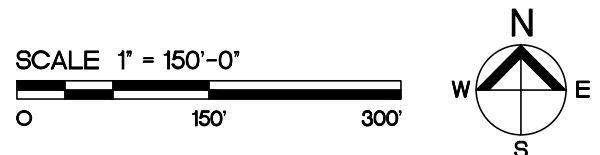
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



FLOOR PLAN LEGEND		
1. AUDITORIUM (600 SEATS)	7. DIRECTOR'S OFFICE	13. AUDITORIUM and LOBBY
2. STAGE	8. STORAGE / MECH. / ELEC.	14. CHOIR CLASSROOM
3. SCENE SHOP	9. ENTRANCE LOBBY	15. PRACTICE ROOM
4. DRESSING ROOM	10. TOILET	16. CHOIR LIBRARY
5. MAKE-UP ROOM	11. COAT ROOM	17. OFFICE
6. GREEN ROOM	12. CONCESSIONS	18. STANDARD CLASSROOM

MASTER PLAN LEGEND
Priority 1 (1-2 Years): <ul style="list-style-type: none"> None at Present.
Priority 2 (5-10 Years): <ul style="list-style-type: none"> Auditorium Addition (w/ Storm Shelter) Parking Lot Expansion Roof Replacement (Phase I) Tennis Court Replacement Turf Replacement (Main Field)
Priority 3 (10-20 Years): <ul style="list-style-type: none"> Turf Installation (Practice Field)
Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> Third Floor Classroom Expansion (North Wing) Third Floor Classroom Expansion (South Wing)



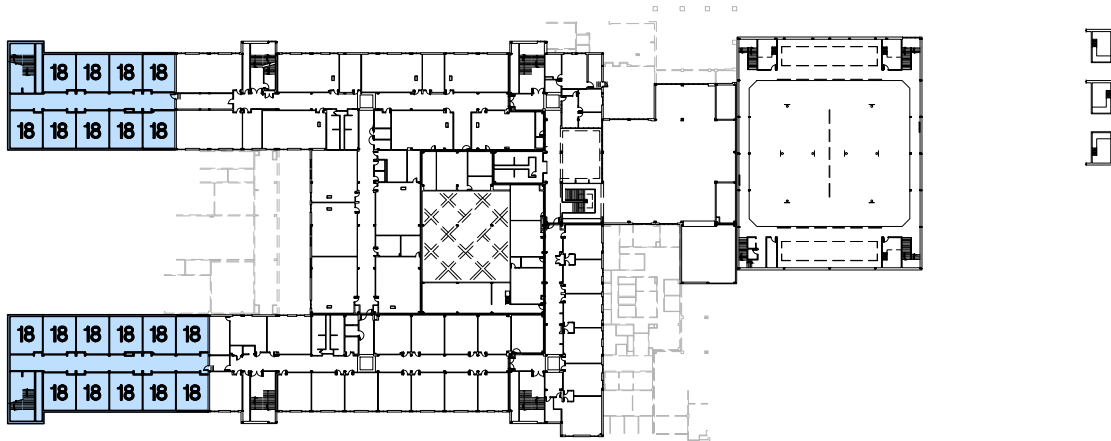
Francis Howell High School - Master Floor Plan (Main Level)

4.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

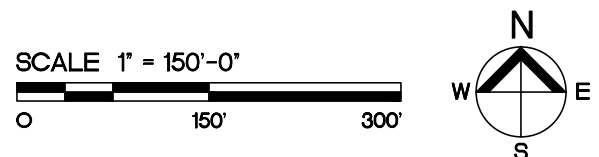
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



FLOOR PLAN LEGEND		
1. AUDITORIUM (600 SEATS)	7. DIRECTOR'S OFFICE	13. AUDITORIUM and LOBBY
2. STAGE	8. STORAGE / MECH. / ELEC.	14. CHOIR CLASSROOM
3. SCENE SHOP	9. ENTRANCE LOBBY	15. PRACTICE ROOM
4. DRESSING ROOM	10. TOILET	16. CHOIR LIBRARY
5. MAKE-UP ROOM	11. COAT ROOM	17. OFFICE
6. GREEN ROOM	12. CONCESSIONS	18. STANDARD CLASSROOM

MASTER PLAN LEGEND
Priority 1 (1-2 Years): <ul style="list-style-type: none"> None at Present.
Priority 2 (5-10 Years): <ul style="list-style-type: none"> Auditorium Addition (w/ Storm Shelter) Parking Lot Expansion Roof Replacement (Phase I) Tennis Court Replacement Turf Replacement (Main Field)
Priority 3 (10-20 Years): <ul style="list-style-type: none"> Turf Installation (Practice Field)
Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> Third Floor Classroom Expansion (North Wing) Third Floor Classroom Expansion (South Wing)



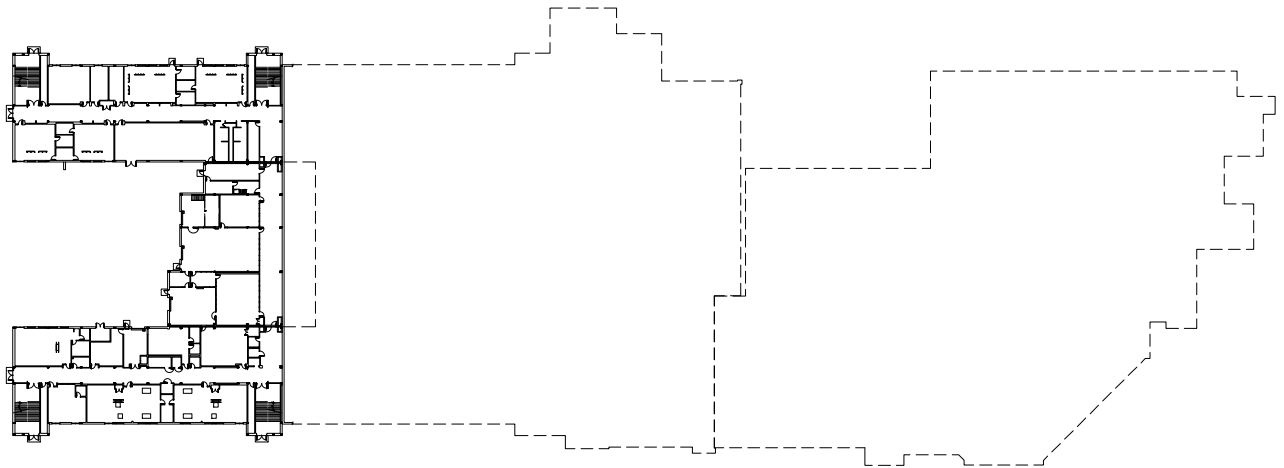
Francis Howell High School - Master Floor Plan (Upper Level)

4.003

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

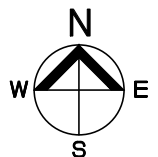
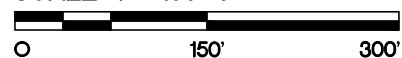
REVISION DATES	



FLOOR PLAN LEGEND		
1. AUDITORIUM (600 SEATS)	7. DIRECTOR'S OFFICE	13. AUDITORIUM and LOBBY
2. STAGE	8. STORAGE / MECH. / ELEC.	14. CHOIR CLASSROOM
3. SCENE SHOP	9. ENTRANCE LOBBY	15. PRACTICE ROOM
4. DRESSING ROOM	10. TOILET	16. CHOIR LIBRARY
5. MAKE-UP ROOM	11. COAT ROOM	17. OFFICE
6. GREEN ROOM	12. CONCESSIONS	18. STANDARD CLASSROOM

MASTER PLAN LEGEND
Priority 1 (1-2 Years): <ul style="list-style-type: none"> None at Present.
Priority 2 (5-10 Years): <ul style="list-style-type: none"> Auditorium Addition (w/ Storm Shelter) Parking Lot Expansion Roof Replacement (Phase 1) Tennis Court Replacement Turf Replacement (Main Field)
Priority 3 (10-20 Years): <ul style="list-style-type: none"> Turf Installation (Practice Field)
Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> Third Floor Classroom Expansion (North Wing) Third Floor Classroom Expansion (South Wing)

SCALE 1" = 150'-0"



Francis Howell High School - Master Floor Plan (Lower Level)

4.004

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL
SECTION 5**

Contents:	General Building Information
	Life Cycle Replacement Program Information
	Comprehensive Facilities Master Plan (OPTION 1) – Outline
	Comprehensive Facilities Master Plan (OPTION 2) – Outline
	Comprehensive Facilities Master Plan (OPTION 1) – Drawings
	Comprehensive Facilities Master Plan (OPTION 2) – Sketch Site Plan
	Informational Drawings (<i>Included with Fact Book <u>only</u>.</i>)

GENERAL BUILDING INFORMATION

Address:	Francis Howell North High School 2549 Hackmann Road St. Charles, Missouri 63303
Telephone:	(636) 851-4900

Building Specifics:

Original Construction:	1982
Additions:	1986 – Classroom Wing Addition (Three Story, Phase 2) 1989 – Classroom Wing Addition (Single Story, Phase 3) 1991 – Gym and Fine Arts Addition (Phase 4) 1996 – Office / Kitchen / Industrial Arts Addition (Phase 5) 2013 – Science Wing Additions & Renovations
Renovations:	2014 – Skylight Infill Renovation 2016 – Security Vestibule Renovation
Miscellaneous:	1984 – Site Work Package 1994 – Site Work Package 1996 – Kitchen Equipment Upgrades (Phase 1) 1996 – Security and Alarm Systems Installed (Phases 1-4) 2001 – HVAC and Controls Upgrades (Phase 1) 2001 – Roof Replacement (Phases 1 & 5) 2004 – Roof Replacement (Phase 2) 2011 – Tennis Court Repairs / Replacement 2012 – Light Fixture Replacement (Phases 1-5) 2012 – Security Cameras Installed (Phases 1-5) 2013 – Security Cameras Installed (Phase 6) 2015 – Baseball & Band Complex Renovation 2015 – Fencing at Baseball Field

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	55.20 acres – FHNHS Building 5.00 acres – Detention Basin 12.00 acres – Wooded Creek Area 0.68 acres – Hackmann Road Early Childhood Center <u>23.00 acres – Henderson Elementary School</u> 95.88 acres – Total Site Size
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Footprint Area:	238,118 square feet
Main Level Floor Area:	142,856 square feet
Lower Level Floor Area:	132,277 square feet
Upper Level Floor Area:	34,742 square feet
Total Floor Area:	309,875 square feet

Educational Specifics:

Primary Use:	High School, Grade Levels 9-12
Enrollment (05-14-18):	1,606

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

PHASE 1
(Original Building – 76,972 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1982	36	48%	G	52%	
Building Structure	75	2018	1982	36	48%	G	52%	
Electrical Infrastructure	50	2018	1982	36	72%	F	28%	
Floors	35	2018	1982	36	103%	F/P	-3%	
HVAC	25	2018	2001	17	68%	F	32%	
HVAC Controls	25	2018	2001	17	68%	P	32%	Becoming obsolete.
Kitchen Equipment	25	2018	1996	22	88%	G	12%	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1982	36	90%	G	10%	
Plumbing Infrastructure	50	2018	1982	36	72%	F	28%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2001	17	68%	F	32%	
Security & Alarms	15	2018	1996	22	147%	G	-47%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1982	36	72%	G	28%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information about provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

PHASE 2
(Classroom / Gym / Auditorium Addition – 56,759 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1986	32	43%	G	57%	
Building Structure	75	2018	1986	32	43%	G	57%	
Electrical Infrastructure	50	2018	1986	32	64%	F	36%	
Floors	35	2018	1986	32	91%	F	9%	
HVAC	25	2018	1986	32	128%	P	-28%	Two gym units replaced in 1999.
HVAC Controls	25	2018	1986	32	128%	P	-28%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1986	32	80%	F	20%	
Plumbing Infrastructure	50	2018	1986	32	64%	F	36%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2004	14	56%	G	44%	Several areas replaced in sections.
Security & Alarms	15	2018	1996	22	147%	G	-47%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	1986	32	64%	G	36%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information about provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

PHASE 3
(Three-Story Classroom Addition – 107,739 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1989	29	39%	G	61%	
Building Structure	75	2018	1989	29	39%	G	61%	
Electrical Infrastructure	50	2018	1989	29	58%	F	42%	
Floors	35	2018	1989	29	83%	P	17%	
HVAC	25	2018	1989	29	116%	F	-16%	
HVAC Controls	25	2018	1989	29	116%	F	-16%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1989	29	73%	F	28%	
Plumbing Infrastructure	50	2018	1989	29	58%	F	42%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1989	29	116%	G	-16%	
Security & Alarms	15	2018	1996	22	147%	G	-47%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1989	29	58%	G	42%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information about provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

PHASE 4
(Fine Arts Additions (1991 / 1994) – 26,014 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1991	27	90%	G	10%	New turf, tennis courts. Band & baseball area need
Building Envelope	75	2018	1991	27	36%	G	64%	
Building Structure	75	2018	1991	27	36%	G	64%	
Electrical Infrastructure	50	2018	1991	27	54%	G	46%	
Floors	35	2018	1991	27	77%	F	23%	
HVAC	25	2018	1991	27	108%	F	-8%	
HVAC Controls	25	2018	1991	27	108%	P	-8%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	50	2018	1991	27	54%	F	46%	
Plumbing Infrastructure	50	2018	1991	27	54%	F	46%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1991	27	108%	F	-8%	
Security & Alarms	15	2018	1996	22	147%	G	-47%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1991	27	54%	G	46%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information about provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

PHASE 5
(Office / Industrial Arts Addition – 36,238 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1996	22	29%		71%	
Building Structure	75	2018	1996	22	29%		71%	
Electrical Infrastructure	50	2018	1996	22	44%		56%	
Floors	35	2018	2010	8	23%		77%	
HVAC	25	2018	1996	22	88%	F	12%	
HVAC Controls	25	2018	1996	22	88%	P	12%	
Kitchen Equipment	25	2018	1996	22	88%	G	12%	
Light Fixtures	25	2018	2012	6	24%		76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1996	22	55%		45%	
Plumbing Infrastructure	50	2018	1996	22	44%		56%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2001	17	68%	G	32%	
Security & Alarms	15	2018	1996	22	147%	G	-47%	
Security Cameras	10	2018	2012	6	60%		40%	
Window s	50	2018	1996	22	44%		56%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information about provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

PHASE 6
(Science Room Addition – 9,333 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	2012	6	8%		92%	
Building Structure	75	2018	2012	6	8%		92%	
Electrical Infrastructure	50	2018	2012	6	12%		88%	
Floors	35	2018	2012	6	17%		83%	
HVAC	25	2018	2012	6	24%		76%	
HVAC Controls	25	2018	2012	6	24%		76%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%		76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2012	6	15%		85%	
Plumbing Infrastructure	50	2018	2012	6	12%		88%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2012	6	24%		76%	
Security & Alarms	15	2018	2012	6	40%		60%	
Security Cameras	10	2018	2013	5	50%		50%	
Window s	50	2018	2012	6	12%		88%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information about provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

Francis Howell North High School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Francis How ell North HS (Phase 1)	1981	37	76,792		
Francis How ell North HS (Phase 2)	1986	32	53,759		
Francis How ell North HS (Phase 3)	1989	29	107,739		
Francis How ell North HS (Phase 4)	1991 / 1994	27	26,014		
Francis How ell North HS (Phase 5)	1996	22	36,238		
Francis How ell North HS (Phase 6)	2013	5	9,333		
	Total Building Area:		309,875	1,606	1,701

C.F.M.P. OPTION 1 (Additions & Renovations)

Francis Howell North High School - Comprehensive Facilities Master Plan (CFMP OPTION 1)				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phases 1-5)	1	1-2 Years	\$6,020,000	
Flooring Replacement (Phases 1-5)	1	1-2 Years	\$2,408,000	(VCT, carpet)
HVAC Upgrades (Phases 1-5)	1	1-2 Years	\$7,525,000	
Auditorium Addition (w / Storm Shelter)	1	1-2 Years	\$9,600,000	
Interior Renovations (Phases 1-5)	1	1-2 Years	\$9,030,000	(Ceilings, paint)
Program Specific Renovations	1	1-2 Years	\$4,000,000	(Tech, PLTW, STEM, etc.)
Plumbing Upgrades (Phases 1-5)	2	5-10 Years	\$3,612,000	
Roof Replacement (Phases 1-4)	2	5-10 Years	\$4,780,000	
Junior Varsity Baseball / Softball Field	2	5-10 Years	\$400,000	
Additional Storm Water / Site Work	2	5-10 Years	\$100,000	(Related to field above.)
Security System Upgrades (All Phases)	3	10-20 Years	\$620,000	
Window Replacement (Phases 1-4)	3	10-20 Years	\$500,000	
Classroom Addition (Three Stories)	4	Long Range	\$5,000,000	
Total Master Plan Estimated Cost:			\$53,595,000	

Francis Howell North High School - Estimating Information (CFMP OPTION 1)					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Electrical Upgrades (Phases 1-5)	301,000	square feet	\$20	\$6,020,000	
Flooring Replacement (Phases 1-5)	301,000	square feet	\$8	\$2,408,000	(VCT, carpet)
HVAC Upgrades (Phases 1-5)	301,000	square feet	\$25	\$7,525,000	
Auditorium Addition (w / Storm Shelter)	32,000	square feet	\$300	\$9,600,000	
Interior Renovations (Phases 1-5)	301,000	square feet	\$30	\$9,030,000	(Ceilings, paint)
Program Specific Renovations	1	lump sum	\$4,000,000	\$4,000,000	(Tech, PLTW, STEM, etc.)
Plumbing Upgrades (Phases 1-5)	301,000	square feet	\$12	\$3,612,000	
Roof Replacement (Phases 1-4)	239,000	square feet	\$20	\$4,780,000	
Junior Varsity Baseball / Softball Field	1	lump sum	\$400,000	\$400,000	
Additional Storm Water / Site Work	1	lump sum	\$100,000	\$100,000	(Related to field above.)
Security System Upgrades (All Phases)	310,000	square feet	\$2	\$620,000	
Window Replacement (Phases 1-4)	1	lump sum	\$500,000	\$500,000	
Classroom Addition (Three Stories)	20,000	square feet	\$250	\$5,000,000	

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

Note: Option 1 would maintain Hackmann Road Early Childhood Center in its current location. Minimal changes would be made to the site access for both Hackmann Road ECC and Henderson Elementary School, thus requiring traffic for Henderson students, families, and staff to interact with High School traffic.

C.F.M.P. – OPTION 2 (New High School Facility)

Francis Howell North High School - Comprehensive Facilities Master Plan (CFMP OPTION 2)			
Proposed Scope of Work	Estimated Completion	Estimated Cost	Notes
Phase 1:			
Site Demolition / Preparation / Infrastructure	1-2 Years	\$3,000,000	
New Access Road for Henderson ES	1-2 Years	\$400,000	
Miscellaneous Storm Water Work	1-2 Years	\$100,000	
Phase 2:			
Academic Wings and Service Areas	3-4 Years	\$63,000,000	(Includes Storm Shelter)
Phase 3:			
Athletics, Auditorium, and Fine Arts Programs	5-6 Years	\$20,000,000	
Original Building Demolition	5-6 Years	\$2,000,000	
Phase 4:			
New Stadium, Tennis Courts, Ball Fields	6-7 Years	\$4,000,000	
Practice Fields	6-7 Years	\$1,000,000	
Future Expansion:			
Third Floor Addition - Sim. to FHHS	Long Range	\$4,000,000	
Total Master Plan Estimated Cost:		\$97,500,000	

Francis Howell North High School - Estimating Information (CFMP OPTION 2)					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Phase 1:					
Site Demolition / Preparation / Infrastructure	1	lump sum	\$3,000,000	\$3,000,000	
New Access Road for Henderson ES	1	lump sum	\$400,000	\$400,000	
Miscellaneous Storm Water Work	1	lump sum	\$100,000	\$100,000	
Phase 2:					
Academic Wing and Service Areas	280,000	square feet	\$225	\$63,000,000	(Includes Storm Shelter)
Phase 3:					
Athletics and Fine Arts Programs	100,000	square feet	\$200	\$20,000,000	
Original Building Demolition	1	lump sum	\$2,000,000	\$2,000,000	
Phase 4:					
New Stadium, Tennis Courts, Ball Fields	1	lump sum	\$4,000,000	\$4,000,000	
Practice Fields	1	lump sum	\$1,000,000	\$1,000,000	
Future Expansion:					
Third Floor Addition - Sim. to FHHS	20,000	square feet	\$200	\$4,000,000	

Priority Needs Assessment Legend	
	Priority 1 – Immediate Need 1-2 Years (ASAP)
	Priority 2 – Mid-Level Need 5-10 Years (Estimated)
	Priority 3 – Low-Level Need 10-20 Years (Estimated)
	Priority 4 – Long Range Planning (Options for Future Growth)

Note: Option 2 would maintain Hackmann Road Early Childhood Center in its current location. Additional parking and circulation would be provided for both Hackmann Road ECC and Henderson Elementary School.

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL NORTH HIGH SCHOOL

Master Plans – Francis Howell North High School – [*OPTION 1 \(Additions & Renovations\)*](#)

5.001 Master Site Plan December 10, 2018

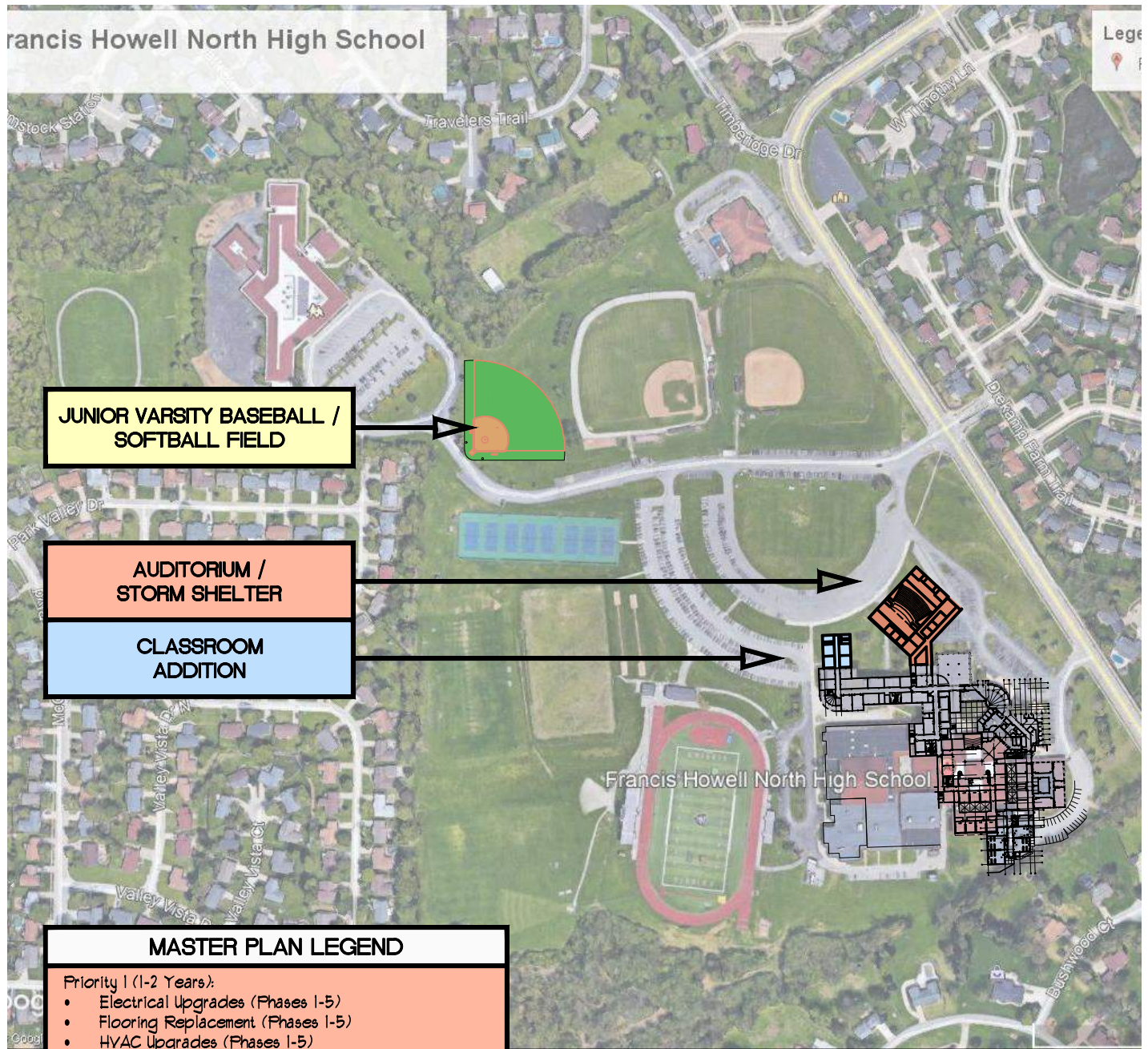
5.002 Master Floor Plan (Main Level) December 10, 2018

5.003 Master Floor Plan (Lower Level) December 10, 2018

5.004 Master Floor Plan (Upper Level) December 10, 2018

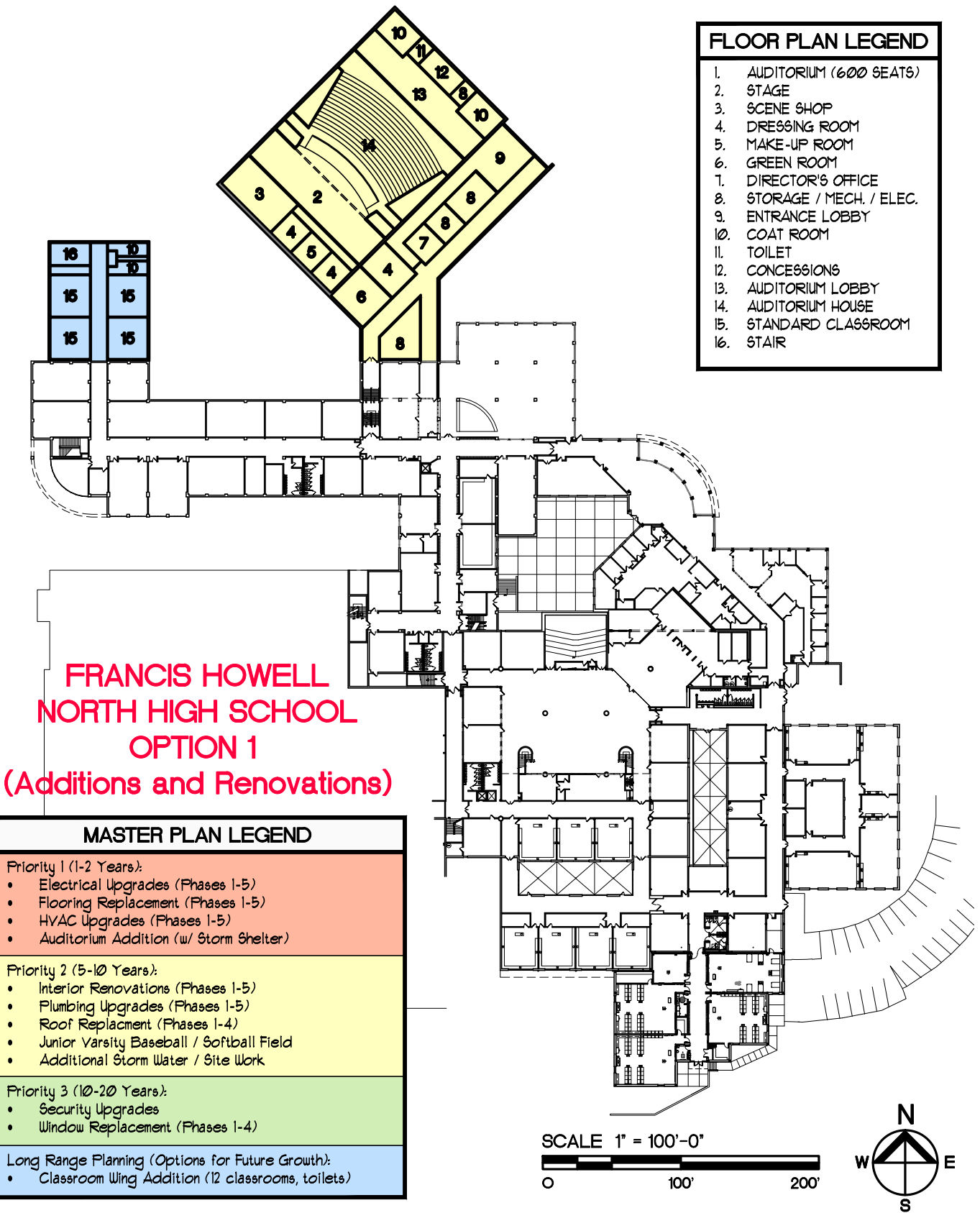
Master Plans – Francis Howell North High School – [*OPTION 2 \(New High School Facility\)*](#)

5.005 Master Site Plan Sketch December 10, 2018



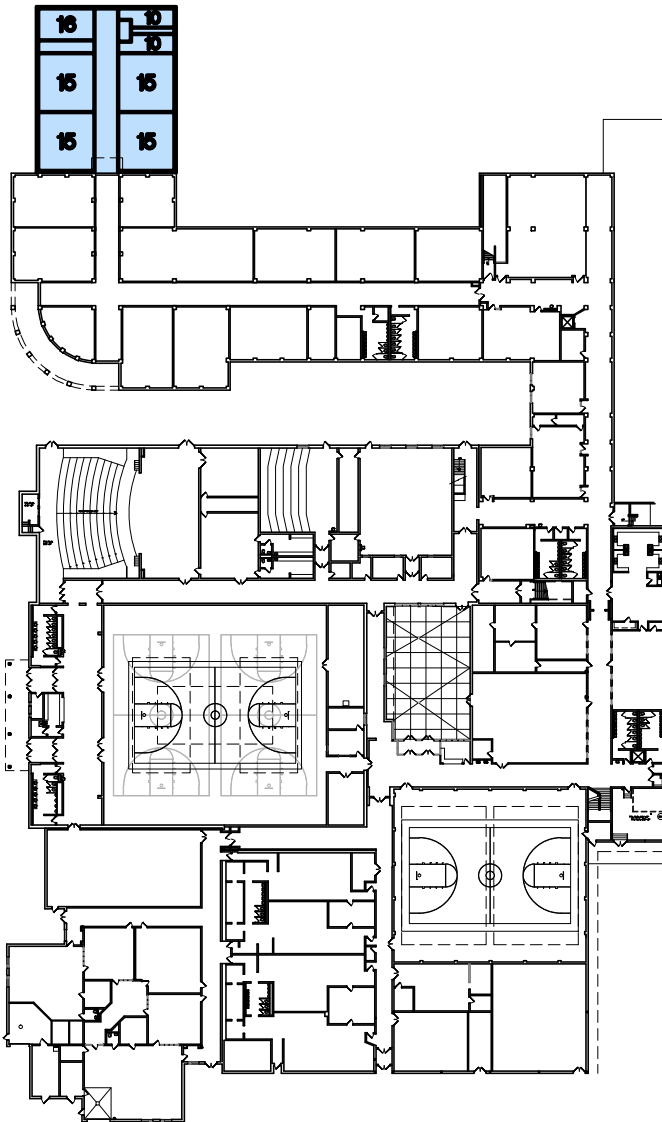
Francis Howell North High School - Master Site Plan

5.001



Francis Howell North High School - Master Floor Plan (Main Level)

5.002

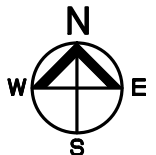


MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades (Phases 1-5) Flooring Replacement (Phases 1-5) HVAC Upgrades (Phases 1-5) Auditorium Addition (w/ Storm Shelter)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Interior Renovations (Phases 1-5) Plumbing Upgrades (Phases 1-5) Roof Replacement (Phases 1-4) Junior Varsity Baseball / Softball Field Additional Storm Water / Site Work
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Security System Upgrades (Cameras & Alarms) Window Replacement (Phases 1-4)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (12 classrooms, toilets)

FLOOR PLAN LEGEND	
1.	AUDITORIUM (600 SEATS)
2.	STAGE
3.	SCENE SHOP
4.	DRESSING ROOM
5.	MAKE-UP ROOM
6.	GREEN ROOM
7.	DIRECTOR'S OFFICE
8.	STORAGE / MECH. / ELEC.
9.	ENTRANCE LOBBY
10.	COAT ROOM
11.	TOILET
12.	CONCESSIONS
13.	AUDITORIUM LOBBY
14.	AUDITORIUM HOUSE
15.	STANDARD CLASSROOM
16.	STAIR

**FRANCIS HOWELL
NORTH HIGH SCHOOL
OPTION 1
(Additions and Renovations)**

SCALE 1" = 100'-0"



Francis Howell North High School - Master Floor Plan (Lower Level)

5.003

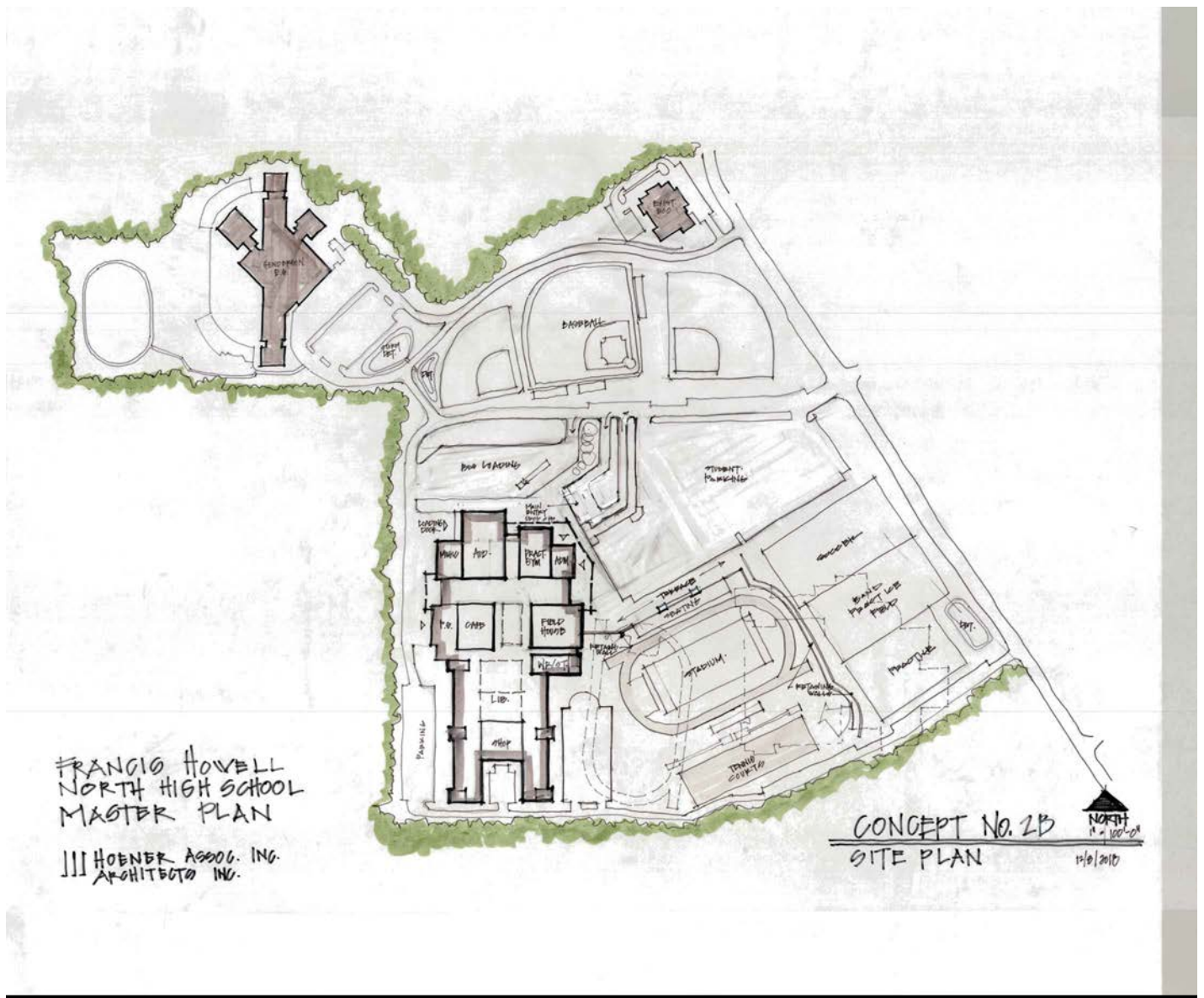


HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

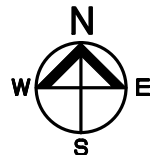
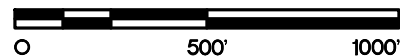
REVISION DATES

REVISION DATES	



**FRANCIS HOWELL
NORTH HIGH SCHOOL
OPTION 2
(New Construction)**

SCALE 1" = 500'-0"



Francis Howell North High School - Master Site Plan

5.005

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL UNION HIGH SCHOOL
SECTION 6**

Contents:	General Building Information
	Life Cycle Replacement Program Information
	Comprehensive Facilities Master Plan (OPTION 1) – Outline
	Comprehensive Facilities Master Plan (OPTION 2) – Outline
	Comprehensive Facilities Master Plan (OPTION 1) – Drawings
	Comprehensive Facilities Master Plan (OPTION 2) – Drawings
	Informational Drawings (<i>Included with Fact Book <u>only</u>.</i>)

GENERAL BUILDING INFORMATION

Address: Francis Howell Union High School
1405 Highway D
St. Charles, Missouri 63304

Telephone: (636) 851-5121

Building Specifics:

Construction History:

Original Construction:	1975
Additions:	1985 – Additions & Renovations (South Classrooms)
Renovations:	None at present.
Miscellaneous:	1993 – HVAC and Controls Upgrade 2003 – Roof Replacement 2011 – Security Cameras Installed 2012 – Structural Repair / Renovations

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	36.03 acres – FHHS Building 12.60 acres – FHHS Annex 2.76 acres – Francis Howell Union High School 0.65 acres – Membrane Treatment Plant 3.37 acres – Wooded Creek Area <u>2.18 acres – Bus Parking Lot / Building</u> 57.59 acres – Total Site Size
Footprint Area:	43,746 square feet
Main Level Floor Area:	43,746 square feet
Upper Level Floor Area:	43,746 square feet
Total Floor Area:	87,492 square feet

Educational Specifics:

Primary Use:	District-Wide Conference Rooms (4) District-Wide Surplus Furniture Storage District Learning Center (7-10 offices, curriculum storage) Alternative Education Programs, Grade Levels 9-12
Enrollment (05-14-18):	Not Available

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL UNION HIGH SCHOOL

PHASE 1
(Original Construction – 63,226 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1975	43	57%	F	43%	
Building Structure	75	2018	1975	43	57%	F	43%	
Electrical Infrastructure	50	2018	1975	43	86%	P	14%	Needs replacement.
Floors	35	2018	1975	43	123%	P	-23%	Needs replacement.
HVAC	25	2018	1993	25	100%	P	0%	Needs replacement.
HVAC Controls	25	2018	1993	25	100%	P	0%	Needs replacement.
Kitchen Equipment	25	2018				P		Need upgrade for Union.
Light Fixtures	25	2018	1975	43	172%	P	-72%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1975	43	108%	P	-8%	Needs replacement.
Plumbing Infrastructure	50	2018	1975	43	86%	P	14%	Needs replacement.
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2003	15	60%	G	40%	
Security & Alarms	15	2018	1975	43	287%	p	-187%	Fire system needs replacement.
Security Cameras	10	2018	2011	7	70%	G	30%	
Window s	50	2018	1975	43	86%	P	14%	Needs replacement.
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL UNION HIGH SCHOOL

PHASE 2
(Classroom Addition – 24,266 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1985	33	44%		56%	
Building Structure	75	2018	1985	33	44%		56%	
Electrical Infrastructure	50	2018	1985	33	66%		34%	
Floors	35	2018	1985	33	94%		6%	
HVAC	25	2018	1985	33	132%		-32%	
HVAC Controls	25	2018	1985	33	132%		-32%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	1985	33	132%		-32%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1985	33	83%		18%	
Plumbing Infrastructure	50	2018	1985	33	66%		34%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1985	33	132%		-32%	
Security & Alarms	15	2018	1985	33	220%		-120%	
Security Cameras	10	2018	1985	33	330%		-230%	
Windows	50	2018	1985	33	66%		34%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

FRANCIS HOWELL UNION HIGH SCHOOL

Francis Howell Union High School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Francis How ell Union HS (Phase 1)	1975	43	63,226		
Francis How ell Union HS (Phase 2)	1985	33	24,266		
	Total Building Area:		87,492	Not Available	Not Available
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

C.F.M.P. OPTION 1 (Additions & Renovations)

Francis Howell Union High School - Comprehensive Facilities Master Plan (CFMP OPTION 1)				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Exterior Renovations	1	1-2 Years	\$500,000	(Structural Repairs, Underpinning)
Electrical Upgrades	1	1-2 Years	\$1,760,000	
HVAC Upgrades	1	1-2 Years	\$2,200,000	
Plumbing Upgrades	1	1-2 Years	\$1,056,000	
Security System Upgrades	1	1-2 Years	\$176,000	
Interior Finish Renovations	2	5-10 Years	\$4,400,000	(Finishes, Lighting)
Window Replacement	2	5-10 Years	\$210,000	
None at present.				
Expansion options would be available by occupying adjacent spaces vacated by other programs. However, no storm shelter would be available.				

Francis Howell Union High School - Estimating Information (CFMP OPTION 1)					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Exterior Renovations	1	lump sum	\$500,000	\$500,000	(Structural Repairs, Underpinning)
Electrical Upgrades	88,000	square feet	\$20	\$1,760,000	
HVAC Upgrades	88,000	square feet	\$25	\$2,200,000	
Plumbing Upgrades	88,000	square feet	\$12	\$1,056,000	
Security System Upgrades	88,000	square feet	\$2	\$176,000	
Interior Finish Renovations	88,000	square feet	\$50	\$4,400,000	(Finishes, Lighting)
Window Replacement	140	each	\$1,500	\$210,000	
None at present.					
Expansion options would be available by occupying adjacent spaces vacated by other programs. However, no storm shelter would be available.					

Priority Needs Assessment Legend	
	Priority 1 – Immediate Need 1-2 Years (ASAP)
	Priority 2 – Mid-Level Need 5-10 Years (Estimated)
	Priority 3 – Low-Level Need 10-20 Years (Estimated)
	Priority 4 – Long Range Planning (Options for Future Growth)

C.F.M.P. OPTION 2

Francis Howell Union High School - Comprehensive Facilities Master Plan (CFMP OPTION 2)			
Proposed Scope of Work	Estimated Completion	Estimated Cost	Notes
Phase 1:			
Temporary Program Relocation (FHHS)	1 Year	\$200,000	
Demolition of Existing Building "C"	3 Months	\$400,000	
Phase 2:			
Construction of New Union High School	10 Months	\$6,000,000	
Future Expansion:			
To be determined.	Long Range	\$0	
Total Estimated Expenditures (OPTION 2):		\$6,600,000	

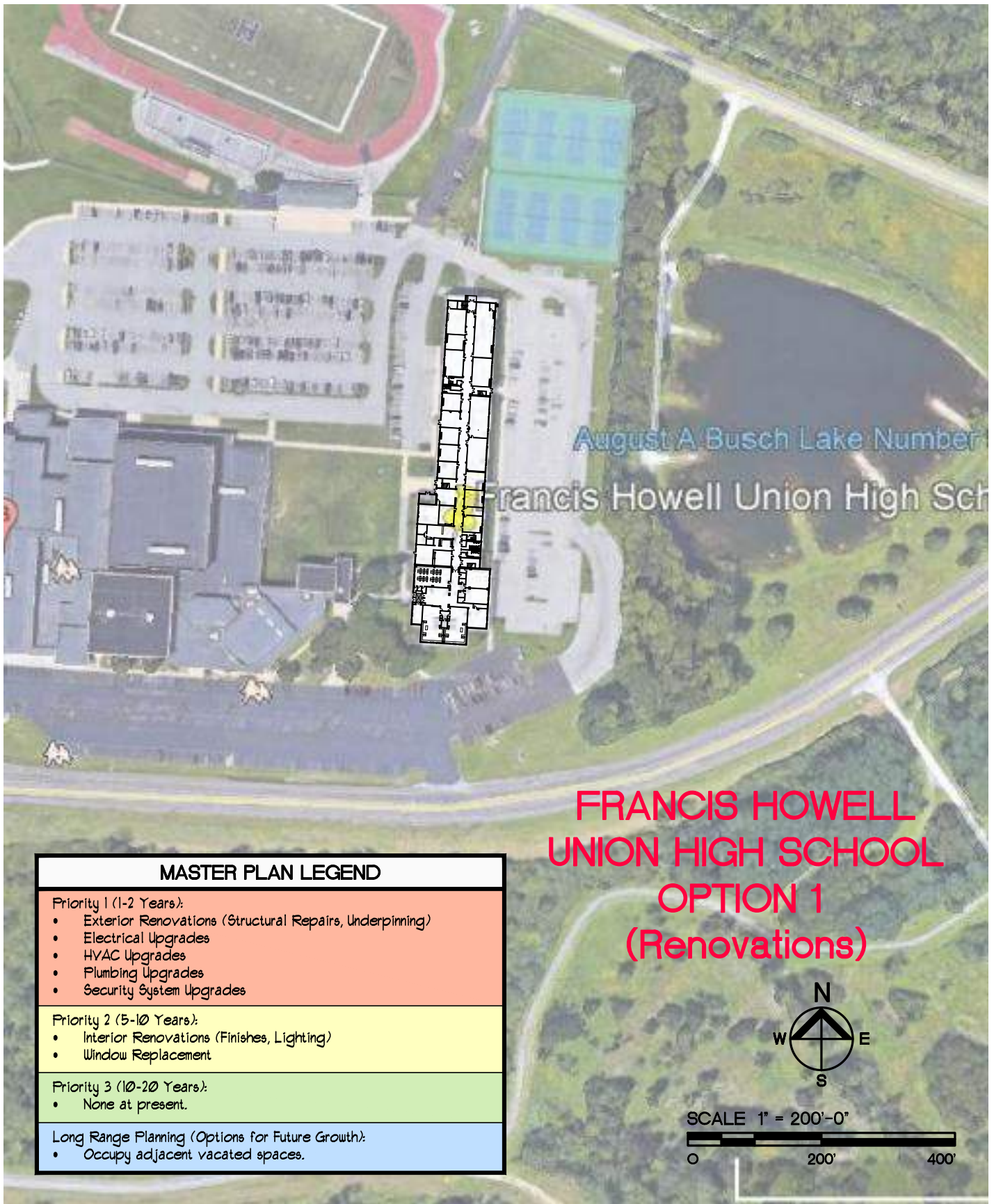
FHSD Transportation Facility - Estimating Information (CFMP OPTION 2)					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Phase 1:					
Temporary Program Relocation (FHHS)	1	lump sum	\$100,000	\$200,000	
Demolition of Existing Building "C"	1	lump sum	\$400,000	\$400,000	
Phase 2:					
Construction of New Union High School	30,000	square feet	\$200	\$6,000,000	
Future Expansion:					
To be determined.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL UNION HIGH SCHOOL

Master Plans – Francis Howell Union High School:

6.001	Master Site Plan	December 10, 2018
6.002	Master Floor Plan (Main Level)	December 10, 2018
6.003	Master Floor Plan (Upper Level)	December 10, 2018
6.004	Master Site Plan – OPTION 2	December 10, 2018
6.005	Master Floor Plan – OPTION 2	December 10, 2018



Francis Howell Union High School - Master Site Plan

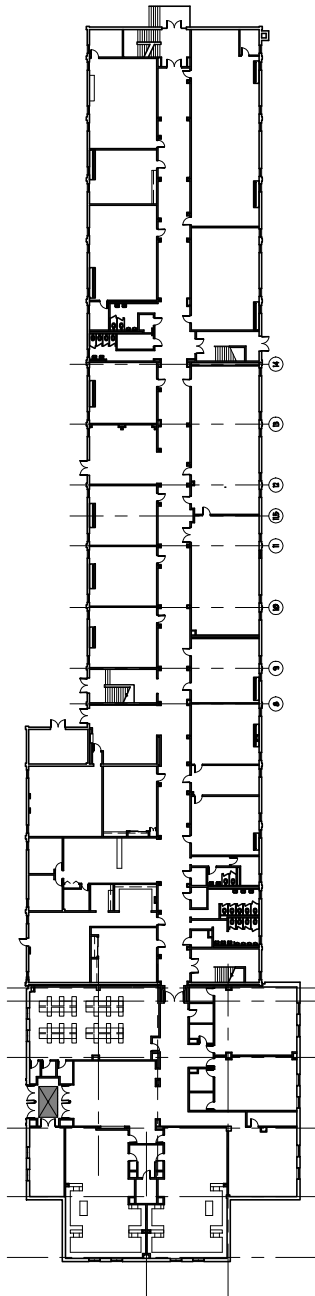
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ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

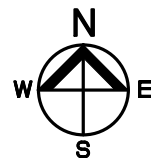
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES

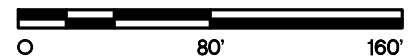


MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Exterior Renovations (Structural Repairs, Underpinning) Electrical Upgrades HVAC Upgrades Plumbing Upgrades Security System Upgrades
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Interior Renovations (Finishes, Lighting) Window Replacement
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> None at present.
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Occupy adjacent vacated spaces.

FRANCIS HOWELL UNION HIGH SCHOOL OPTION 1 (Renovations)



SCALE 1" = 80'-0"



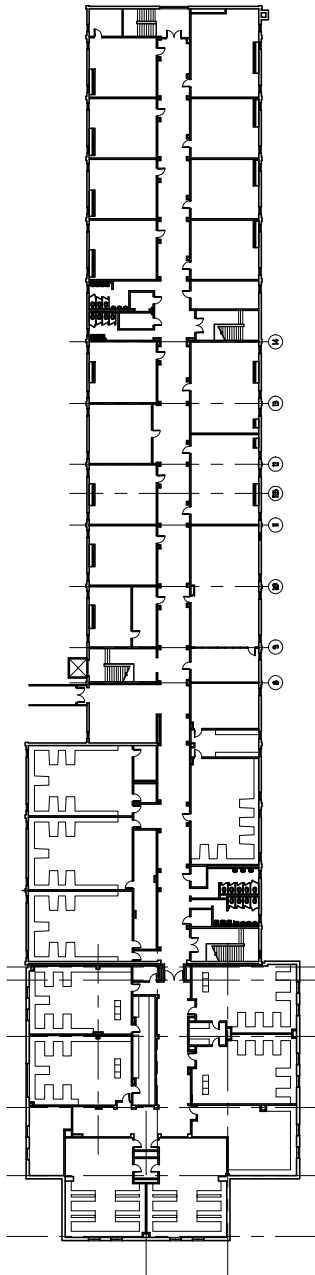
Francis Howell Union High School - Master Floor Plan (Main Level)

6.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

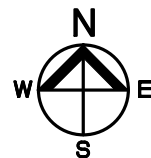
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES	

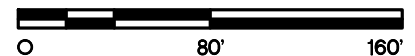


MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Exterior Renovations (Structural Repairs, Underpinning) Electrical Upgrades HVAC Upgrades Plumbing Upgrades Security System Upgrades
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Interior Renovations (Finishes, Lighting) Window Replacement
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> None at present.
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Occupy adjacent vacated spaces.

FRANCIS HOWELL UNION HIGH SCHOOL OPTION 1 (Renovations)



SCALE 1" = 80'-0"



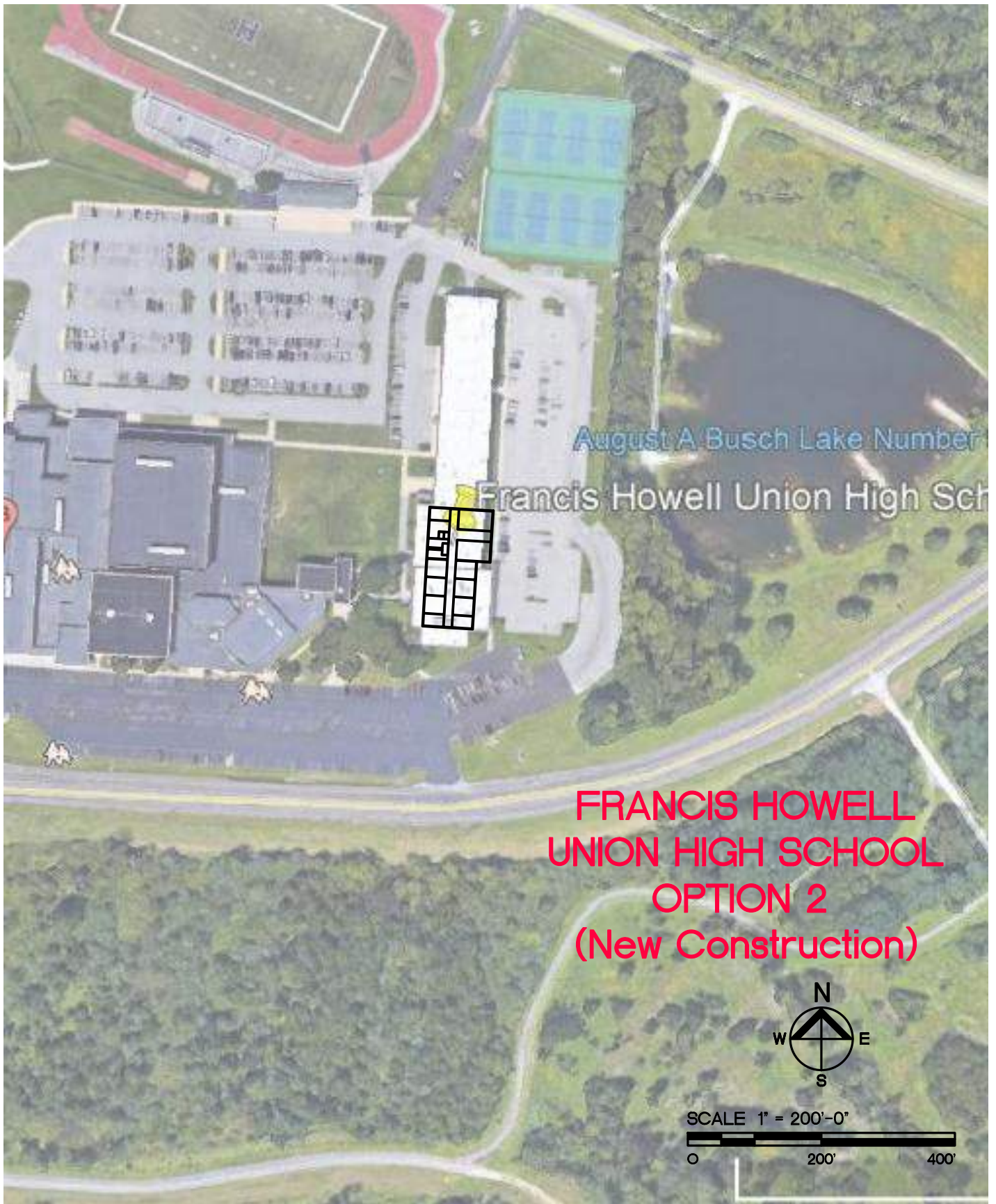
Francis Howell Union High School - Master Floor Plan (Upper Level)

6.003

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



Francis Howell Union High School - Master Site Plan

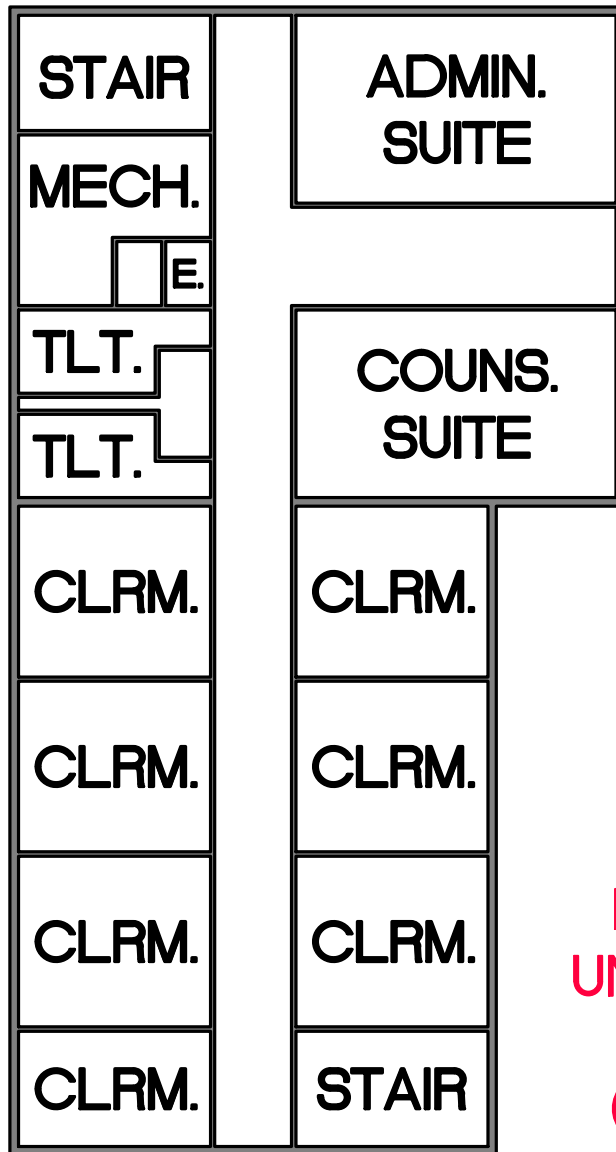
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HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

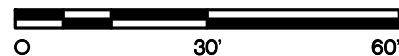
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



**FRANCIS HOWELL
UNION HIGH SCHOOL
OPTION 2
(New Construction)**

SCALE 1" = 30'-0"



Francis Howell Union High School - Master Floor Plan (Main Level)

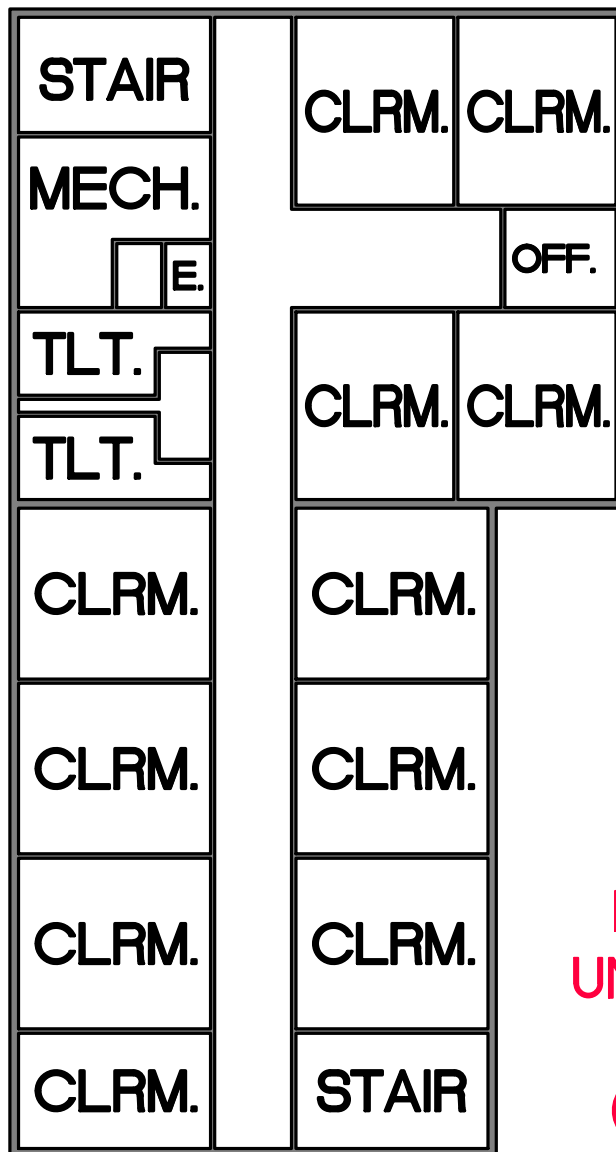
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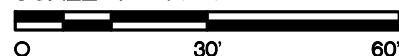
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



**FRANCIS HOWELL
UNION HIGH SCHOOL
OPTION 2
(New Construction)**

SCALE 1" = 30'-0"



Francis Howell Union High School - Master Floor Plan (Upper Level)

6.006



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
HERITAGE ALTERNATIVE PROGRAM
SECTION 7**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Heritage Alternative Program (Heritage Landing)
 1400 Gettysburg Landing
 St. Charles, Missouri 63303

Telephone: (636) 851-5300

Building Specifics:

Construction History:

Original Construction:	1998
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	2012 – Light Fixture Replacement 2012 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	1.11 acre
Footprint Area (Single Story):	9,039 square feet
Total Floor Area:	9,039 square feet

Educational Specifics:

Primary Use:	Special Needs Program (Upper Grade Levels)
Enrollment (05-14-18):	Not available

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HERITAGE ALTERNATIVE PROGRAM

PHASE 1
(Original Construction – 9,039 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	50	2018	1998	20	40%	G	60%	Siding & soffit need maintenance.
Building Structure	50	2018	1998	20	40%	G	60%	
Electrical Infrastructure	50	2018	1998	20	40%	G	60%	
Floors	35	2018	1998	20	57%	G	43%	
HVAC	25	2018	1998	20	80%	G	20%	
HVAC Controls	25	2018	1998	20	80%	G	20%	
Kitchen Equipment	25	2018	1998	20	80%	G	20%	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1998	20	50%	G	50%	
Plumbing Infrastructure	50	2018	1998	20	40%	G	60%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1998	20	80%	G	20%	
Security & Alarms	15	2018	1998	20	133%	G	-33%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1998	20	40%	G	60%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

HERITAGE ALTERNATIVE PROGRAM

Heritage Alternative Program - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Heritage Alternative Program	1998	20	9,039	Not available	Not available
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Heritage Alternative Program - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$20,000	
HVAC Upgrades	2	5-10 Years	\$200,000	(Residential)
Roof Replacement	2	5-10 Years	\$150,000	(Shingle)
Siding / Soffit Replacement	2	5-10 Years	\$80,000	
Flooring Replacement	3	10-20 Years	\$80,000	
Classroom Wing Addition	4	Long Range	\$600,000	(Two classrooms)
Associated Site Work	4	Long Range	\$200,000	
<i>Future expansion options may be limited due to potential Storm Shelter requirements.</i>				

Heritage Alternative Program - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Security System Upgrades	10,000	square feet	\$2	\$20,000	
HVAC Upgrades	10,000	square feet	\$20	\$200,000	(Residential)
Roof Replacement	10,000	square feet	\$15	\$150,000	(Shingle)
Siding / Soffit Replacement	8,000	square feet	\$10	\$80,000	
Flooring Replacement	10,000	square feet	\$8	\$80,000	
Classroom Wing Addition	3,000	square feet	\$200	\$600,000	(Three classrooms)
Associated Site Work	1	lump sum	\$200,000	\$200,000	
<i>Future expansion options may be limited due to potential Storm Shelter requirements.</i>					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
HERITAGE ALTERNATIVE PROGRAM

Master Plans – Heritage Alternative Program:

7.001 Master Site Plan

December 10, 2018

7.102 Master Floor Plan

December 10, 2018

MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Residential) Roof Replacement (Shingle) Siding / Soffit Replacement
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Flooring Replacement (VCT / Carpet)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (Two Classrooms) Associated Site Work

- Associated Site Work



SCALE 1" = 200'-0"

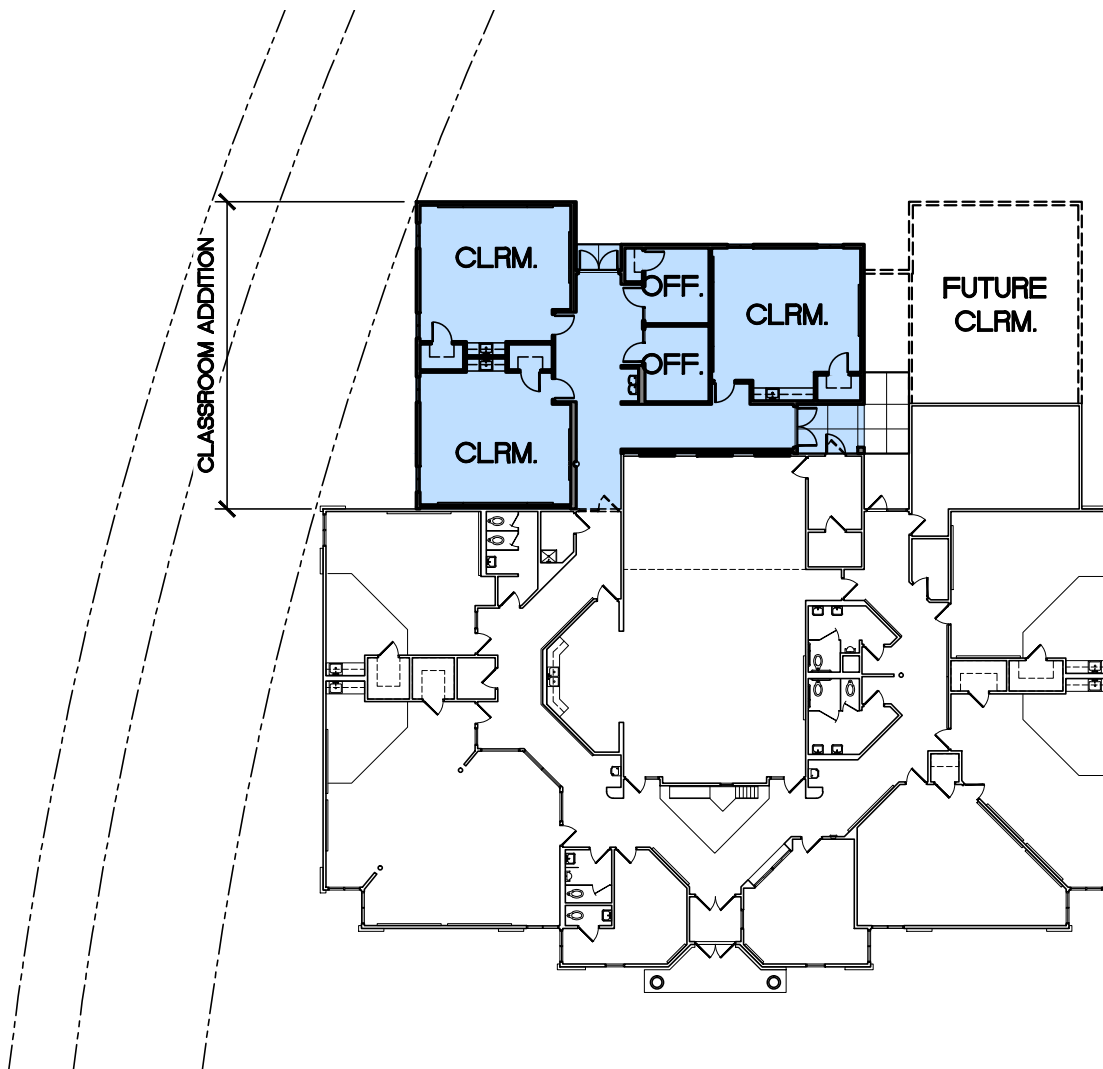


7.001



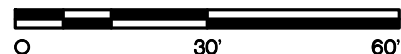
**COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI**

REVISION DATES	



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	• HVAC Upgrades (Residential) • Roof Replacement (Shingle) • Siding / Soffit Replacement
Priority 3 (10-20 Years):	• Flooring Replacement (VCT / Carpet)
Long Range Planning (Options for Future Growth):	• Classroom Wing Addition (Two Classrooms) • Associated Site Work

SCALE 1" = 30'-0"



Heritage Alternative Program - Master Floor Plan (Main Level)

7.002



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
BARNWELL MIDDLE SCHOOL
SECTION 8**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*included with Fact Book only*)

GENERAL BUILDING INFORMATION

Address: Barnwell Middle School
 1035 Jungs Station Road
 St. Charles, Missouri 63303

Telephone: (636) 851-4100

Building Specifics:

Construction History:

Original Construction:	1980
Additions:	None at present.
Renovations:	2013 – Toilet Room / Science Classroom Renovations
Miscellaneous:	1998 – Roof Replacement 2002 – Light Fixture Replacement 2004 – Security and Alarm Systems Installed 2006 – Athletic Field Upgrades 2010 – Security Cameras Installed 2010 – Window Replacement 2012 – HVAC and Controls Upgrades 2013 – Kitchen Equipment Replacement

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	19.57 acres – Barnwell Middle School <u>27.48 acres – Becky-David Elementary School</u> 47.05 acres – Total Site Size
Footprint Area:	76,886 square feet
Main Level Area:	42,507 square feet
Lower Level Area:	61,447 square feet
Total Floor Area:	103,954 square feet

Educational Specifics:

Primary Use:	Middle School, Grade Levels 6-8
Enrollment (05-14-18):	830

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
BARNWELL MIDDLE SCHOOL

PHASE 1
(Original Construction – 70,225 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	2006	12	40%	G	60%	
Building Envelope	75	2018	1980	38	51%	P	49%	Several areas being monitored for settling. Several areas have been repaired.
Building Structure	75	2018	1980	38	51%	P	49%	
Electrical Infrastructure	50	2018	1980	38	76%	P	24%	
Floors	35	2018	1980	38	109%	F	-9%	Mainly Tile - Some areas repaired.
HVAC	25	2018	2012	6	24%	G	76%	
HVAC Controls	25	2018	2012	6	24%	G	76%	
Kitchen Equipment	25	2018	2013	5	20%	G	80%	
Light Fixtures	25	2018	2002	16	64%	G	36%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2013	5	13%	G	88%	
Plumbing Infrastructure	50	2018	2013	5	10%	G	90%	
Portable Buildings	20	2018	2000	18	90%	F	10%	3 units.
Roof	25	2018	1998	20	80%	G	20%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2010	8	80%	G	20%	
Windows	50	2018	2010	8	16%	G	84%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
BARNWELL MIDDLE SCHOOL

PHASE 2
(Gymnasium / Classroom Addition – 33,729 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	2001	17	23%		77%	
Building Structure	75	2018	2001	17	23%		77%	
Electrical Infrastructure	50	2018			0%		100%	
Floors	35	2018			0%		100%	
HVAC	25	2018			0%		100%	
HVAC Controls	25	2018			0%		100%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018			0%		100%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018			0%		100%	
Plumbing Infrastructure	50	2018			0%		100%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018			0%		100%	
Security & Alarms	15	2018			0%		100%	
Security Cameras	10	2018			0%		100%	
Windows	50	2018			0%		100%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

BARNWELL MIDDLE SCHOOL

Barnwell Middle School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Barnwell Middle School (Phase 1)	1980	38	70,225		
Barnwell Middle School (Phase 2)	2001	17	33,729		
			103,954	830	784
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Barnwell Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Portable Building Demolition	1	1-2 Years	\$30,000	
Interior Renovation	1	1-2 Years	\$4,800,000	(Ceilings, floors, paint)
Exterior Renovation	1	1-2 Years	\$500,000	(Envelope / structural renovations)
Electrical Infrastructure Upgrades	2	5-10 Years	\$2,400,000	
Security System Upgrades	2	5-10 Years	\$240,000	(Cameras & Alarms)
Classroom Wing Addition	2	5-10 Years	\$1,760,000	(Eight (8) classrooms, student toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Parking Lot Expansion / Loop Road	2	5-10 Years	\$560,000	(Approx. 60 new spaces)
Roof Replacement	3	10-12 Years	\$2,400,000	(Cameras & Alarms)
Light Fixture Replacement	4	Long Range	\$960,000	

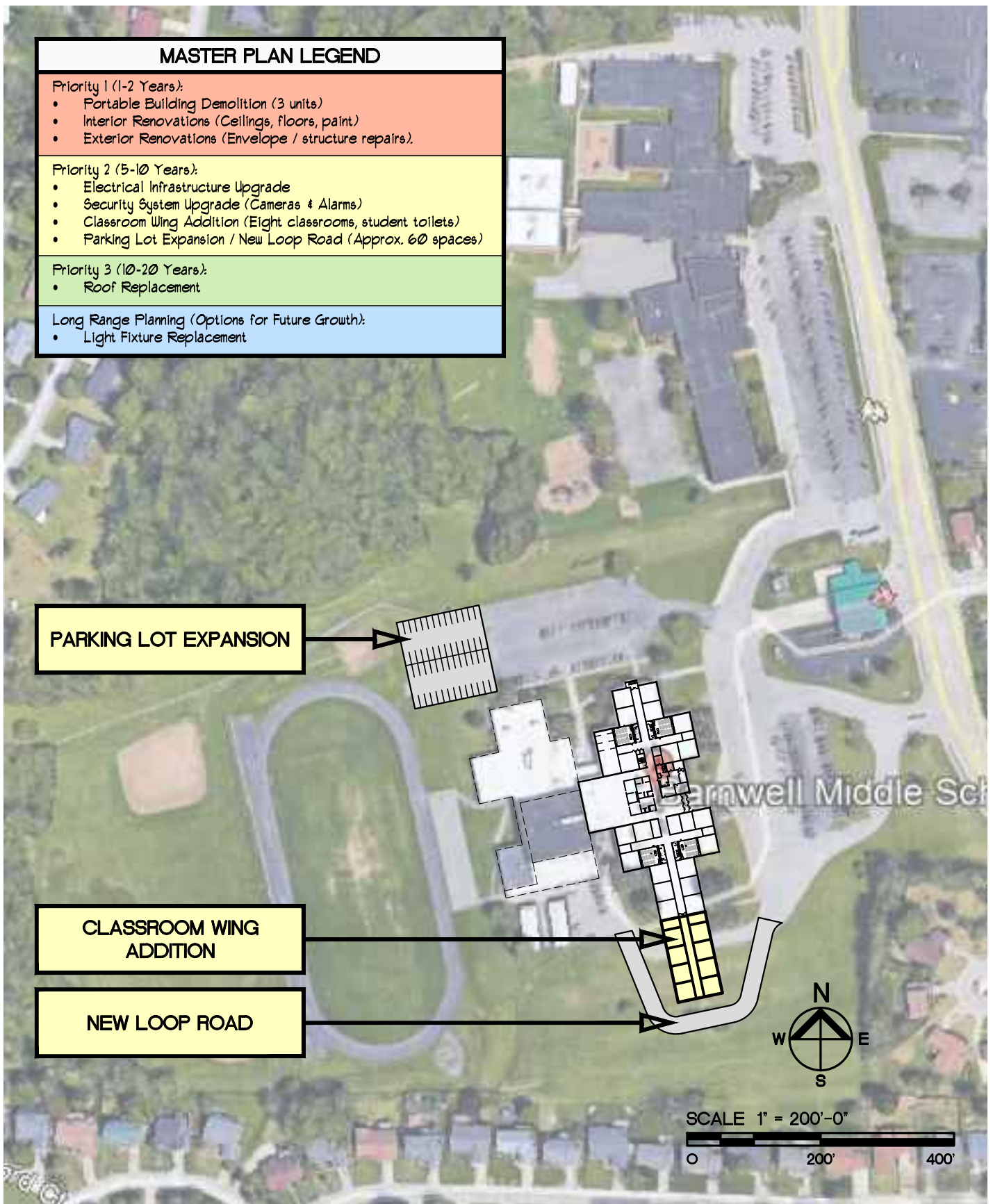
Barnwell Middle School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Portable Building Demolition	3	each	\$10,000	\$30,000	
Interior Renovation	120,000	s.f.	\$40	\$4,800,000	(Ceilings, floors, paint)
Exterior Renovation	1	Lump Sum	\$500,000	\$500,000	(Envelope / structural renovations)
Electrical Infrastructure Upgrades	120,000	s.f.	\$20	\$2,400,000	
Security System Upgrades	120,000	s.f.	\$2	\$240,000	(Cameras & Alarms)
Classroom Wing Addition	8,800	s.f.	\$200	\$1,760,000	(Eight (8) classrooms, student toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.					
Parking Lot Expansion / Loop Road	28,000	s.f.	\$20	\$560,000	(Approx. 60 new spaces)
Roof Replacement	120,000	s.f.	\$20	\$2,400,000	
Light Fixture Replacement	120,000	s.f.	\$8	\$960,000	

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
BARNWELL MIDDLE SCHOOL

Master Plans – Barnwell Middle School:

8.001	Master Site Plan	December 10, 2018
8.102	Master Floor Plan (Main Level)	December 10, 2018
8.103	Master Floor Plan (Lower Level)	December 10, 2018



Barnwell Middle School - Master Site Plan

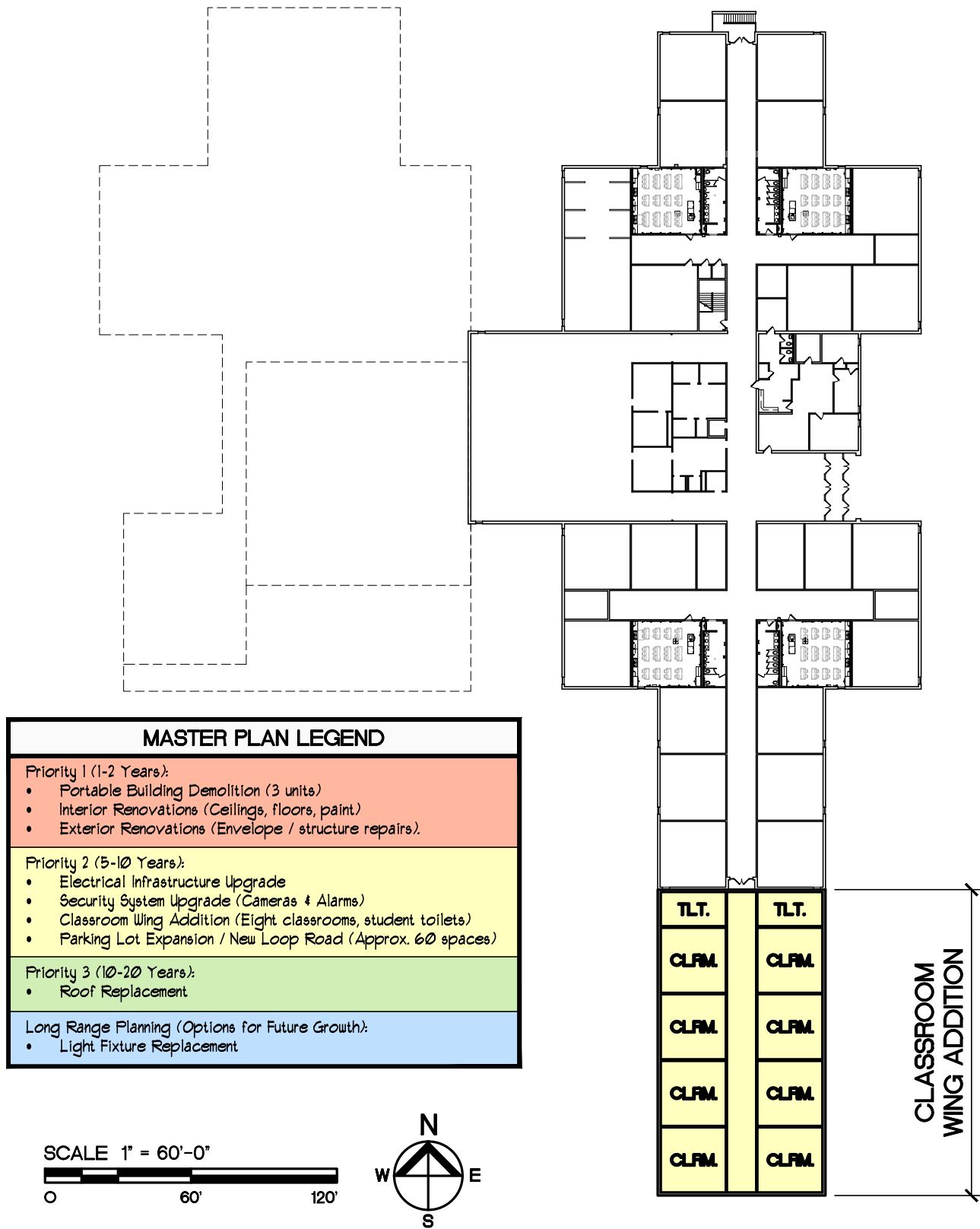
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HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



Barnwell Middle School - Master Floor Plan (Main Level)

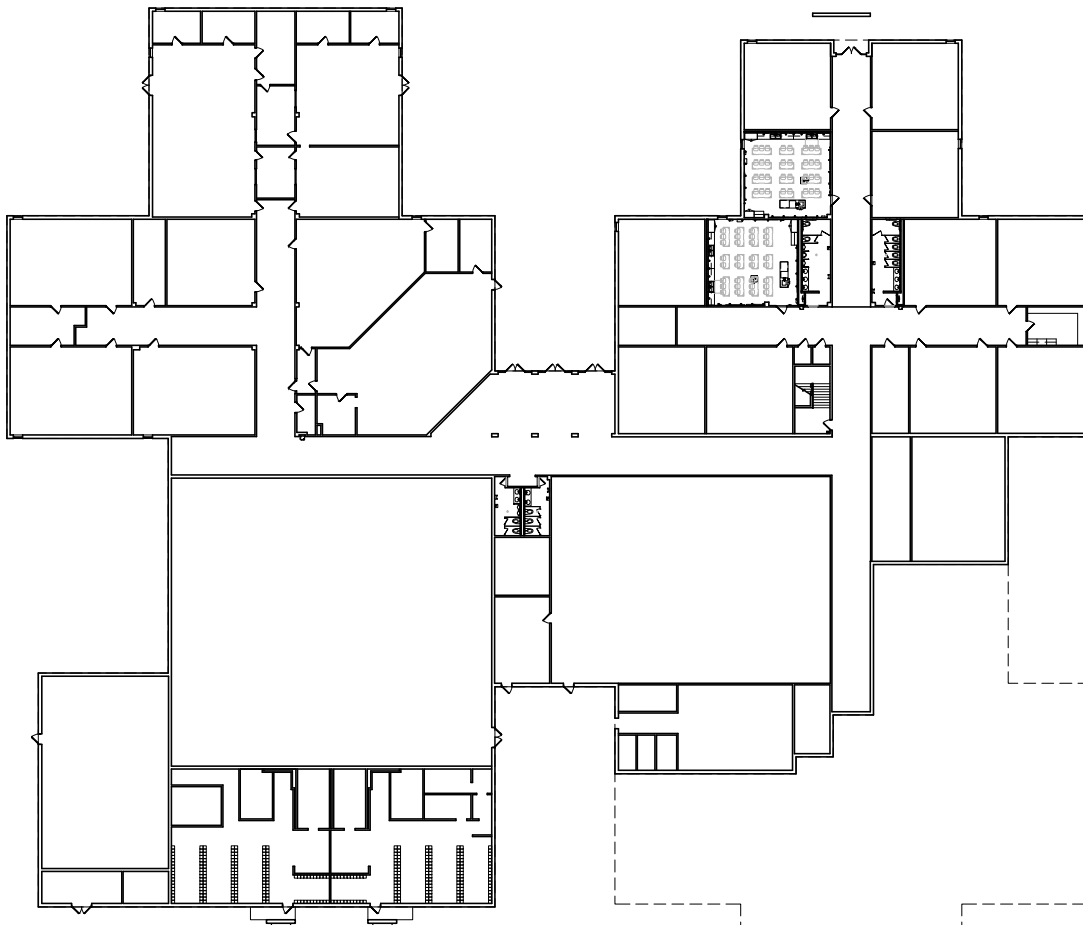
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HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
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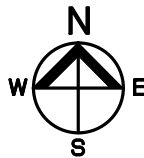
COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> • Portable Building Demolition (3 units) • Interior Renovations (Ceilings, floors, paint) • Exterior Renovations (Envelope / structure repairs).
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> • Electrical Infrastructure Upgrade • Security System Upgrade (Cameras & Alarms) • Classroom Wing Addition (Eight classrooms, student toilets) • Parking Lot Expansion / New Loop Road (Approx. 60 spaces)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> • Roof Replacement
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> • Light Fixture Replacement

SCALE 1" = 60'-0"



CLASSROOM
WING ADDITION
(MAIN LEVEL
ONLY)

Barnwell Middle School - Master Floor Plan (Lower Level)

8.003



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
BRYAN MIDDLE SCHOOL
SECTION 9**

Contents:	General Building Information
	Life Cycle Replacement Program Information
	Comprehensive Facilities Master Plan – Outline
	Comprehensive Facilities Master Plan – Drawings
	Informational Drawings (<i>Included with Fact Book <u>only</u>.</i>)

GENERAL BUILDING INFORMATION

Address:	Bryan Middle School 605 Independence Road St. Charles, Missouri 63304
Telephone:	(636) 851-5800

Building Specifics:

Construction History:

Original Construction:	2000
Additions:	None at present.
Renovations:	2013 – Carpet Replacement
Miscellaneous:	2010 – Security and Alarm Systems Installed 2011 – Track and Baseball Field Renovation 2013 – Roof Replacement (70% of Building)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	24.70 acres
Footprint Area:	107,537 square feet
Main Level Area:	107,537 square feet
Upper Level Area:	20,828 square feet
Total Floor Area:	128,365 square feet

Educational Specifics:

Primary Use:	Middle School, Grade Levels 6-8
Enrollment (05-14-18):	879

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
BRYAN MIDDLE SCHOOL

PHASE 1
(Original Construction – 128,365 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	2011	7	23%	G	77%	Track & baseball field recently renovated.
Building Envelope	75	2018	2000	18	24%	G	76%	
Building Structure	75	2018	2000	18	24%	G	76%	
Electrical Infrastructure	50	2018	2000	18	36%	G	64%	
Floors	35	2018	2000	18	51%	G	49%	Mainly Tile. Carpet replaced in 2013.
HVAC	25	2018	2000	18	72%	G	28%	Major ductwork replacement in 2013.
HVAC Controls	25	2018	2000	18	72%	F	28%	Becoming obsolete.
Kitchen Equipment	25	2018	2000	18	72%	G	28%	
Light Fixtures	25	2018	2000	18	72%	G	28%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2000	18	45%	G	55%	
Plumbing Infrastructure	50	2018	2000	18	36%	G	64%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2017	1	4%		96%	
Security & Alarms	15	2018	2000	18	120%	G	-20%	
Security Cameras	10	2018	2010	8	80%	G	20%	
Windows (70%)	50	2018	2000	18	36%		64%	
Windows (30%)	50	2018	2013	5	10%	G	90%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

BRYAN MIDDLE SCHOOL

Bryan Middle School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Bryan Middle School	2000	18	128,365	879	851
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Bryan Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.	1	1-2 Years		
HVAC Upgrades	2	5-10 Years	\$3,025,000	
Security System Upgrades	3	10-20 Years	\$242,000	
Classroom Wing Addition	4	Long Range	\$2,200,000	(Eight (8) classrooms, toilets)
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>				
Loop Road Expansion	4	Long Range	\$100,000	

Bryan Middle School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
None at present.					
HVAC Upgrades	121,000	square feet	\$25	\$3,025,000	
Security System Upgrades	121,000	square feet	\$2	\$242,000	
Classroom Wing Addition	11,000	square feet	\$200	\$2,200,000	(Eight (8) classrooms, toilets)
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>					
Loop Road Expansion	1	lump sum	\$100,000	\$100,000	

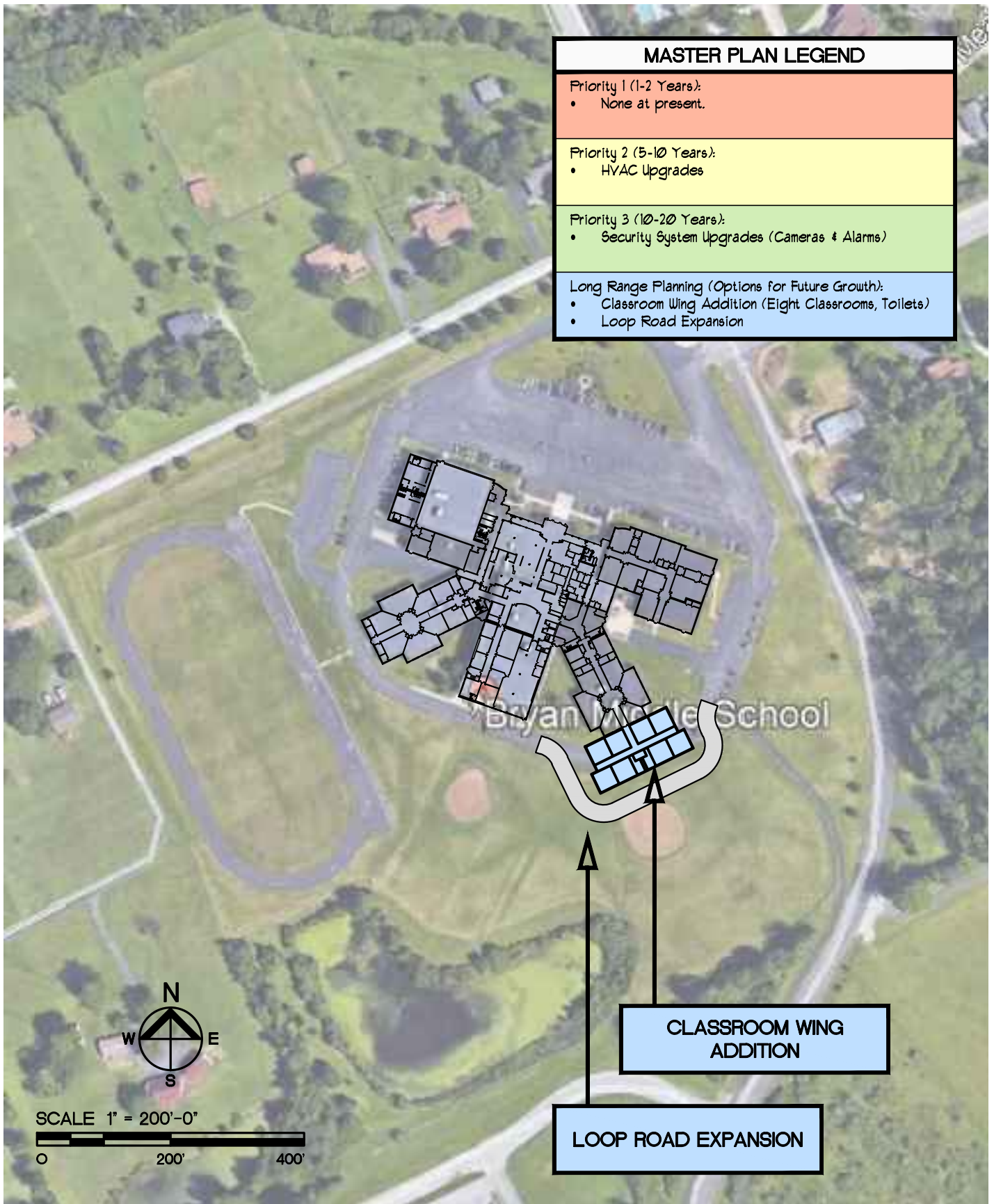
Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
BRYAN MIDDLE SCHOOL

Master Plans – Bryan Middle School:

9.001	Master Site Plan	December 10, 2018
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9.102	Master Floor Plan (Main Level)	December 10, 2018
9.103	Master Floor Plan (Upper Level)	December 10, 2018



Bryan Middle School - Master Site Plan

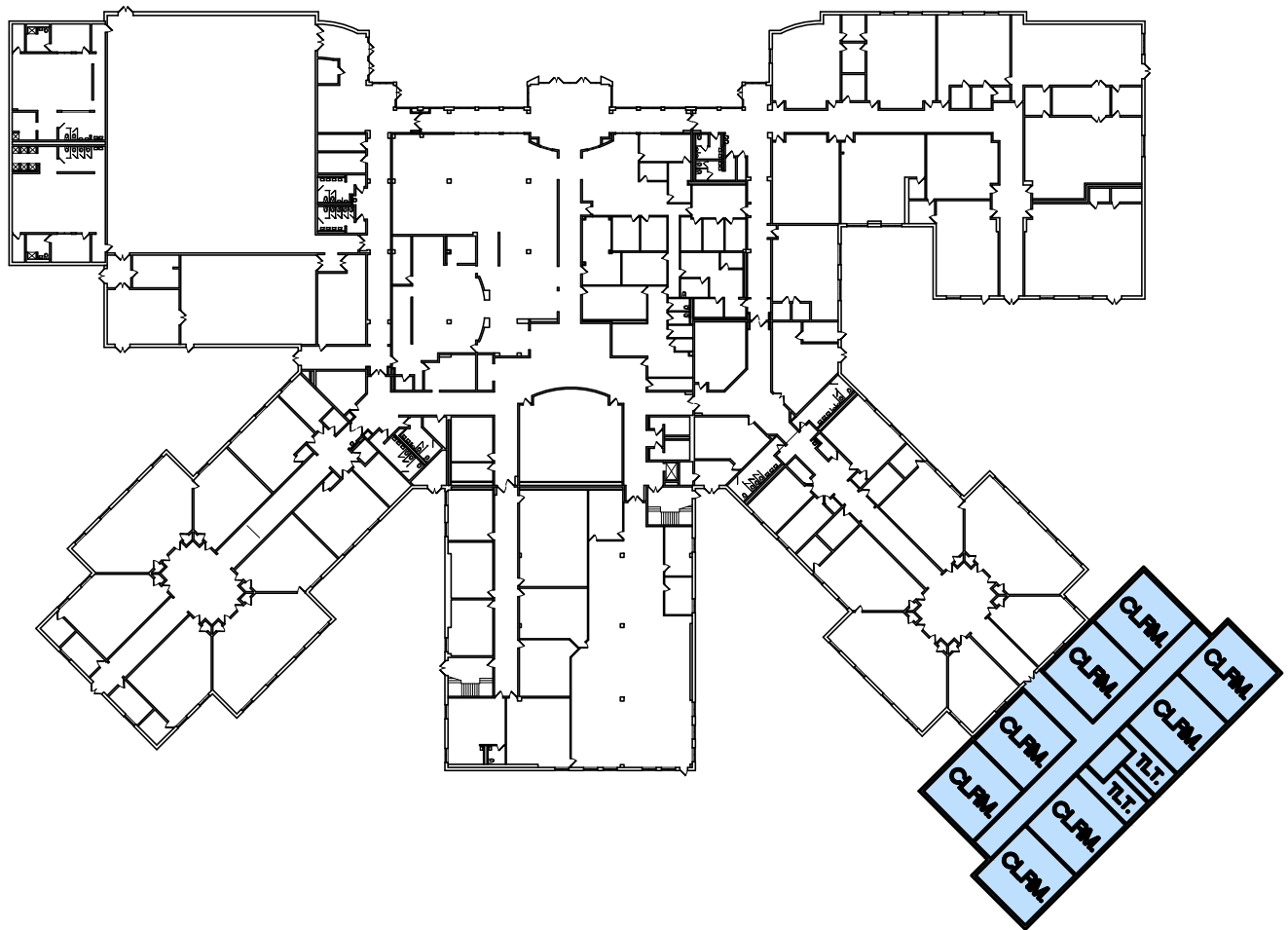
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HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> None at present.
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> HVAC Upgrades
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Security System Upgrades (Cameras & Alarms)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (Eight Classrooms, Toilets) Loop Road Expansion

SCALE 1" = 80'-0"



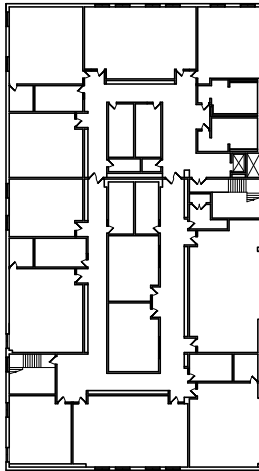
Bryan Middle School - Master Floor Plan (Main Level)

9.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

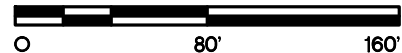
COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> • None at present.
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> • HVAC Upgrades
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> • Security System Upgrades (Cameras & Alarms)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> • Classroom Wing Addition (Eight Classrooms, Toilets) • Loop Road Expansion

SCALE 1" = 80'-0"



Bryan Middle School - Master Floor Plan (Upper Level)

9.003



HOENER ASSOCIATES, INC.
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COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL MIDDLE SCHOOL
SECTION 10**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Francis Howell Middle School
 825 O'Fallon Road
 St. Charles, Missouri 63304

Telephone: (636) 851-4800

Building Specifics:

Construction History:

Original Construction:	1992
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	2004 – Security and Alarm Systems Installed 2004 – Track & Field Upgrade 2011 – Track & Field Upgrade 2012 – Light Fixture Replacement 2012 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	28.14 acres
Footprint Area:	86,983 square feet
Main Level Area:	86,983 square feet
Upper Level Area:	34,699 square feet
Total Floor Area:	121,682 square feet

Educational Specifics:

Primary Use:	Middle School, Grade Levels 6-8
Enrollment (05-14-18):	840

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL MIDDLE SCHOOL

PHASE 1
(Original Building – 121,682 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities (2004)	30	2018	2004	14	47%	G	53%	Track & field upgrades (2004)
Athletic Facilities (2011)	30	2018	2011	7	23%	G	77%	Track & field upgrades (2011)
Building Envelope	75	2018	1992	26	35%	F	65%	
Building Structure	75	2018	1992	26	35%	G	65%	
Electrical Infrastructure	50	2018	1992	26	52%	G	48%	
Floors	35	2018	1992	26	74%		26%	
HVAC	25	2018	1992	26	104%	G	-4%	Cooling tower will need to be replaced.
HVAC Controls	25	2018	1992	26	104%	G	-4%	
Kitchen Equipment	25	2018	1992	26	104%	G	-4%	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	50	2018	1992	26	52%	G	48%	
Plumbing Infrastructure	50	2018	1992	26	52%	G	48%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1992	26	104%	F	-4%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	1992	26	52%	G	48%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

FRANCIS HOWELL MIDDLE SCHOOL

Francis Howell Middle School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Francis Howell Middle School	1992	26	121,682	840	789
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Francis Howell Middle School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.				
HVAC Upgrades	2	5-10 Years	\$3,050,000	
Flooring Replacement	3	10-20 Years	\$976,000	(VCT / carpet)
Exterior Renovations	3	10-20 Years	\$250,000	
Classroom Wing Addition (One-Story)	4	Long Range	\$880,000	(Four classrooms)
Relocated Loop Drive	4	Long Range	\$100,000	(For One-Story Addition only)
Classroom Wing Addition (Two-Story)	4	Long Range	\$2,120,000	(Eight classrooms, toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

Francis Howell Middle School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
None at present.					
HVAC Upgrades	122,000	square feet	\$25	\$3,050,000	
Flooring Replacement	122,000	square feet	\$8	\$976,000	(VCT / carpet)
Exterior Renovations	1	lump sum	\$250,000	\$250,000	
Classroom Wing Addition (One-Story)	4,400	square feet	\$200	\$880,000	(Four classrooms)
Relocated Loop Drive	1	lump sum	\$100,000	\$100,000	(For One-Story Addition only)
Classroom Wing Addition (Two-Story)	10,600	square feet	\$200	\$2,120,000	(Eight classrooms, toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FRANCIS HOWELL MIDDLE SCHOOL

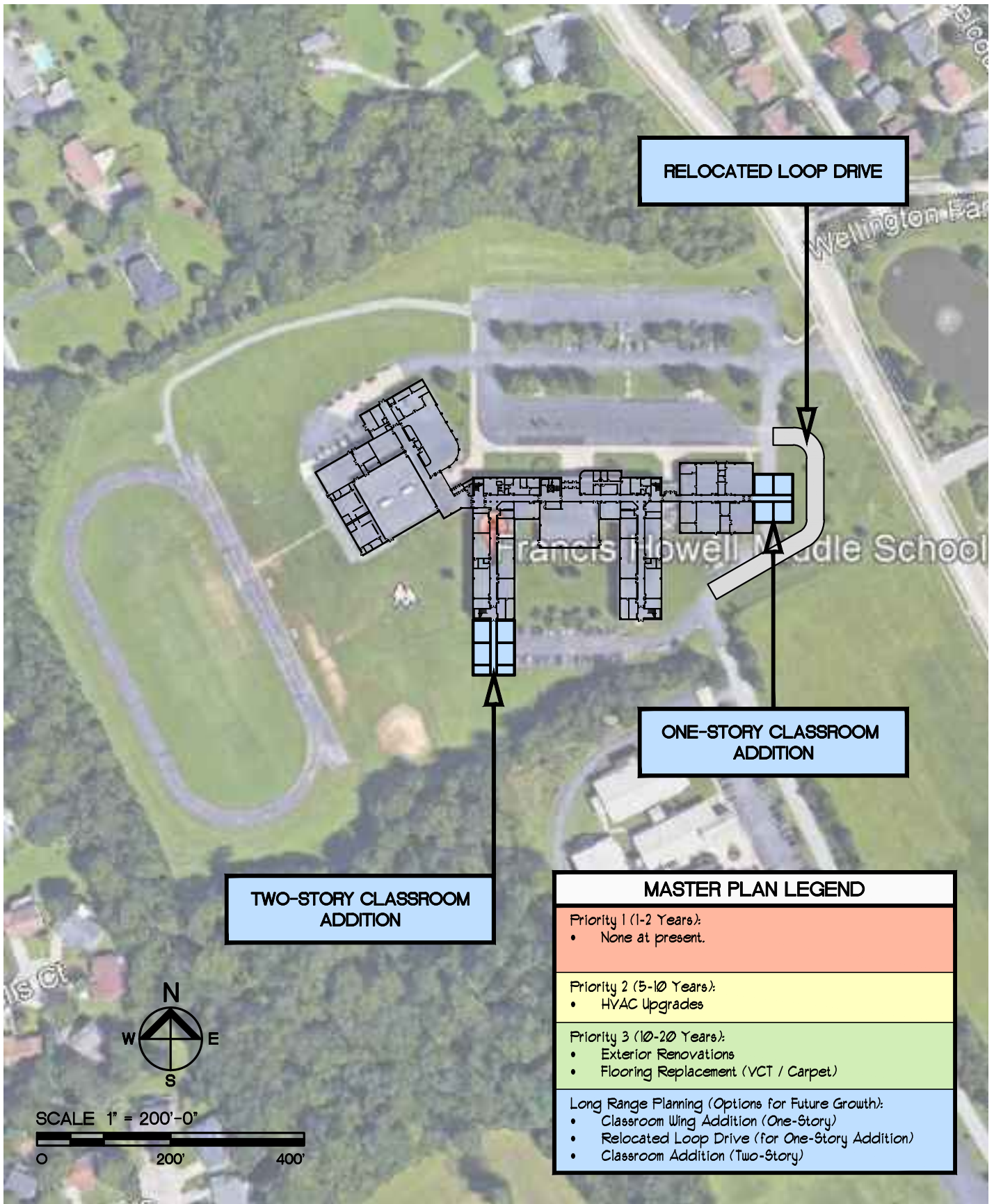
Master Plans – Francis Howell Middle School:

10.001 Master Site Plan

December 10, 2018

10.102 Master Floor Plan (Main Level)
10.103 Master Floor Plan (Upper Level)

December 10, 2018
December 10, 2018



Francis Howell Middle School - Master Site Plan

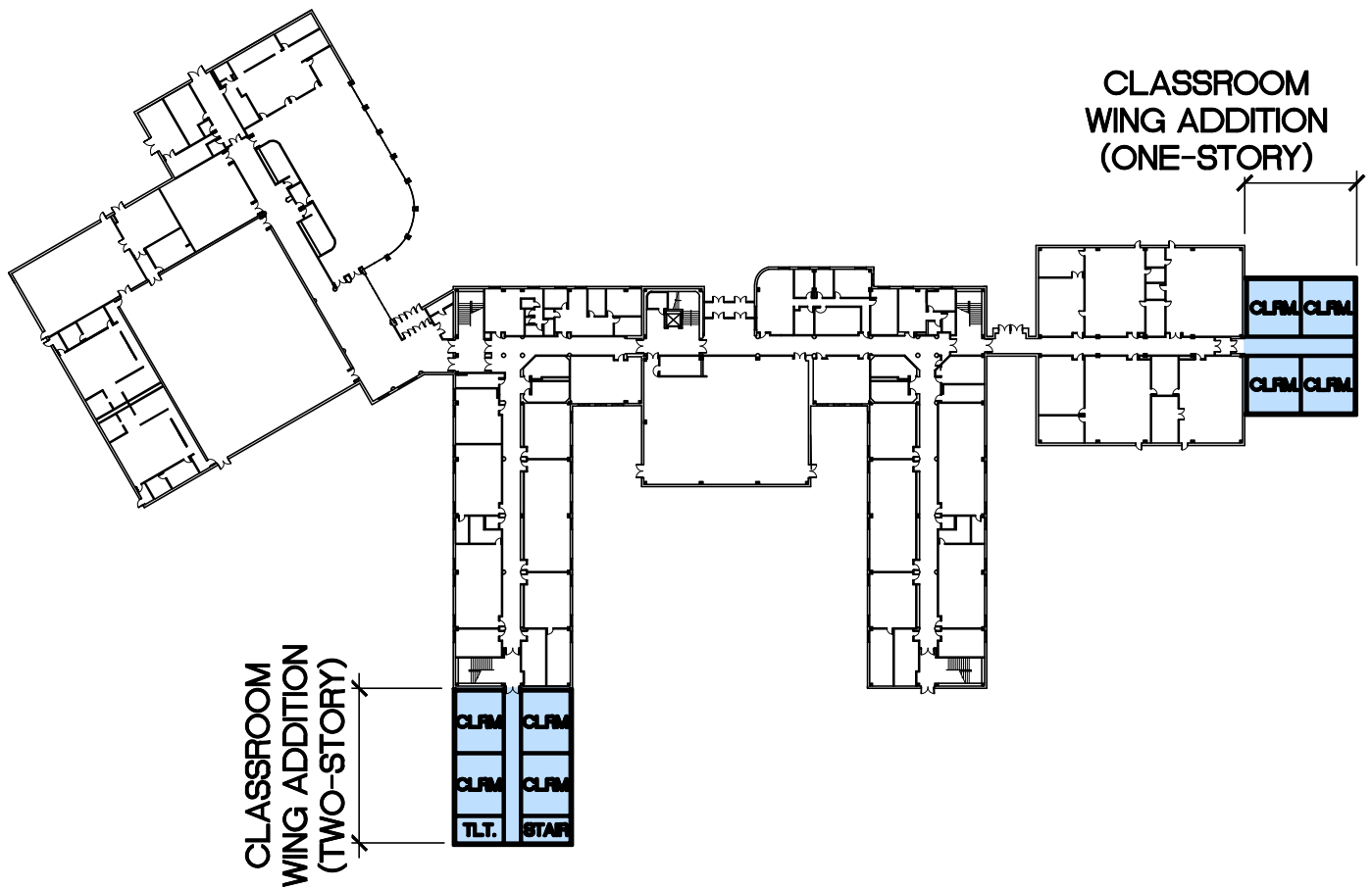
10.001



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND
Priority 1 (1-2 Years): <ul style="list-style-type: none"> None at present.
Priority 2 (5-10 Years): <ul style="list-style-type: none"> HVAC Upgrades
Priority 3 (10-20 Years): <ul style="list-style-type: none"> Exterior Renovations Flooring Replacement (VCT / Carpet)
Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> Classroom Wing Addition (One-Story) Relocated Loop Drive (for One-Story Addition) Classroom Addition (Two-Story)

SCALE 1" = 100'-0"



Francis Howell Middle School - Master Floor Plan (Main Level)

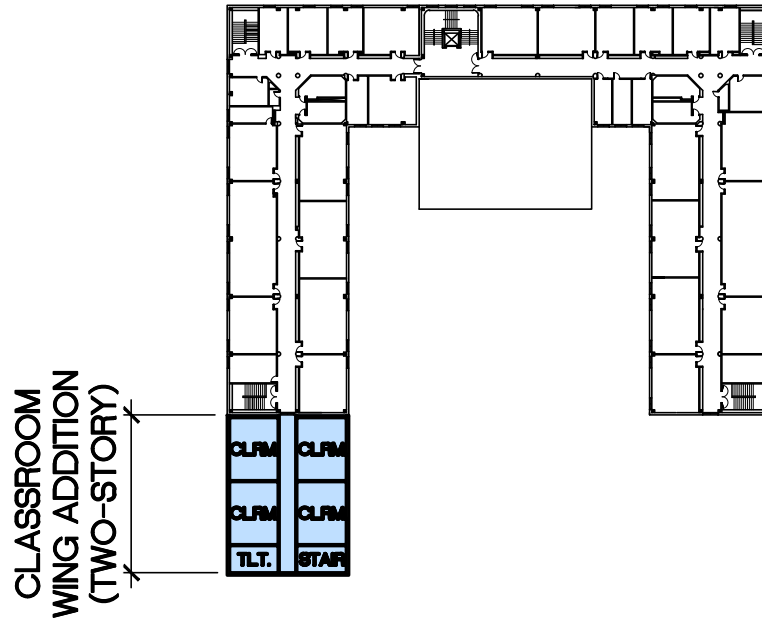
10.002



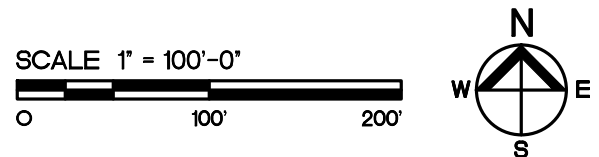
HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> None at present.
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> HVAC Upgrades
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Exterior Renovations Flooring Replacement (VCT / Carpet)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (One-Story) Relocated Loop Drive (for One-Story Addition) Classroom Addition (Two-Story)



Francis Howell Middle School - Master Floor Plan (Upper Level)

10.003



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
HOLLENBECK MIDDLE SCHOOL
SECTION 11**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Hollenbeck Middle School
 4555 Central School Road
 St. Charles, Missouri 63304

Telephone: (636) 851-5400

Building Specifics:

Construction History:

Original Construction: 1971 (Phase 1)

Additions: 1972 – Gymnasium Addition
 1973 – Classroom Addition
 1974 – Locker Room Addition
 1980 – Classroom Addition

Renovations: **2013 – Toilet Room Renovations**

Miscellaneous: 1990 – HVAC Upgrades (Including controls) (Phase 1)
 1991 – Kitchen Equipment Replacement (Phase 1)
 2000 – HVAC Upgrades (Including controls) (Phase 2)
 2004 – Light Fixture Replacement (Phase 1)
 2004 – Security and Alarm Systems Installed (Phases 1 and 2)
 2006 – Plumbing Fixture Replacement (Phase 1)
 2006 – Roof Replaced (Phases 1 and 2)
 2012 – Light Fixture Replacement (Phase 2)
 2012 – Security Cameras Installed (Phases 1 and 2)
 2012 – Window Replacement (Phases 1 and 2)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size: 10.16 acres – Central Elementary School Building
 18.58 acres – Hollenbeck Middle School
 1.08 acres – Central School Road Early Childhood Center
 33.01 acres – FHSD Baseball / Softball Complex
 4.12 acres – FHSD Administration Building
 9.48 acres – FHSD Bus Barn
 76.43 acres – Total Site Size

Footprint Area: 92,054 square feet
Main Level Area: 50,316 square feet
Lower Level Area: 53,982 square feet
Total Floor Area: 104,298 square feet

Educational Specifics:

Primary Use: Middle School, Grade Levels 6-8
Enrollment (05-14-18): 627

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HOLLENBECK MIDDLE SCHOOL

PHASE 1
(Original Construction – 96,977 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1972	46	153%	G	-53%	Field & track renovations in 2004 and 2012.
Building Envelope	75	2018	1972	46	61%	G	39%	
Building Structure	75	2018	1972	46	61%	G	39%	
Electrical Infrastructure	50	2018	1972	46	92%	F	8%	Needs replacement.
Floors	35	2018	1990	28	80%	G	20%	
HVAC	25	2018	2016	2	8%	G	92%	
HVAC Controls	25	2018	2016	2	8%	G	92%	
Kitchen Equipment	25	2018	1991	27	108%	F	-8%	
Light Fixtures	25	2018	2004	14	56%	G	44%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2004	14	35%	G	65%	
Plumbing Infrastructure	50	2018	2004	14	28%	G	72%	
Portable Buildings	20	2018	1999	19	95%	F	5%	3 units.
Roof	25	2018	2017	1	4%	G	96%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	2012	6	12%	G	88%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HOLLENBECK MIDDLE SCHOOL

PHASE 2
(Classroom Addition – 7,321 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1982	36	48%	G	52%	
Building Structure	75	2018	1982	36	48%	G	52%	
Electrical Infrastructure	50	2018	1982	36	72%	F	28%	
Floors	35	2018	1982	36	103%	G	-3%	
HVAC	25	2018	2017	1	4%	G	96%	
HVAC Controls	25	2018	2017	1	4%	G	96%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Infrastructure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2017	1	4%	G	96%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	2012	6	12%	G	88%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

HOLLENBECK MIDDLE SCHOOL

Hollenbeck Middle School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Hollenbeck Middle School (Phase 1)	1971-1974	47	96,977		
Hollenbeck Middle School (Phase 2)	1980	38	7,321		
			104,298	627	667
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Hollenbeck Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades	1	1-2 Years	\$2,100,000	
Exterior Renovations	1	1-2 Years	\$500,000	(Tuckpointing, appearance upgrades)
Loading Dock / Kitchen Renovation	1	1-2 Years	\$1,000,000	(Unknown scope at present.)
Flooring Replacement	2	5-10 Years	\$840,000	(VCT / Carpet)
Portable Building Demolition	3	10-20 Years	\$30,000	
Classroom Wing Addition	4	Long Range	\$2,400,000	(Eight (8) Classrooms, Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Reconfigured North Parking Lot	4	Long Range	\$100,000	

Hollenbeck Middle School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Electrical Upgrades	105,000	s.f.	\$20	\$2,100,000	
Exterior Renovations	1	Lump Sum	\$500,000	\$500,000	(Tuckpointing, appearance upgrades)
Loading Dock / Kitchen Renovation	1	Lump Sum	\$1,000,000	\$1,000,000	(Unknown scope at present.)
Flooring Replacement	105,000	square feet	\$8	\$840,000	(VCT / Carpet)
Portable Building Demolition	3	each	\$10,000	\$30,000	
Classroom Wing Addition	12,000	square feet	\$200	\$2,400,000	(Eight (8) Classrooms, Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.					
Reconfigured North Parking Lot	1	Lump Sum	\$100,000	\$100,000	

Priority Needs Assessment Legend	
	Priority 1 – Immediate Need 1-2 Years (ASAP)
	Priority 2 – Mid-Level Need 5-10 Years (Estimated)
	Priority 3 – Low-Level Need 10-20 Years (Estimated)
	Priority 4 – Long Range Planning (Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
HOLLENBECK MIDDLE SCHOOL

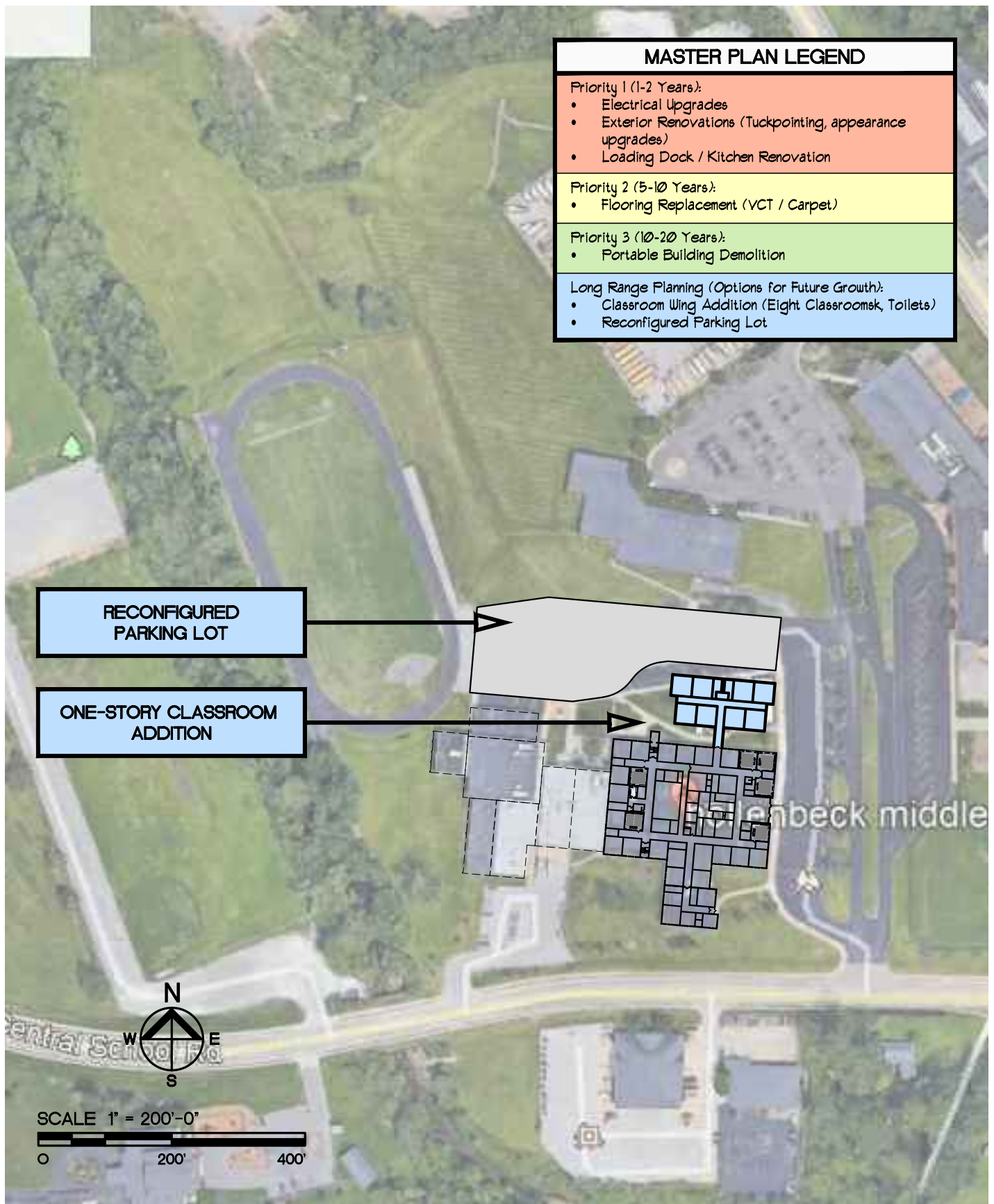
Master Plans – Hollenbeck Middle School:

11.001 Master Site Plan

December 10, 2018

11.102 Master Floor Plan (Main Level)
11.103 Master Floor Plan (Lower Level)

December 10, 2018
December 10, 2018



Hollenbeck Middle School - Master Site Plan

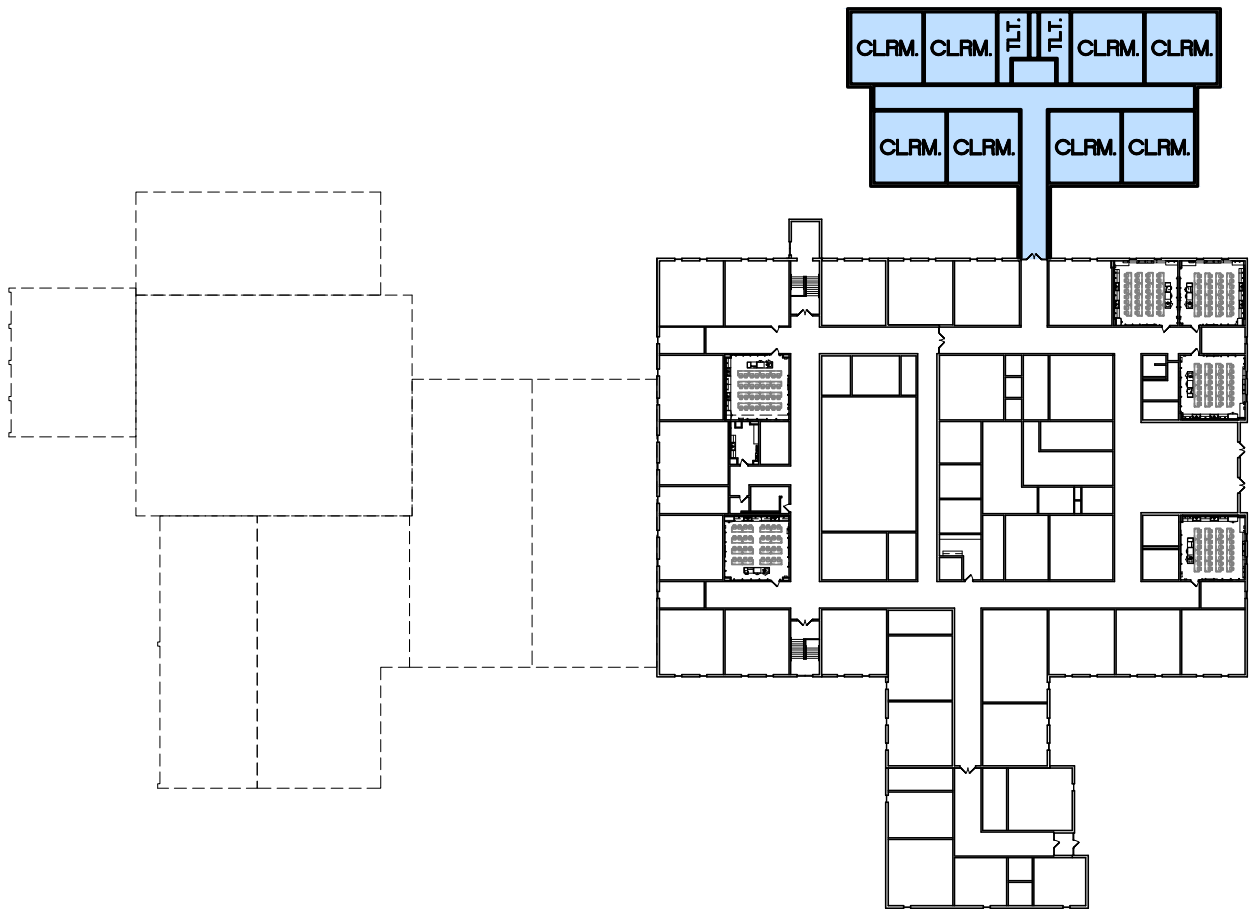
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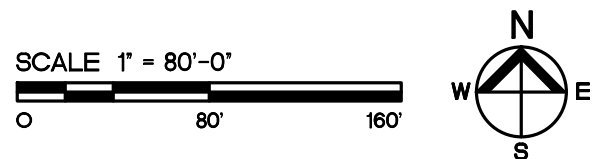
HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades Exterior Renovations (Tuckpointing, appearance upgrades) Loading Dock / Kitchen Renovation
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Flooring Replacement (VCT / Carpet)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Portable Building Demolition
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (Eight Classroomsk, Toilets) Reconfigured Parking Lot



Hollenbeck Middle School - Master Floor Plan (Main Level)

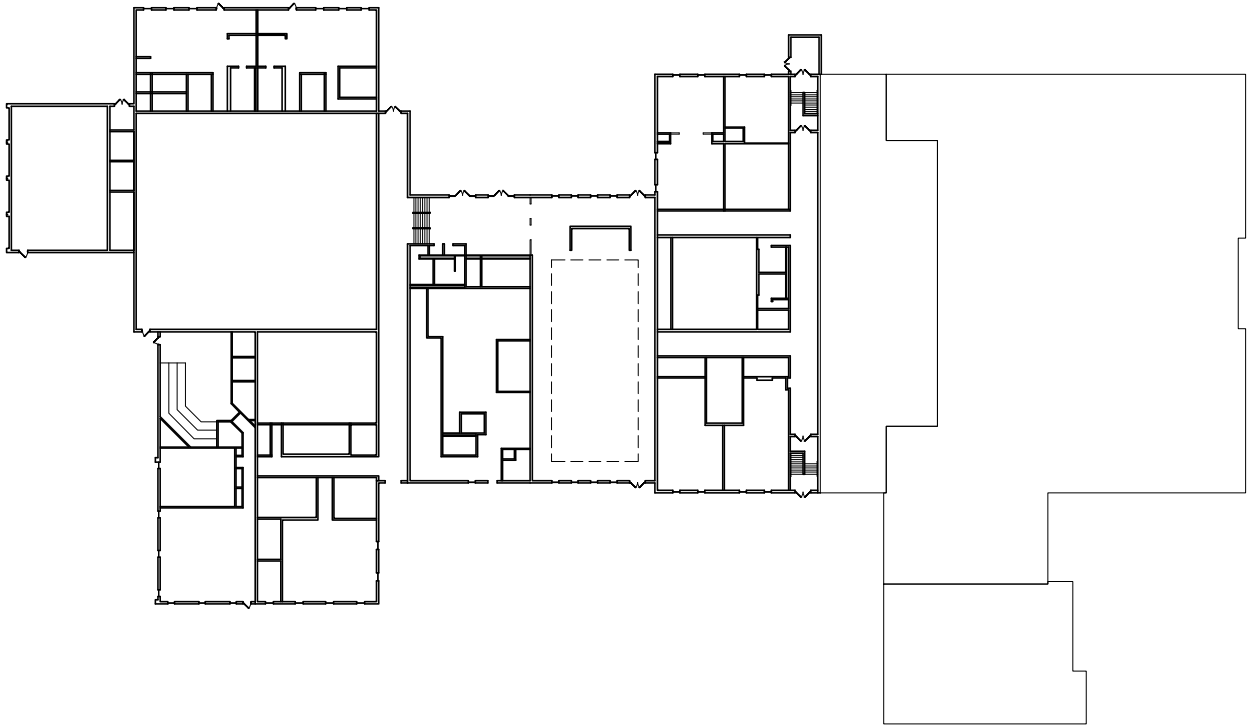
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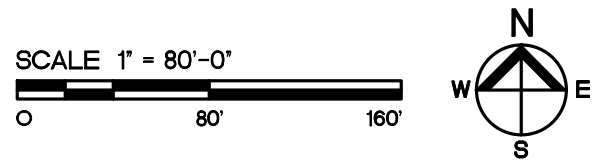
HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> • Electrical Upgrades • Exterior Renovations (Tuckpointing, appearance upgrades) • Loading Dock / Kitchen Renovation
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> • Flooring Replacement (VCT / Carpet)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> • Portable Building Demolition
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> • Classroom Wing Addition (Eight Classrooms, Toilets) • Reconfigured Parking Lot



Hollenbeck Middle School - Master Floor Plan (Lower Level)

11.003



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
SAEGER MIDDLE SCHOOL
SECTION 12**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Saeger Middle School
 5201 Highway N
 St. Charles, Missouri 63304

Telephone: (636) 851-5600

Building Specifics:

Construction History:

Original Construction:	1996
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	2003 – Roof Replacement (Section 1) 2004 – Security and Alarm Systems Installed 2011 – Security Cameras Installed 2012 – Light Fixture Replacement 2013 – Roof Replacement (Section 2)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	61.21 acres – FHCHS Building 11.00 acres – Saeger Middle School 72.21 acres – Total Site Size
Footprint Area:	106,252 square feet
Main Level Area:	106,252 square feet
Upper Level Area:	20,828 square feet
Total Floor Area:	127,080 square feet

Educational Specifics:

Primary Use:	Middle School, Grade Levels 6-8
Enrollment (05-14-18):	716

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
SAEGER MIDDLE SCHOOL

PHASE 1
(Original Construction – 119,499 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1996	22	29%	G	71%	
Building Structure	75	2018	1996	22	29%	G	71%	
Electrical Infrastructure	50	2018	1996	22	44%	G	56%	
Floors	35	2018	1996	22	63%	P	37%	
HVAC	25	2018	1996	22	88%	G	12%	Cooling tower will need to be replaced.
HVAC Controls	25	2018	1996	22	88%	G	12%	Becoming obsolete.
Kitchen Equipment	25	2018	1996	22	88%	G	12%	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1996	22	55%	G	45%	
Plumbing Infrastructure	50	2018	1996	22	44%	G	56%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof (Section 1)	25	2018	2013	5	20%	G	80%	
Roof (Section 2)	25	2018	2003	15	60%	G	40%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Windows	50	2018	1996	22	44%	G	56%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

SAEGER MIDDLE SCHOOL

Saeger Middle School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Saeger Middle School	1996	22	127,080	716	709
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Saeger Middle School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.				
Flooring Replacement	2	5-10 Years	\$960,000	(VCT / carpet)
HVAC Upgrades	2	5-10 Years	\$3,000,000	
Roof Replacement (Section 2)	3	10-20 Years	\$1,200,000	(Estimated roof area)
Security System Upgrades	3	10-20 Years	\$240,000	(Cameras & Alarms)
Classroom Wing Addition	4	Long Range	\$1,120,000	(Four (4) Classrooms; Student Toilets)
Classroom Wing Addition	4	Long Range	\$1,120,000	(Four (4) Classrooms; Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

Saeger Middle School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
None at present.					
Flooring Replacement	120,000	square feet	\$8	\$960,000	(VCT / carpet)
HVAC Upgrades	120,000	square feet	\$25	\$3,000,000	
Roof Replacement (Section 2)	60,000	square feet	\$20	\$1,200,000	(Estimated roof areas)
Security System Upgrades	120,000	square feet	\$2	\$240,000	(Cameras & Alarms)
Classroom Wing Addition	5,600	square feet	\$200	\$1,120,000	(Four (4) Classrooms, Student Toilets)
Classroom Wing Addition	5,600	square feet	\$200	\$1,120,000	(Four (4) Classrooms, Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
SAEGER MIDDLE SCHOOL

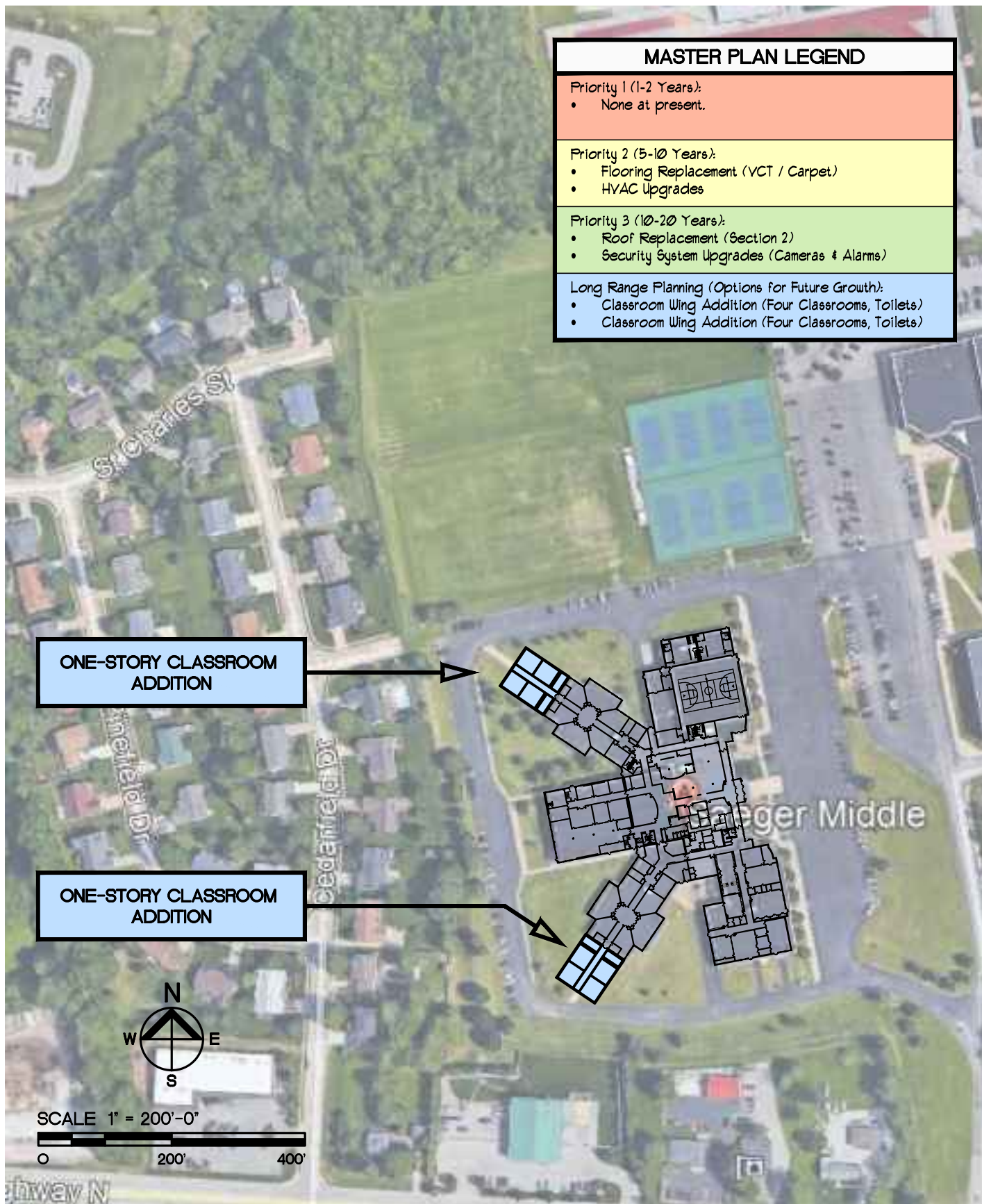
Master Plans – Saeger Middle School:

12.001 Master Site Plan

December 10, 2018

12.102 Master Floor Plan (Main Level)
12.103 Master Floor Plan (Upper Level)

December 10, 2018
December 10, 2018



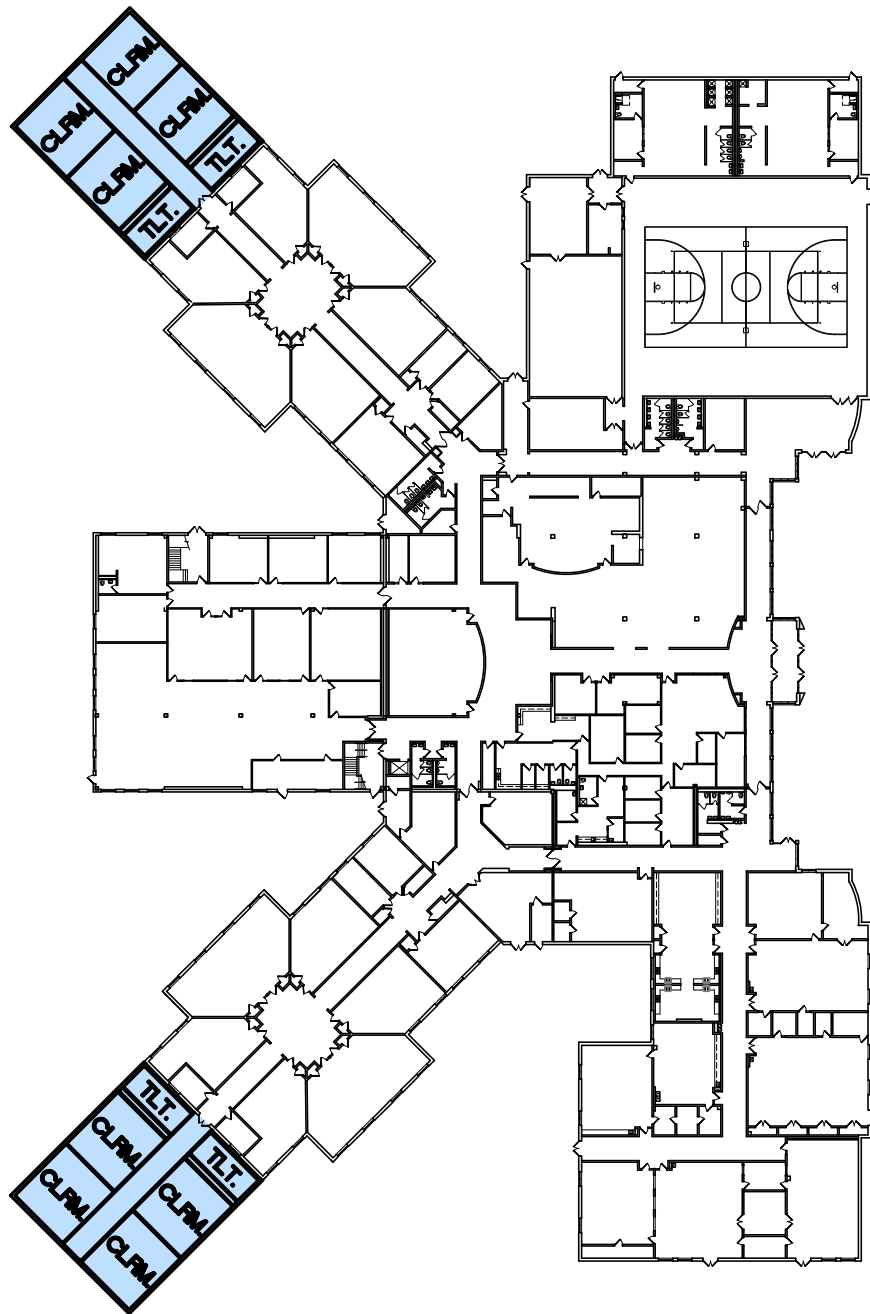
Saeger Middle School - Master Site Plan

12.001

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



Priority 1 (1-2 Years): <ul style="list-style-type: none"> • None at present. 	Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> • Classroom Wing Addition (Four Classrooms, Toilets) • Classroom Wing Addition (Four Classrooms, Toilets)
Priority 2 (5-10 Years): <ul style="list-style-type: none"> • Flooring Replacement (VCT/Cpt.) • HVAC Upgrades 	
Priority 3 (10-20 Years): <ul style="list-style-type: none"> • Roof Replacement (Section 2) • Security System Upgrades 	

SCALE 1" = 80'-0"



Saeger Middle School – Master Floor Plan (Main Level)

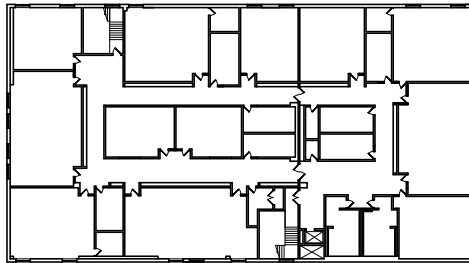
12.002



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

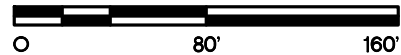
COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



Priority 1 (1-2 Years): <ul style="list-style-type: none"> • None at present. 	Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> • Classroom Wing Addition (Four Classrooms, Toilets) • Classroom Wing Addition (Four Classrooms, Toilets)
Priority 2 (5-10 Years): <ul style="list-style-type: none"> • Flooring Replacement (VCT/Cpt.) • HVAC Upgrades 	
Priority 3 (10-20 Years): <ul style="list-style-type: none"> • Roof Replacement (Section 2) • Security System Upgrades 	

SCALE 1" = 80'-0"



Saeger Middle School – Master Floor Plan (Upper Level)

12.003



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
BECKY-DAVID ELEMENTARY SCHOOL
SECTION 13**

Address: Becky-David Elementary School
1155 Jungs Station Road
St. Charles, Missouri 63303

Telephone: (636) 851-4200

Contents: General Building Information
Life Cycle Replacement Program Information
Comprehensive Facilities Master Plan – Outline
Comprehensive Facilities Master Plan – Drawings
Informational Drawings (*included with Fact Book only*)

GENERAL BUILDING INFORMATION

Building Specifics:

Construction History:

Original Construction:	1962
Additions:	1980 – Classroom Wings (North Half) 2004 – Multi-Purpose Room
Renovations:	1991 – Flooring Replacement (Phase 1) 2013 – Restrooms (Partial)
Miscellaneous:	1991 – HVAC and Controls Upgrades (Phase 1) 1991 – Kitchen Equipment Replacement 1991 – Light Fixture Replacement (Phase 1) 1991 – Window Replacement (Phase 1) 2003 – Playground Replacement 2003 – Plumbing Upgrade (Phase 1) 2004 – Security and Alarm Systems Installation (Phase 1) 2005 – Roof Replacement (Phase 1) 2010 – Security Camera Installation (Phase 1) 2011 – Security Camera Installation (Phase 2) 2013 – Playground Upgrade 2017 – HVAC Upgrades (Tower Replacement – Phase 1)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	19.57 acres – Barnwell Middle School 27.48 acres – Becky-David Elementary School 47.05 acres – Total Site Size
Footprint Area:	85,341 square feet
Main Level Floor Area:	85,341 square feet
Lower Level Floor Area:	14,444 square feet
Total Floor Area:	99,785 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	846

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
BECKY-DAVID ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 42,459 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1962	56	187%	P	-87%	Major regrading work required.
Building Envelope	75	2018	1962	56	75%	F	25%	
Building Structure	75	2018	1962	56	75%	F	25%	
Electrical Infrastructure	50	2018	1962	56	112%	P	-12%	Major electrical work required.
Floors	35	2018	1991	27	77%	F	23%	
HVAC	25	2018	2017	1	4%	G	96%	
HVAC Controls	25	2018	2017	1	4%	G	96%	
Kitchen Equipment	25	2018	1991	27	108%	F	-8%	
Light Fixtures	25	2018	1991	27	108%	G	-8%	
Playgrounds	15	2018	2003	15	100%	G	0%	
Plumbing Fixtures	40	2018	2003	15	38%	G	63%	
Plumbing Infrastructure	50	2018	2003	15	30%	G	70%	
Portable Buildings	20	2018	2003	15	75%	G	25%	1 unit (Vacation Station, Storage)
Roof	25	2018	2005	13	52%	G	48%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2010	8	80%	G	20%	
Windows	50	2018	1991	27	54%	G	46%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
BECKY-DAVID ELEMENTARY SCHOOL

PHASE 2
(Classroom Addition – 45,687 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1980	38	51%	G	49%	
Building Structure	75	2018	1980	38	51%	G	49%	
Electrical Infrastructure	50	2018						
Floors	35	2018						
HVAC	25	2018						
HVAC Controls	25	2018						
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018						
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018						
Plumbing Infrastructure	50	2018						
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018						
Security & Alarms	15	2018						
Security Cameras	10	2018						
Windows	50	2018						
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
BECKY-DAVID ELEMENTARY SCHOOL

PHASE 3
(Multi-Purpose Room Addition – 11,638 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	2004	14	19%	G	81%	
Building Structure	75	2018	2004	14	19%	G	81%	
Electrical Infrastructure	50	2018	2004	14	28%	G	72%	
Floors	35	2018	2004	14	40%	G	60%	
HVAC	25	2018	2004	14	56%	G	44%	
HVAC Controls	25	2018	2004	14	56%	G	44%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2004	14	56%	G	44%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2004	14	35%	G	65%	
Plumbing Infrastructure	50	2018	2004	14	28%	G	72%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2004	14	56%	G	44%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Windows	50	2018	2004	14	28%	G	72%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

BECKY-DAVID ELEMENTARY SCHOOL

Becky-David Elementary School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Becky-David Elem. School (Phase 1)	1962	56	42,459		
Becky-David Elem. School (Phase 2)	1980	38	45,687		
Becky-David Elem. School (Phase 3)	2004	14	11,638		
			99,785	846	836
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Becky-David Elementary School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phase 1)	1	1-2 Years	\$860,000	
Interior Finish / Lighting Renovations	1	1-2 Years	\$5,000,000	
Playground / Site Upgrades	1	1-2 Years	\$1,000,000	
Building Envelope Renovations	1	1-2 Years	\$500,000	
Portable Building Demolition	2	5-10 Years	\$10,000	
Roof Replacement	3	10-20 Years	\$2,000,000	
Classroom Wing Addition	4	Long Range	\$1,760,000	(Eight (8) classrooms, student toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
HVAC Renovations (Ph. 2 Area)	4	Long Range	\$1,150,000	

Becky-David Elementary School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Electrical Upgrades (Phase 1)	43,000	square foot	\$20	\$860,000	
Interior Finish / Lighting Renovations	100,000	square foot	\$50	\$5,000,000	
Playground / Site Upgrades	1	Lump Sum	\$1,000,000	\$1,000,000	
Building Envelope Renovations	1	Lump Sum	\$500,000	\$500,000	
Portable Building Demolition	1	unit	\$10,000	\$10,000	
Roof Replacement	100,000	square foot	\$20	\$2,000,000	
Classroom Wing Addition	8,800	square foot	\$200	\$1,760,000	(Eight (8) classrooms, student toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.					
HVAC Renovations (Ph. 2 Area)	46,000	square foot	\$25	\$1,150,000	

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
BECKY-DAVID ELEMENTARY SCHOOL

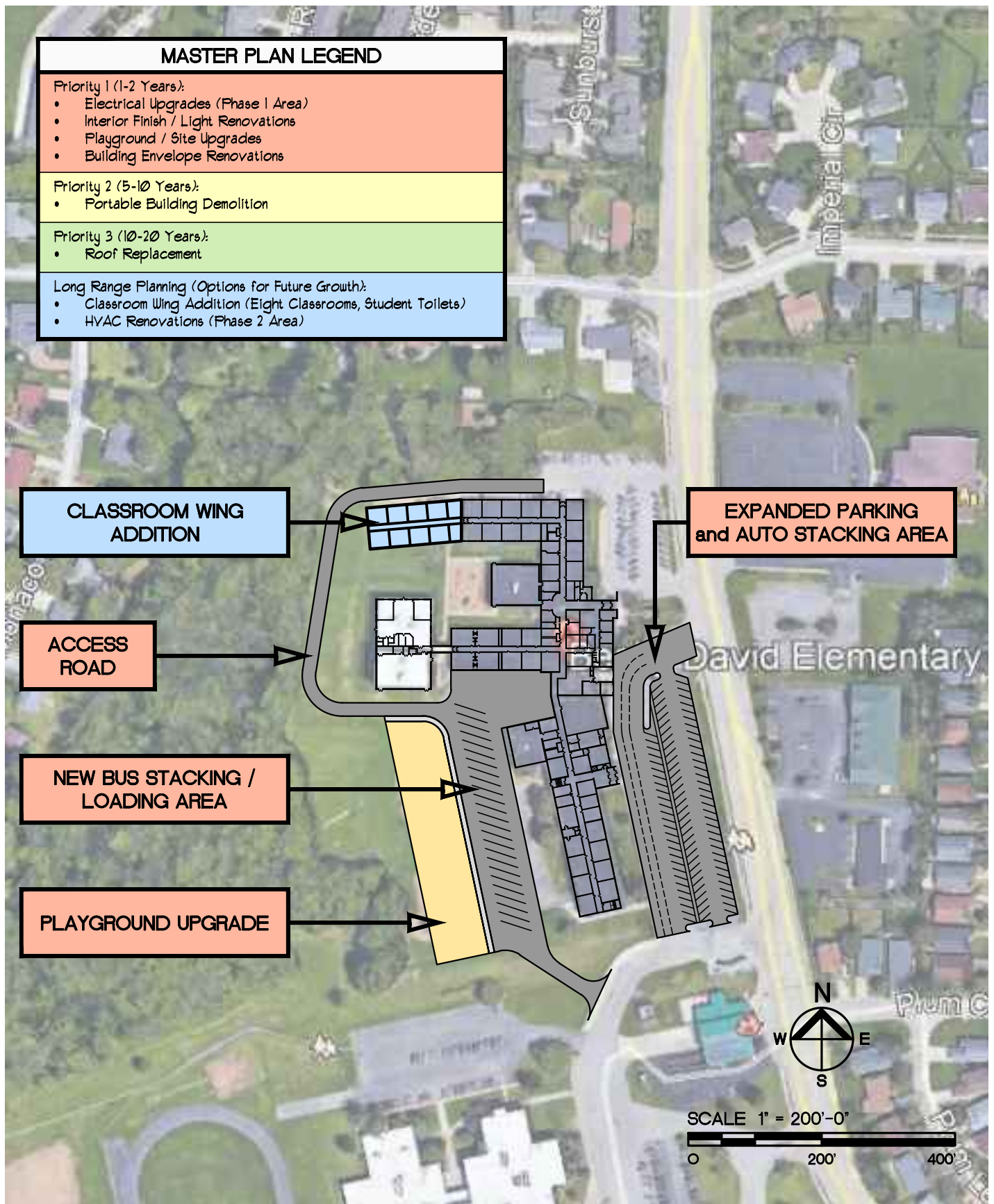
Master Plans – Becky-David Elementary School:

13.001 Master Site Plan

December 10, 2018

13.102 Master Floor Plan (Main Level)
13.103 Master Floor Plan (Lower Level)

December 10, 2018
December 10, 2018



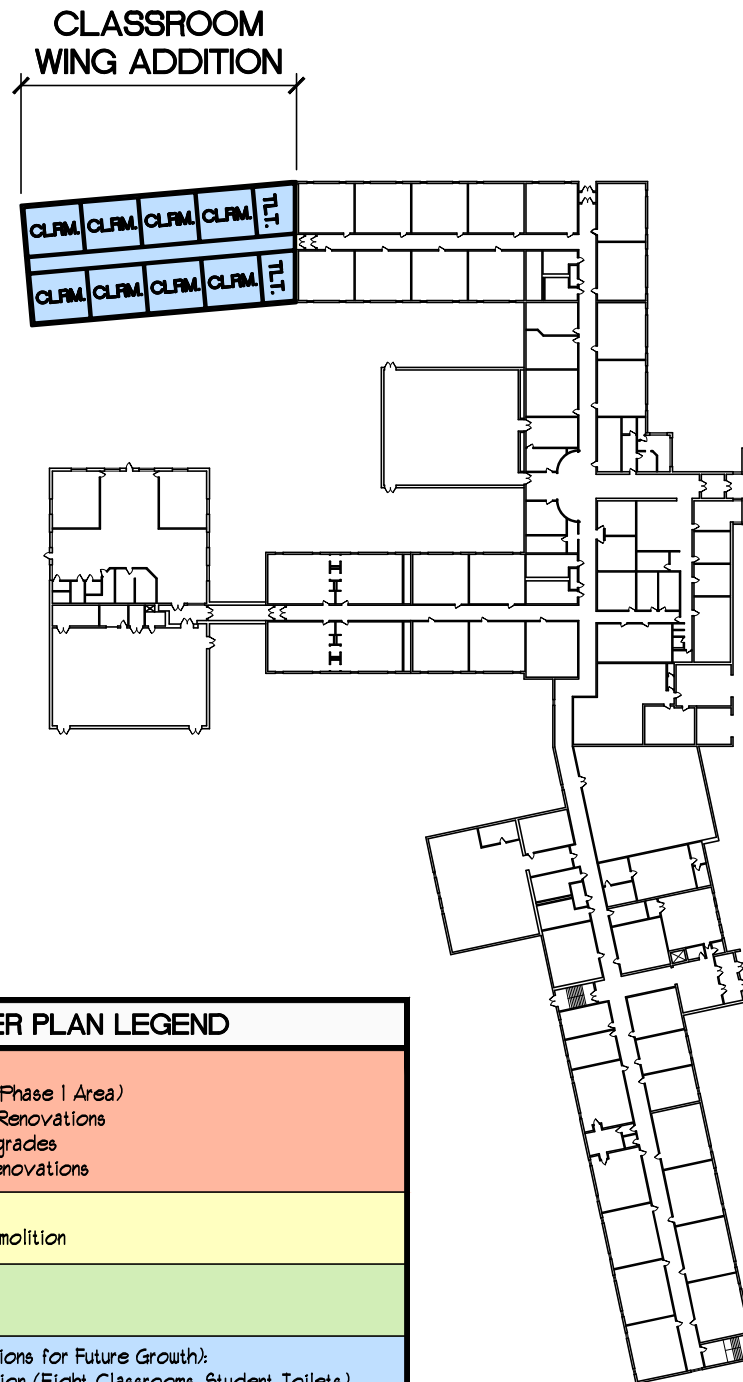
Becky-David Elementary School - Master Site Plan

13.001

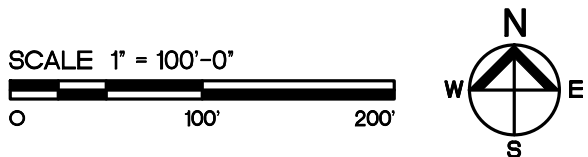
HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND
Priority 1 (1-2 Years): <ul style="list-style-type: none"> Electrical Upgrades (Phase 1 Area) Interior Finish / Light Renovations Playground / Site Upgrades Building Envelope Renovations
Priority 2 (5-10 Years): <ul style="list-style-type: none"> Portable Building Demolition
Priority 3 (10-20 Years): <ul style="list-style-type: none"> Roof Replacement
Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> Classroom Wing Addition (Eight Classrooms, Student Toilets) HVAC Renovations (Phase 2 Area)



Becky-David Elementary School - Master Floor Plan (Main Level)

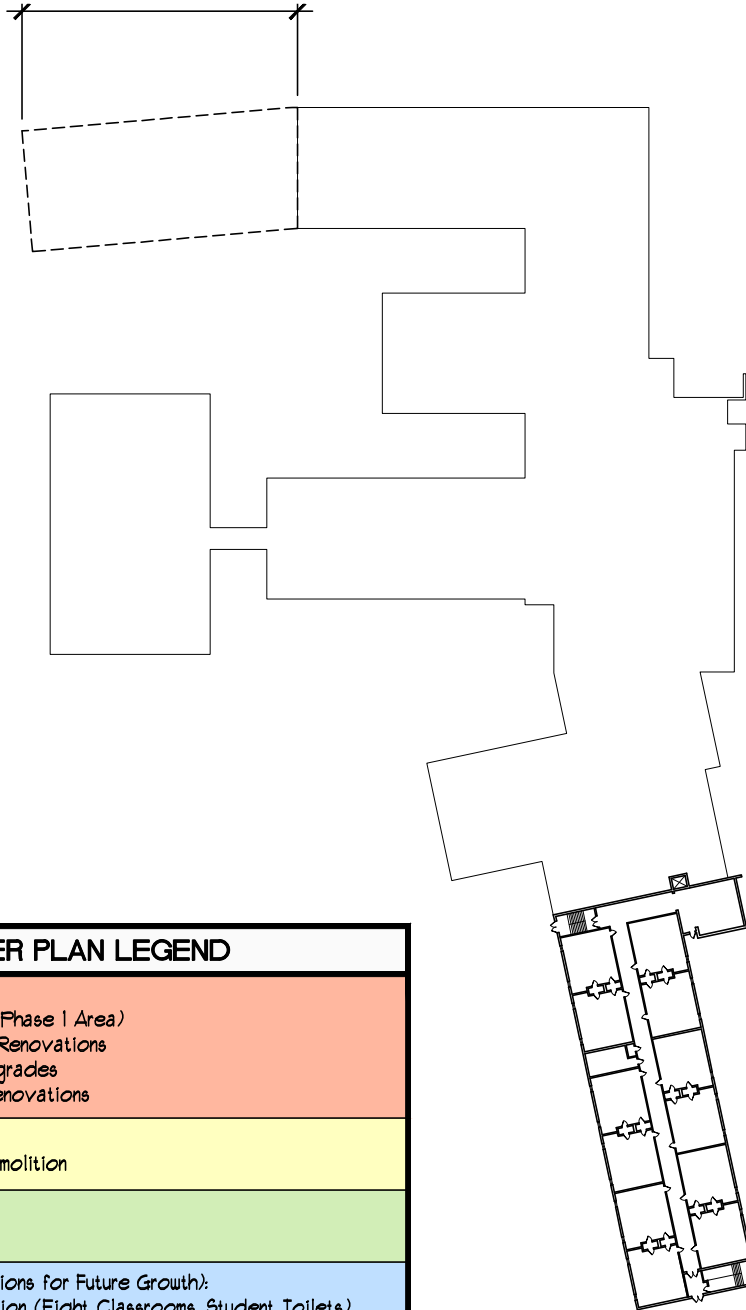
13.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

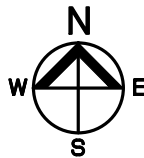
REVISION DATES	

CLASSROOM
WING ADDITION
(MAIN LEVEL ONLY)



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades (Phase 1 Area) Interior Finish / Light Renovations Playground / Site Upgrades Building Envelope Renovations
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Portable Building Demolition
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Roof Replacement
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (Eight Classrooms, Student Toilets) HVAC Renovations (Phase 2 Area)

SCALE 1" = 100'-0"



Becky-David Elementary School – Master Floor Plan (Lower Level)

13.003



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
CASTLIO ELEMENTARY SCHOOL
SECTION 14**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Castlio Elementary School
 1029 Dingledine Road
 St. Charles, Missouri 63304

Telephone: (636) 851-4300

Building Specifics:

Construction History:

Original Construction:	1981 – Original Building (Phase 1)
Additions:	1988 – Additions & Renovations (Phase 2) 2012 – Gymnasium / Classroom Addition (Phase 3)
Renovations:	2012-2013 – Carpet Replacement (Phase 1) 2013 – Toilet Room Renovations
Miscellaneous:	2002 – HVAC and Controls Upgrade (Phases 1, 2) 2003 – Light Fixture Replacement (Phase 2) 2003 – Roof Replacement (Phase 2) 2004 – Security and Alarm Systems Installed (Phases 1, 2) 2012 – Security Cameras Installed (Phases 1, 2) 2013 – Light Fixture Replacement (Phase 1) 2013 – Roof Replacement (Phase 1)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	30.40 acres
Footprint Area:	78,941 square feet
Main Level Floor Area:	78,941 square feet
Upper Level Floor Area:	36,279 square feet
Total Floor Area:	115,220 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	792

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
CASTLIO ELEMENTARY SCHOOL

PHASE 1
(Original Building – 36,261 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1981	37	123%	G	-23%	OK condition w with ongoing maintenance.
Building Envelope	75	2018	1981	37	49%	G	51%	
Building Structure	75	2018	1981	37	49%	G	51%	
Electrical Infrastructure	50	2018	1981	37	74%	G	26%	
Floors	35	2018	1981	37	106%	G	-6%	Carpet replaced (2012-2013).
HVAC	25	2018	2002	16	64%	G	36%	
HVAC Controls	25	2018	2002	16	64%	G	36%	Controls becoming obsolete.
Kitchen Equipment	25	2018	1981	37	148%	F	-48%	Minimal equipment at site.
Light Fixtures	25	2018	2003	15	60%	G	40%	
Playgrounds	15	2018	2004	12	80%	G	20%	
Plumbing Fixtures	40	2018	2013	5	13%	G	88%	
Plumbing Infrastructure	50	2018	2013	5	10%	G	90%	
Portable Buildings	20	2018	2009	9	45%	G	55%	1 unit (Vacation Station; Storage)
Roof	25	2018	2013	5	20%	G	80%	Shingles replaced (2013).
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1981	37	74%	F	26%	Need replacement.
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
CASTLIO ELEMENTARY SCHOOL

PHASE 2
(Office / Library / East Classroom Wing – 47,554 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1988	30	40%	G	60%	
Building Structure	75	2018	1988	30	40%	G	60%	
Electrical Infrastructure	50	2018	1988	30	60%	G	40%	
Floors	35	2018	1988	30	86%	G	14%	
HVAC	25	2018	2002	16	64%	G	36%	
HVAC Controls	25	2018	2002	16	64%	G	36%	Good but becoming obsolete.
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2003	15	60%	G	40%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2013	5	13%	G	88%	
Plumbing Infrastructure	50	2018	2013	5	10%	G	90%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2003	15	60%	G	40%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1988	30	60%	G	40%	Need replacement.
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
CASTLIO ELEMENTARY SCHOOL

PHASE 3
(Multi-Purpose Room / Classroom Addition – 31,209 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	2012	6	8%		92%	
Building Structure	75	2018	2012	6	8%		92%	
Electrical Infrastructure	50	2018	2012	6	12%		88%	
Floors	35	2018	2012	6	17%		83%	
HVAC	25	2018	2012	6	24%		76%	
HVAC Controls	25	2018	2012	6	24%		76%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%		76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2012	6	15%		85%	
Plumbing Infrastructure	50	2018	2012	6	12%		88%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2012	6	24%		76%	
Security & Alarms	15	2018	2012	6	40%		60%	
Security Cameras	10	2018	2012	6	60%		40%	
Windows	50	2018	2012	6	12%		88%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

CASTLIO ELEMENTARY SCHOOL

Castlio Elementary School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Castlio Elementary School (Phase 1)	1981	37	36,261		
Castlio Elementary School (Phase 2)	1988	30	47,750		
Castlio Elementary School (Phase 3)	2013	5	31,209		
Total Building Area:			115,220	792	776
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Castlio Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phases 1 & 2)	1	1-2 Years	\$1,700,000	
Window Replacement (Phases 1 & 2)	1	1-2 Years	\$156,000	
Athletic Field Upgrades	2	5-10 Years	\$100,000	
Flooring Replacement (VCT, Phase 1)	2	5-10 Years	\$222,000	(VCT only)
Playground Replacement	2	5-10 Years	\$150,000	
Portable Building Demolition	2	5-10 Years	\$10,000	
Vacation Station Renovations	2	5-10 Years	\$90,000	
HVAC Upgrades (Phases 1 & 2)	3	10-20 Years	\$2,125,000	
Security System Upgrades	3	10-20 Years	\$232,000	
None at present.	4	Long Range		

Castlio Elementary School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Electrical Upgrades (Phases 1 & 2)	85,000	square feet	\$20	\$1,700,000	
Window Replacement (Phases 1 & 2)	130	each	\$1,200	\$156,000	
Athletic Field Upgrades	2	each	\$50,000	\$100,000	
Flooring Replacement (VCT, Phase 1)	37,000	square feet	\$6	\$222,000	(VCT only)
Playground Replacement	1	lump sum	\$150,000	\$150,000	
Portable Building Demolition	1	lump sum	\$10,000	\$10,000	
Vacation Station Renovations	1,800	square feet	\$50	\$90,000	
HVAC Upgrades (Phases 1 & 2)	85,000	square feet	\$25	\$2,125,000	
Security System Upgrades	116,000	square feet	\$2	\$232,000	
None at present.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
CASTLIO ELEMENTARY SCHOOL

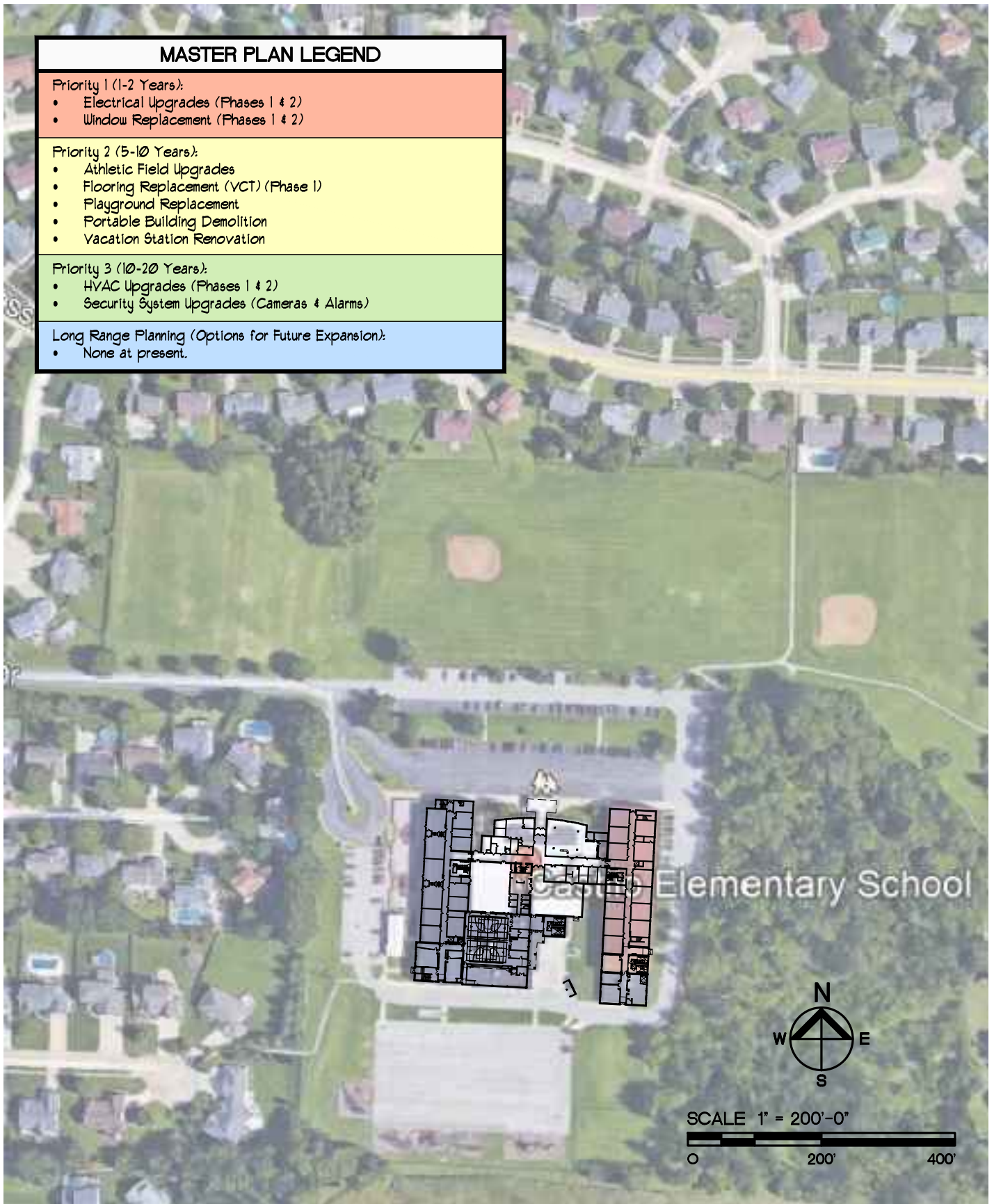
Master Plans – Castlio Elementary School:

14.001 Master Site Plan

December 10, 2018

14.102 Master Floor Plan (Main Level)
14.103 Master Floor Plan (Upper Level)

December 10, 2018
December 10, 2018



Castlio Elementary School – Master Site Plan

14.001



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

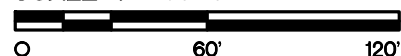
COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades (Phases 1 & 2) Window Replacement (Phases 1 & 2)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Athletic Field Upgrades Flooring Replacement (VCT) (Phase 1) Playground Replacement Portable Building Demolition Vacation Station Renovation
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Phases 1 & 2) Security System Upgrades (Cameras & Alarms)
Long Range Planning (Options for Future Expansion):	<ul style="list-style-type: none"> None at present.

SCALE 1" = 60'-0"



Castlio Elementary School – Master Floor Plan (Main Level)

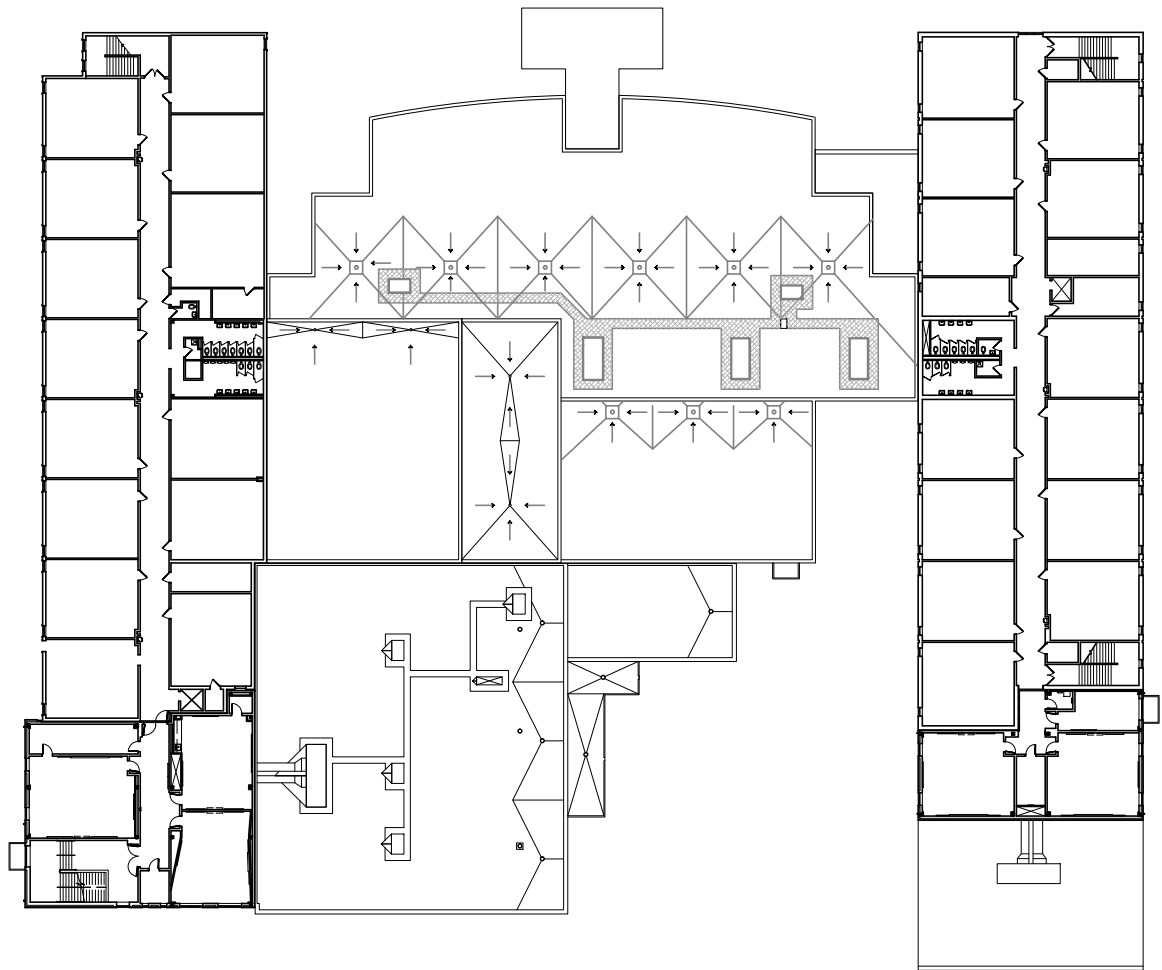
14.002



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades (Phases 1 & 2) Window Replacement (Phases 1 & 2)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Athletic Field Upgrades Flooring Replacement (VCT) (Phase 1) Playground Replacement Portable Building Demolition Vacation Station Renovation
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Phases 1 & 2) Security System Upgrades (Cameras & Alarms)
Long Range Planning (Options for Future Expansion):	<ul style="list-style-type: none"> None at present.

SCALE 1" = 60'-0"



Castlio Elementary School – Master Floor Plan (Upper Level)

14.003



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
CENTRAL ELEMENTARY SCHOOL
SECTION 15**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Central Elementary School
 4525 Central School Road
 St. Charles, Missouri 63304

Telephone: (636) 851-5700

Building Specifics:

Construction History:

Original Construction:	2004
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	None at present.

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	10.16 acres – Central Elementary School Building 18.58 acres – Hollenbeck Middle School 1.08 acres – Central School Road Early Childhood Center 33.01 acres – FHSD Baseball / Softball Complex 4.12 acres – FHSD Administration Building <u>9.48 acres – FHSD Bus Barn</u> 76.43 acres – Total Site Size
Footprint Area:	68,187 square feet
Main Level Floor Area:	68,187 square feet
Upper Level Floor Area:	46,935 square feet
Total Floor Area:	115,122 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	783

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
CENTRAL ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 115,122 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	2004	14	47%	G	53%	
Building Envelope	75	2018	2004	14	19%	G	81%	
Building Structure	75	2018	2004	14	19%	G	81%	
Electrical Infrastructure	50	2018	2004	14	28%	G	72%	
Floors	35	2018	2004	14	40%	G	60%	
HVAC	25	2018	2004	14	56%	G	44%	
HVAC Controls	25	2018	2004	14	56%	G	44%	Becoming obsolete.
Kitchen Equipment	25	2018	2004	14	56%	G	44%	
Light Fixtures	25	2018	2004	14	56%	G	44%	
Playgrounds	15	2018	2004	12	80%	F	20%	
Plumbing Fixtures	40	2018	2004	14	35%	G	65%	
Plumbing Infrastructure	50	2018	2004	14	28%	G	72%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2004	14	56%	G	44%	Primary wing replaced (2012).
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Window s	50	2018	2004	14	28%	G	72%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

CENTRAL ELEMENTARY SCHOOL

Central Elementary School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Central Elementary School	2004	14	115,122	783	797
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Central Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
HVAC Upgrades (Partial)	1	1-2 Years	\$1,450,000	(Kitchen / Gym Wing)
Interior Renovations (Vestibule)	1	1-2 Years	\$48,000	(VCT / Carpet)
Playground Upgrades	1	1-2 Years	\$150,000	
HVAC Upgrades (Partial)	2	5-10 Years	\$1,450,000	(Remainder of Building)
Security System Upgrades	3	10-20 Years	\$232,000	
None at present.	4	Long Range		

Central Elementary School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
HVAC Upgrades (Partial)	58,000	square feet	\$25	\$1,450,000	(Kitchen / Gym Wing)
Interior Renovations (Vestibule)	6,000	square feet	\$8	\$48,000	(VCT / Carpet)
Playground Upgrades	1	lump sum	\$150,000	\$150,000	
HVAC Upgrades	58,000	square feet	\$25	\$1,450,000	(Remainder of Building)
Security System Upgrades	116,000	square feet	\$2	\$232,000	
None at present.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
CENTRAL ELEMENTARY SCHOOL

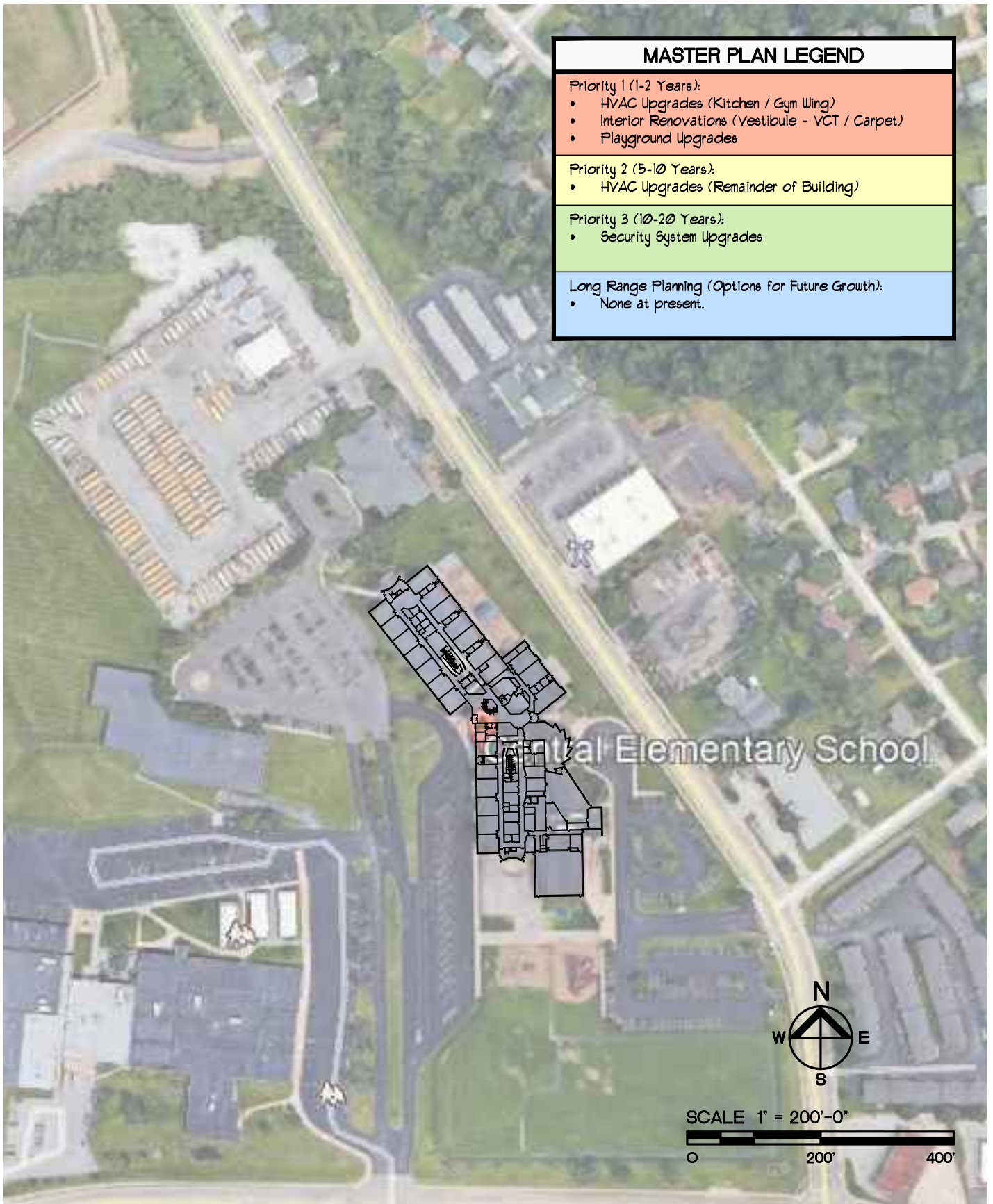
Master Plans – Central Elementary School:

15.001 Master Site Plan

December 10, 2018

15.102 Master Floor Plan (Main Level)
15.103 Master Floor Plan (Upper Level)

December 10, 2018
December 10, 2018



Central Elementary School - Master Site Plan

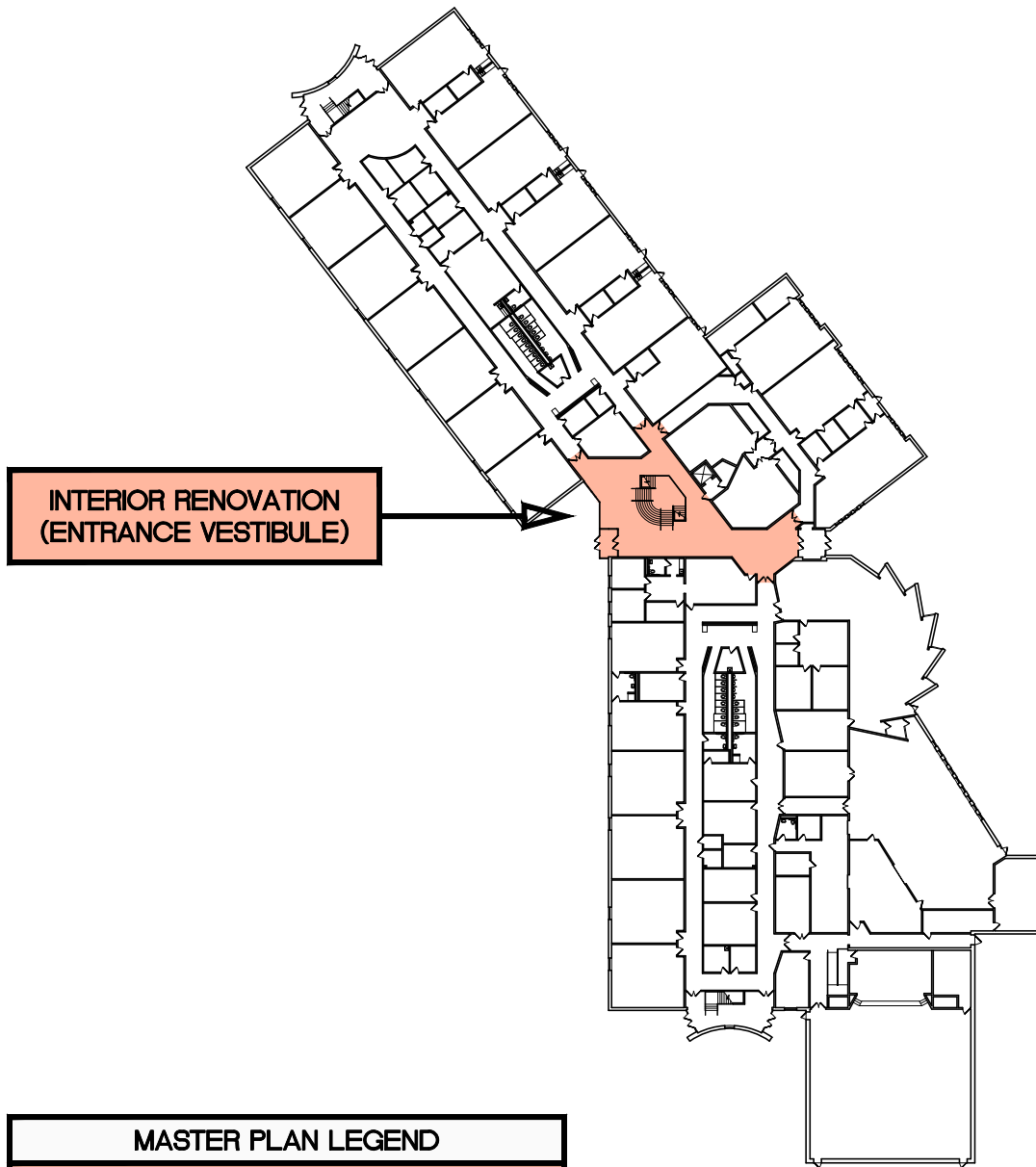
15.001



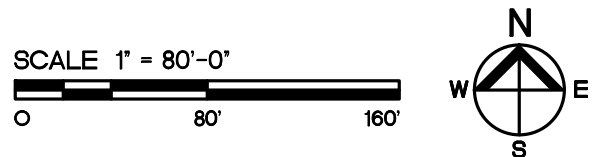
HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND
Priority 1 (1-2 Years): <ul style="list-style-type: none"> HVAC Upgrades (Kitchen / Gym Wing) Interior Renovations (Vestibule - VCT / Carpet) Playground Upgrades
Priority 2 (5-10 Years): <ul style="list-style-type: none"> HVAC Upgrades (Remainder of Building)
Priority 3 (10-20 Years): <ul style="list-style-type: none"> Security System Upgrades
Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> None at present.



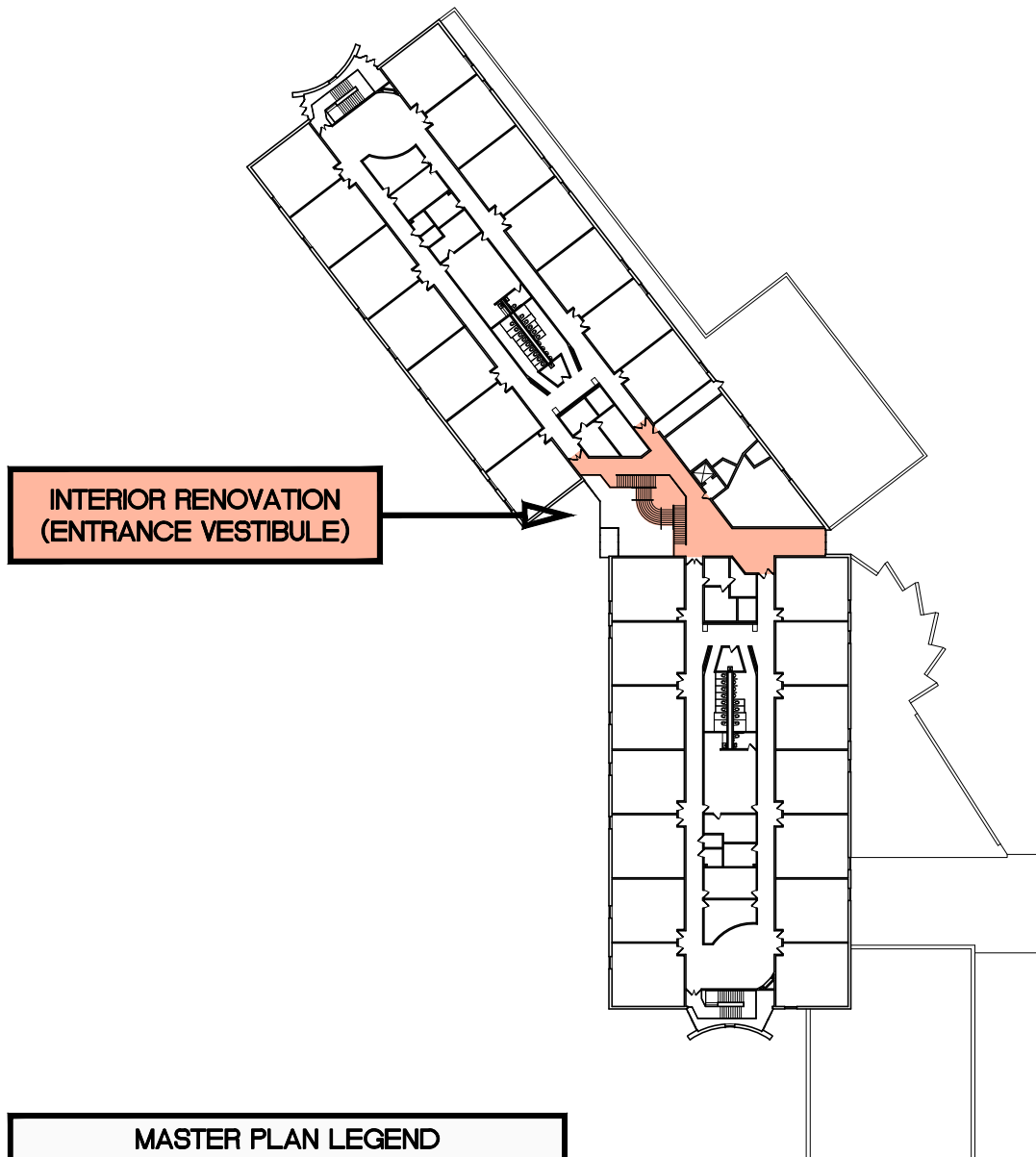
Central Elementary School - Master Floor Plan (Main Level)

15.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

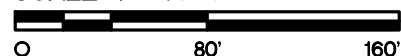
COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



MASTER PLAN LEGEND
Priority 1 (1-2 Years): <ul style="list-style-type: none"> HVAC Upgrades (Kitchen / Gym Wing) Interior Renovations (Vestibule - VCT / Carpet) Playground Upgrades
Priority 2 (5-10 Years): <ul style="list-style-type: none"> HVAC Upgrades (Remainder of Building)
Priority 3 (10-20 Years): <ul style="list-style-type: none"> Security System Upgrades
Long Range Planning (Options for Future Growth): <ul style="list-style-type: none"> None at present.

SCALE 1" = 80'-0"



Central Elementary School - Master Floor Plan (Upper Level)

15.003



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL
SECTION 16**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Daniel Boone Elementary School
 201 West Highway D
 Wentzville, Missouri 63385

Telephone: (636) 851-4400

Building Specifics:

Construction History:

Original Construction:	1962
Additions:	1980 – Classroom Addition (Phase 2) 1988 – Library / Classroom Addition (Phase 3) 1996 – Gymnasium / Classroom Additions (Phase 4) 2012 – Cafeteria / Kitchen / Classroom Additions (Phase 5)
Renovations:	2000 – Flooring Replacement (Phase 1)
Miscellaneous:	1995 – Electrical Infrastructure Upgrade (Phase 1) 2002 – Plumbing Upgrades (Phase 1) 2002 – Roof Replacement (Phase 3) 2004 – HVAC and Controls Upgrades (Phase 1) 2006 – Roof Replacement (Phase 1) 2010 – Playground Replacement 2011 – Roof Replacement (Phase 2) 2011 – Windows Replaced (Phases 1, 2) 2012 – Light Fixture Replacement (Phases 1-4) 2012 – Plumbing Upgrades (Phase 2) 2012 – Security and Alarm Systems Installed (Phase 1) 2012 – Security Cameras Installed (Phases 1-4) 2013 – Playground Expansion 2018 – HVAC Replacement (Phase 4)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	15.96 acres
Footprint Area (Single Story):	73,118 square feet
Total Floor Area:	73,118 square feet

Educational Specifics:

Primary Use:

Elementary School, Grade Levels K-5

Enrollment (05-14-18):

387

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 11,061 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1962	56	75%		25%	
Building Structure	75	2018	1962	56	75%		25%	
Electrical Infrastructure	50	2018	1995	23	46%	P	54%	Need retrofit.
Floors	35	2018	2000	18	51%		49%	
HVAC	25	2018	2004	14	56%		44%	
HVAC Controls	25	2018	2004	14	56%		44%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%		76%	
Playgrounds	15	2018	2010	8	53%		47%	
Plumbing Fixtures	40	2018	2002	16	40%		60%	
Plumbing Infrastructure	50	2018	2002	16	32%		68%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2006	12	48%		52%	
Security & Alarms	15	2018	2012	6	40%		60%	
Security Cameras	10	2018	2012	6	60%		40%	
Window s	50	2018	2011	7	14%		86%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL

PHASE 2
(Library / Classroom Areas – 12,692 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1980	38	51%	F	49%	
Building Structure	75	2018	1980	38	51%	F	49%	
Electrical Infrastructure	50	2018	1980	38	76%	P	24%	Need upgrade.
Floors	35	2018	1980	38	109%	F	-9%	
HVAC	25	2018	1980	38	152%	F	-52%	Classrooms need new ; Office renovated in 2013.
HVAC Controls	25	2018	1980	38	152%	F	-52%	Classrooms need new ; Office renovated in 2013.
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2012	6	15%	G	85%	
Plumbing Infrastructure	50	2018	2012	6	12%	G	88%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2011	7	28%	G	72%	
Security & Alarms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Need security.
Security Cameras	10	2018	2012	6	60%		40%	
Window s	50	2018	2011	7	14%		86%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL

PHASE 3
(Southeast Classroom Wing – 13,384 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1988	30	40%	F	60%	
Building Structure	75	2018	1988	30	40%	F	60%	
Electrical Infrastructure	50	2018	1988	30	60%	P	40%	Need upgrade.
Floors	35	2018	1988	30	86%	F	14%	
HVAC	25	2018	1988	30	120%	F	-20%	Classrooms need new ; Office renovated in 2013.
HVAC Controls	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Classrooms need new ; Office renovated in 2013.
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1988	30	75%	G	25%	
Plumbing Infrastructure	50	2018	1988	30	60%	G	40%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2002	16	64%	G	36%	
Security & Alarms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Need security.
Security Cameras	10	2018	2012	6	60%		40%	
Window s	50	2018	1988	30	60%		40%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL

PHASE 4
(Gymnasium / Classrooms – 10,239 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1996	22	29%	G	71%	
Building Structure	75	2018	1996	22	29%	G	71%	
Electrical Infrastructure	50	2018	1996	22	44%	G	56%	
Floors	35	2018	1996	22	63%	G	37%	
HVAC	25	2018	2018	0	0%	G	100%	
HVAC Controls	25	2018	2018	0	0%	G	100%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1996	22	55%	G	45%	
Plumbing Infrastructure	50	2018	1996	22	44%	G	56%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1996	22	88%	G	12%	
Security & Alarms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Need security.
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1996	22	44%	G	56%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL

PHASE 5
(Kitchen / Cafeteria / Classrooms – 25,782 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	2012	6	8%	G	80%	
Building Envelope	75	2018	2012	6	8%	G	92%	
Building Structure	75	2018	2012	6	8%	G	92%	
Electrical Infrastructure	50	2018	2012	6	12%	G	88%	
Floors	35	2018	2012	6	17%	G	83%	
HVAC	25	2018	2012	6	24%	G	76%	
HVAC Controls	25	2018	2012	6	24%	G	76%	
Kitchen Equipment	25	2018	2012	6	24%	G	76%	
Light Fixtures	30	2018	2012	6	20%	G	80%	
Playgrounds	10	2018	2013	5	50%	G	50%	
Plumbing Fixtures	40	2018	2012	6	15%	G	85%	
Plumbing Infrastructure	50	2018	2012	6	12%	G	88%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2012	6	24%	G	76%	
Security & Alarms	15	2018	2012	6	40%	G	60%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	2012	6	12%	G	88%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE
FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL

Daniel Boone Elementary School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Daniel Boone ES (Phase 1)	1962	56	11,061		
Daniel Boone ES (Phase 2)	1980	38	12,652		
Daniel Boone ES (Phase 3)	1988	30	13,384		
Daniel Boone ES (Phase 4)	1996	22	10,239		
Daniel Boone ES (Phase 5)	2012	6	25,782		
Total Building Area:			73,118	387	404

Daniel Boone Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Electrical Upgrades (Phases 1, 2, 3, 4)	1	1-2 Years	\$960,000	
Entrance Canopy Replacement	1	1-2 Years	\$250,000	
Security System Upgrade (Phases 1, 2, 3, 4)	1	1-2 Years	\$96,000	
HVAC Upgrades (Phases 1, 2, 3, 4)	2	5-10 Years	\$1,200,000	
Interior Renovations (Phases 2, 3)	2	5-10 Years	\$216,000	(VCT / Carpet)
Structural Upgrades (Phases 2, 3)	2	5-10 Years	\$1,000,000	
Interior Renovations (Phase 4)	3	10-20 Years	\$88,000	(VCT / Carpet)
Plumbing Upgrades (Phase 3)	3	10-20 Years	\$168,000	
Roof Replacement (Phase 1)	3	10-20 Years	\$240,000	
Classroom Wing Addition	4	Long Range	\$2,200,000	(Eight (8) Classrooms, Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Relocated Baseball Field	4	Long Range	\$100,000	

Daniel Boone Elementary School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Electrical Upgrades (Phases 1, 2, 3, 4)	48,000	square feet	\$20	\$960,000	
Entrance Canopy Replacement	1	lump sum	\$250,000	\$250,000	
Security System Upgrade (Phases 1, 2, 3, 4)	48,000	square feet	\$2	\$96,000	
HVAC Upgrades (Phases 1, 2, 3, 4)	48,000	square feet	\$25	\$1,200,000	
Interior Renovations (Phases 2, 3)	27,000	square feet	\$8	\$216,000	(VCT / Carpet)
Structural Upgrades (Phases 2, 3)	1	lump sum	\$1,000,000	\$1,000,000	
Interior Renovations (Phase 4)	11,000	square feet	\$8	\$88,000	(VCT / Carpet)
Plumbing Upgrades (Phase 3)	14,000	square feet	\$12	\$168,000	
Roof Replacement (Phase 1)	12,000	square feet	\$20	\$240,000	
Classroom Wing Addition	11,000	square feet	\$200	\$2,200,000	(Eight (8) Classrooms, Student Toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.					
Relocated Baseball Field	1	lump sum	\$100,000	\$100,000	

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
DANIEL BOONE ELEMENTARY SCHOOL

Master Plans – Daniel Boone Elementary School:

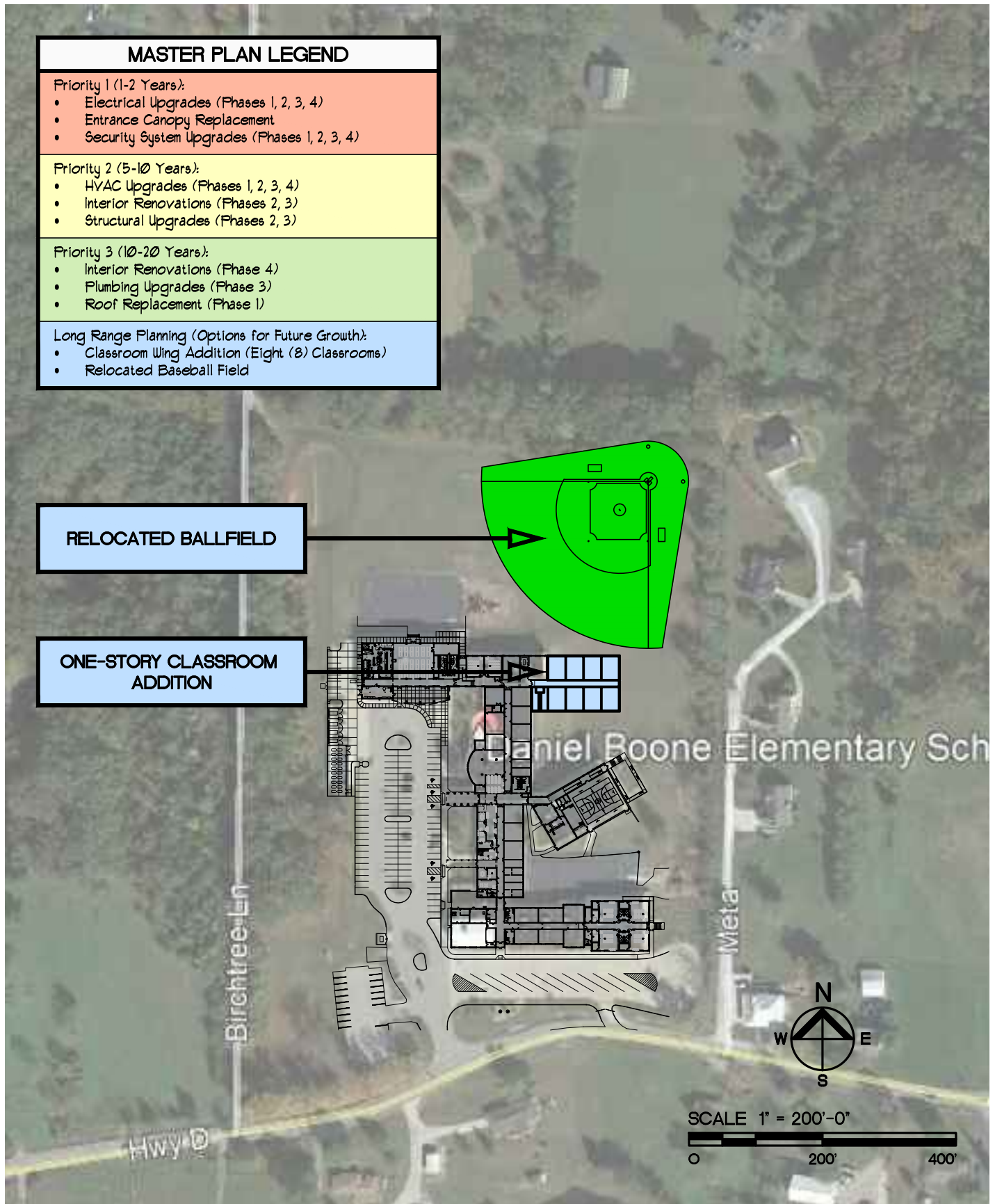
16.001 Master Site Plan

16.102 Master Floor Plan

MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades (Phases 1, 2, 3, 4) Entrance Canopy Replacement Security System Upgrades (Phases 1, 2, 3, 4)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Phases 1, 2, 3, 4) Interior Renovations (Phases 2, 3) Structural Upgrades (Phases 2, 3)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Interior Renovations (Phase 4) Plumbing Upgrades (Phase 3) Roof Replacement (Phase 1)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (Eight (8) Classrooms) Relocated Baseball Field

RELOCATED BALLFIELD

ONE-STORY CLASSROOM ADDITION



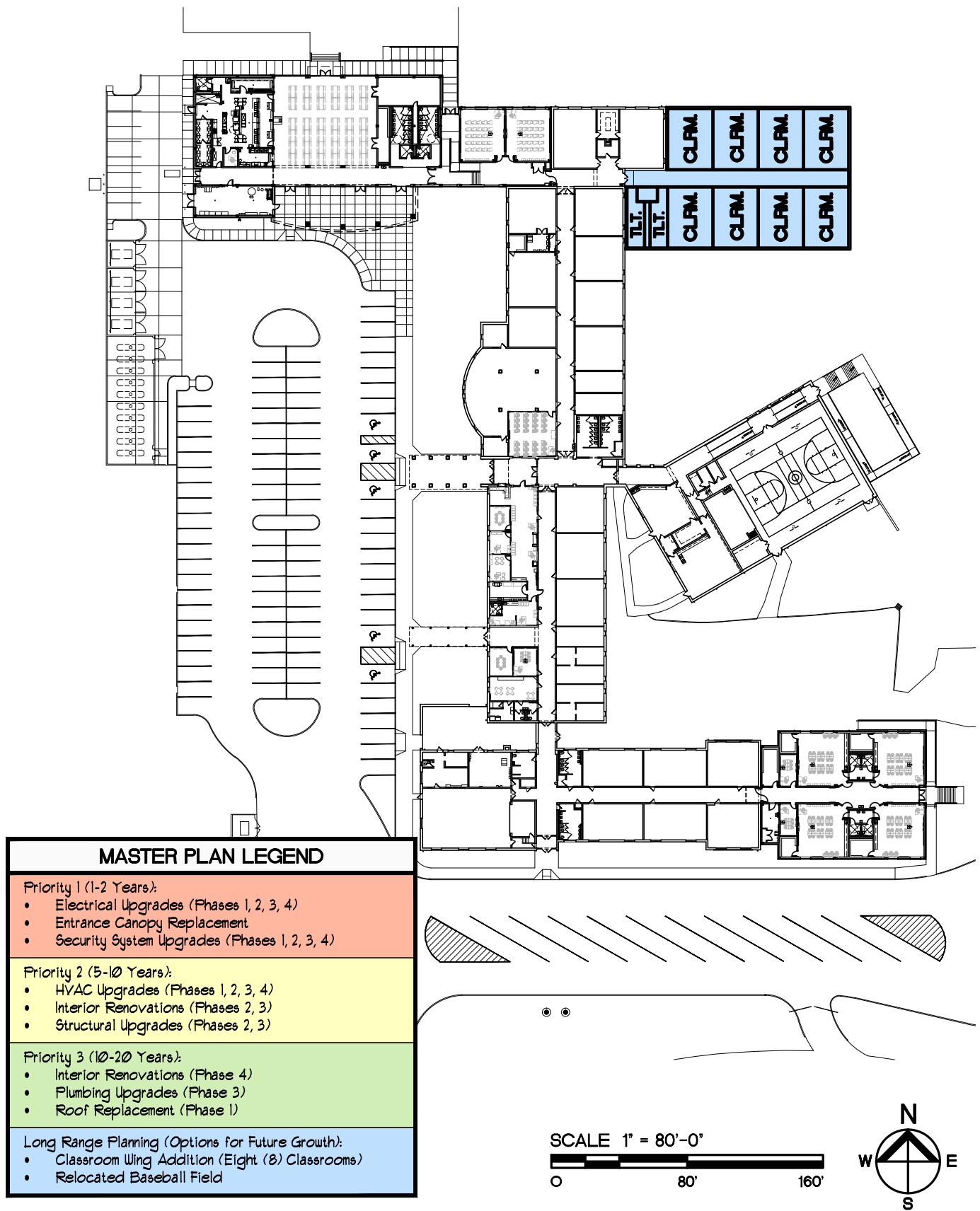
Daniel Boone Elementary School - Master Site Plan

16.001

HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



Daniel Boone Elementary School - Master Floor Plan (Main Level)

16.002



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FAIRMOUNT ELEMENTARY SCHOOL
SECTION 17**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Fairmount Elementary School
 1725 Thoele Road
 St. Peters, Missouri 63376

Telephone: (636) 851-4500

Building Specifics:

Construction History:

Original Construction:	1980 – Original Building (Phase 1)
Additions:	2003 – Additions & Renovations (Phase 2)
Renovations:	2004 – Light Fixture Replacement (Phase 1) 2004 – Roof Replacement (Partial Phase 1) 2004 – Security and Alarm Systems Installed (Phase 1) 2006 – Roof Replacement (Partial Phase 1) 2004 – Playground Upgrade 2011 – Security Cameras Installed (Phase 1) 2012 – HVAC and Controls Upgrades (Phase 1) 2012 – Window Replacement (Phase 1) 2013 – Toilet Room Renovations 2017 – Playground Upgrade (Partial) 2018 – Roof Replacement (Insurance Coverage)

Miscellaneous: None to date.

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	18.00 acres
Footprint Area:	58,615 square feet
Main Level Floor Area:	58,615 square feet
Upper Level Floor Area:	36,536 square feet
Total Floor Area:	95,151 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	1,090

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FAIRMOUNT ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 36,148 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1977	41	137%	F	-37%	
Building Envelope	75	2018	1977	41	55%	G	45%	
Building Structure	75	2018	1977	41	55%	G	45%	Some settling
Electrical Infrastructure	50	2018	1977	41	82%	P	18%	Major upgraded needed
Floors	35	2018	1977	41	117%	F	-17%	Carpet replaced. Library carpet needs replaced.
HVAC	25	2018	2012	6	24%	G	76%	
HVAC Controls	25	2018	2012	6	24%	G	76%	
Kitchen Equipment	25	2018	1977	41	164%	F	-64%	Minimal equipment
Light Fixtures	30	2018	2004	14	47%	G	53%	
Playgrounds	15	2018	2004	14	93%	G	7%	Partial replacement in 2017
Plumbing Fixtures	40	2018	2013	5	13%	G	88%	
Plumbing Infrastructure	50	2018	2013	5	10%	G	90%	
Portable Buildings	20	2018	2001	17	85%	F	15%	1 unit
Roof	25	2018	2018	0	0%	G	100%	Replaced via insurance claim.
Security & Alarms	15	2018	2018	0	0%	G	100%	Replaced via insurance claim.
Security Cameras	10	2018	2011	7	70%	G	30%	
Window s	50	2018	2012	6	12%	G	88%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FAIRMOUNT ELEMENTARY SCHOOL

PHASE 2
(Gymnasium / Classroom Addition – 58,003 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	2003	15	20%		80%	
Building Structure	75	2018	2003	15	20%		80%	
Electrical Infrastructure	50	2018	2003	15	30%		70%	
Floors	35	2018	2003	15	43%		57%	
HVAC	25	2018	2003	15	60%		40%	
HVAC Controls	25	2018	2003	15	60%		40%	
Kitchen Equipment	25	2018	2003	15	60%		40%	
Light Fixtures	30	2018	2003	15	50%		50%	
Playgrounds	15	2018	2003	15	100%		0%	
Plumbing Fixtures	40	2018	2013	5	13%		88%	
Plumbing Infrastructure	50	2018	2013	5	10%		90%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2018	0	0%		100%	Replaced via insurance claim.
Security & Alarms	15	2018	2018	0	0%		100%	Replaced via insurance claim.
Security Cameras	10	2018	2003	15	150%		-50%	
Windows	50	2018	2003	15	30%		70%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

FAIRMOUNT ELEMENTARY SCHOOL

Fairmount Elementary School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Fairmount ES (Phase 1)	1980	38	37,148		
Fairmount ES (Phase 2)	2003	15	58,003		
			95,151	1,090	1,132
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Fairmount Elementary School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Capacity Analysis & Renovations	1	1-2 Years	\$500,000	
Electrical Upgrades (Phase 1)	1	1-2 Years	\$1,180,000	
Athletic Facilities Upgrades	2	5-10 Years	\$150,000	
FHSD District Learning Center Renov.	2	5-10 Years	\$1,350,000	(Includes Library renovation)
Flooring Replacement	2	5-10 Years	\$300,000	(VCT only)
Playground Upgrades	2	5-10 Years	\$75,000	(Partial)
HVAC Upgrades (Phase 2)	3	10-20 Years	\$1,150,000	
Portable Building Demolition	3	10-20 Years	\$10,000	
Security System Upgrades	3	10-20 Years	\$192,000	(Cameras & Alarms)
Vacation Station Renovation	3	10-20 Years	\$150,000	
None at present.				

Fairmount Elementary School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Capacity Analysis & Renovations	1	lump sum	\$500,000	\$500,000	
Electrical Upgrades (Phase 1)	59,000	square feet	\$20	\$1,180,000	
Athletic Facilities Upgrades	3	each	\$50,000	\$150,000	
FHSD District Learning Center Renov.	18,000	square feet	\$75	\$1,350,000	(Includes Library renovation)
Flooring Replacement	50,000	square feet	\$6	\$300,000	(VCT only)
Playground Upgrades	1	lump sum	\$75,000	\$75,000	(Partial)
HVAC Upgrades (Phase 2)	46,000	square feet	\$25	\$1,150,000	
Portable Building Demolition	1	lump sum	\$10,000	\$10,000	
Security System Upgrades	96,000	lump sum	\$2	\$192,000	(Cameras & Alarms)
Vacation Station Renovation	2,000	square feet	\$75	\$150,000	
None at present.					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FAIRMOUNT ELEMENTARY SCHOOL

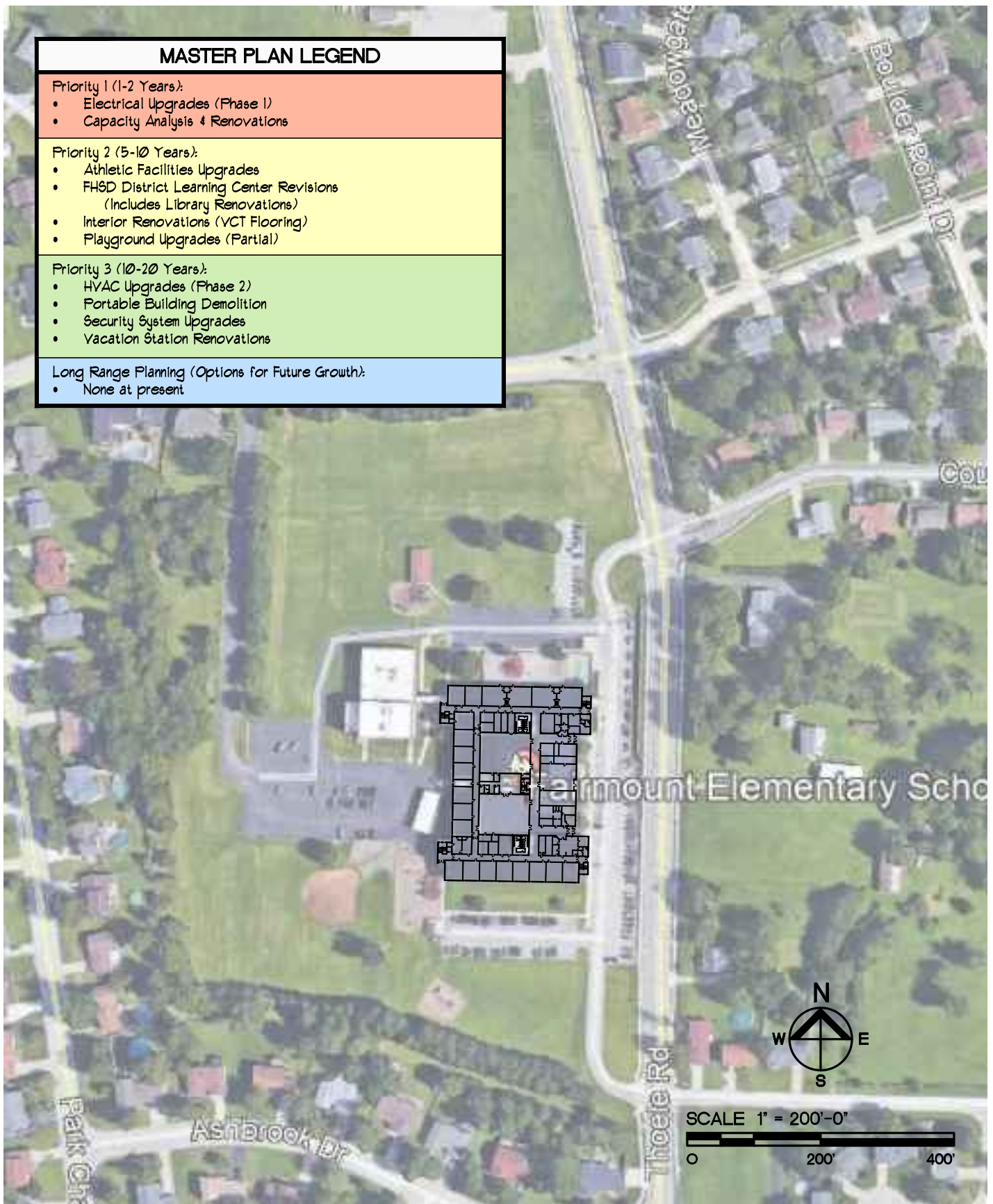
Master Plans – Fairmount Elementary School:

17.001 Master Site Plan

December 10, 2018

17.102 Master Floor Plan (Main Level)
17.103 Master Floor Plan (Upper Level)

December 10, 2018
December 10, 2018



Fairmount Elementary School - Master Site Plan

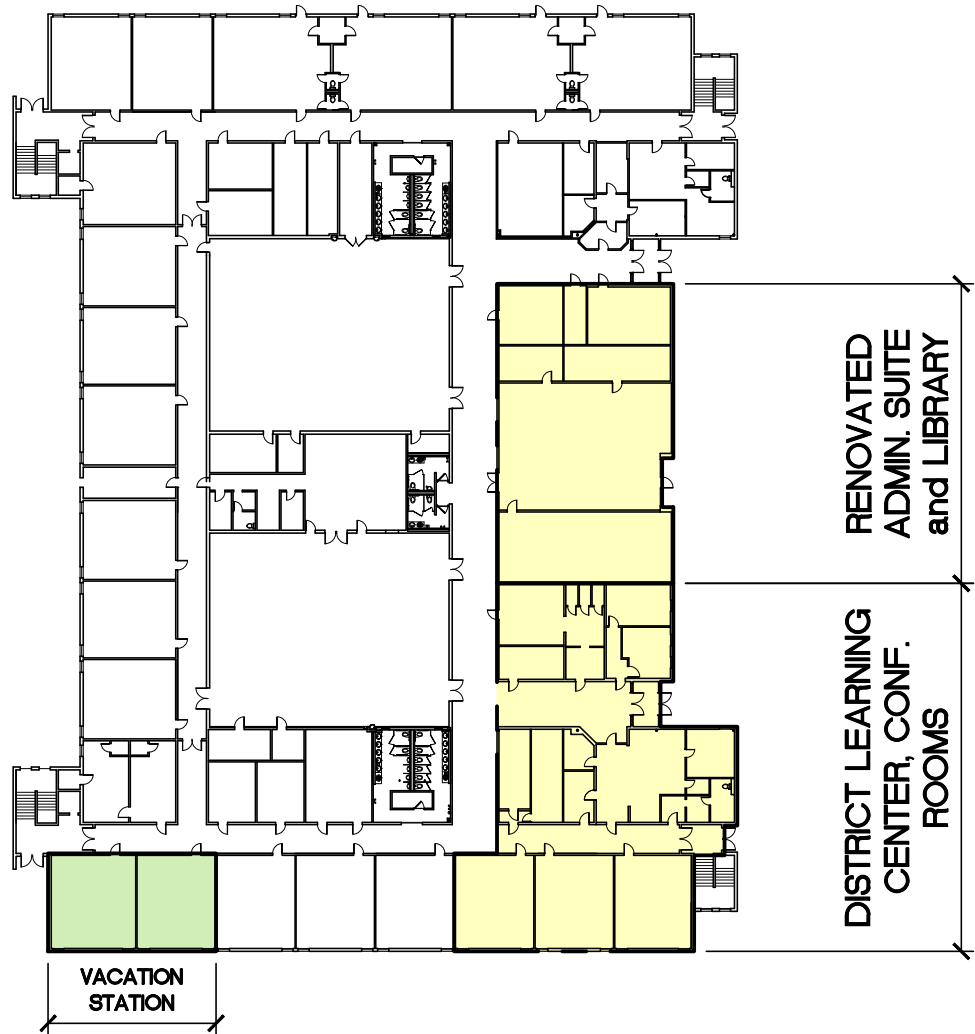
17.001



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades (Phase 1) Capacity Analysis & Renovations
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Athletic Facilities Upgrades FHSD District Learning Center Revisions (Includes Library Renovations) Interior Renovations (VCT Flooring) Playground Upgrades (Partial)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Phase 2) Portable Building Demolition Security System Upgrades Vacation Station Renovations
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> None at present

SCALE 1" = 60'-0"



Fairmount Elementary School - Master Floor Plan (Main Level)

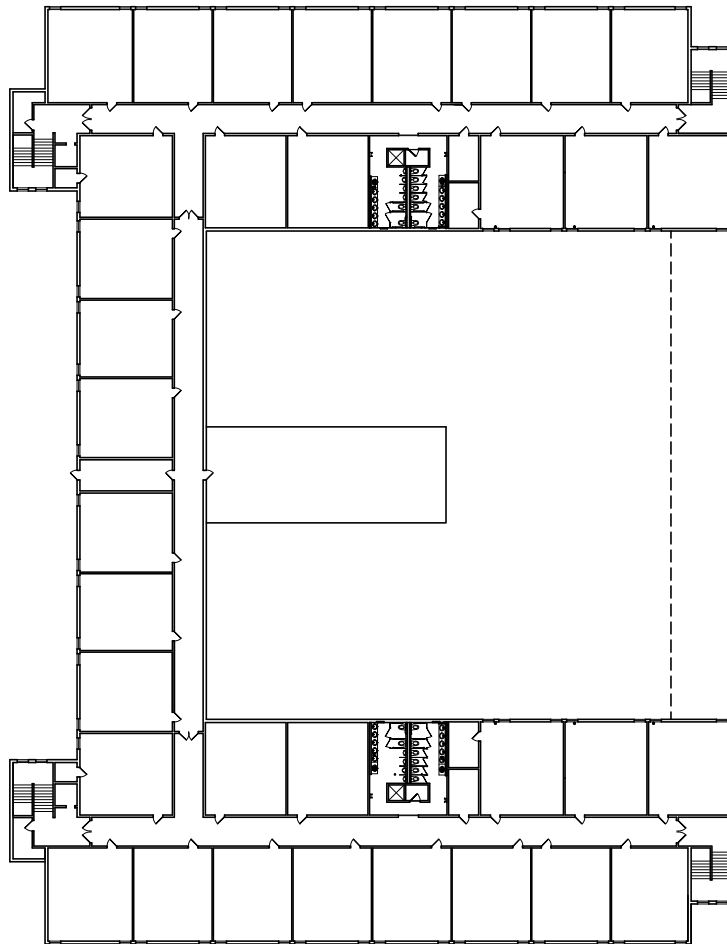
17.002



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Electrical Upgrades (Phase 1) Capacity Analysis & Renovations
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Athletic Facilities Upgrades FHSD District Learning Center Revisions (Includes Library Renovations) Interior Renovations (VCT Flooring) Playground Upgrades (Partial)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Phase 2) Portable Building Demolition Security System Upgrades Vacation Station Renovations
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> None at present

SCALE 1" = 60'-0"



Fairmount Elementary School - Master Floor Plan (Upper Level)

17.003



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
HARVEST RIDGE ELEMENTARY SCHOOL
SECTION 18**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Harvest Ridge Elementary School
 1220 Harvest Ridge Drive
 St. Charles, Missouri 63303

Telephone: (636) 851-5100

Building Specifics:

Construction History:

Original Construction:	1991
Additions:	1994 – Southwest Classroom Addition 2003 – Southeast Classroom Addition
Renovations:	2010 – Office Carpet Replacement
Miscellaneous:	2003 – Roof Replacement (not including Multi-Purpose Room) 2004 – Playground Replacement 2004 – Security and Alarm Systems Installed 2012 – Light Fixture Replacement 2012 – Security Cameras Installed 2014 – Roof Replacement (not including Multi-Purpose Room)

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	19.62 acres
Footprint Area:	83,738 square feet
First Floor Area:	83,738 square feet
Total Floor Area:	83,738 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	657

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HARVEST RIDGE ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 70,661 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1991	27	90%	F	10%	
Building Envelope	75	2018	1991	27	36%	F	64%	
Building Structure	75	2018	1991	27	36%	F	64%	Shifting occurring - being monitored.
Electrical Infrastructure	50	2018	1991	27	54%	F	46%	
Floors	35	2018	1991	27	77%	G	23%	Office carpet replaced in 2010.
HVAC	25	2018	1991	27	108%	G	-8%	Cooling Tower needs to be replaced.
HVAC Controls	25	2018	1991	27	108%	F	-8%	
Kitchen Equipment	25	2018	1991	27	108%	F	-8%	
Light Fixtures	25	2018	2012	6	24%	F	76%	
Playgrounds	15	2018	2004	14	93%	F	7%	
Plumbing Fixtures	40	2018	1991	27	68%	F	33%	
Plumbing Infrastructure	50	2018	1991	27	54%	F	46%	
Portable Buildings	20	2018	1999	19	95%	F	5%	1 Unit (Vacation Station, Tech, Storage)
Roof	25	2018	2003	15	60%	G	40%	Multi-Purpose Room roof replaced in 2014.
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	1991	27	54%	G	46%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HARVEST RIDGE ELEMENTARY SCHOOL

PHASE 2
(Southwest Classroom Addition – 4,929 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1994	24	80%		20%	
Building Envelope	75	2018	1994	24	32%		68%	
Building Structure	75	2018	1994	24	32%		68%	
Electrical Infrastructure	50	2018	1994	24	48%		52%	
Floors	35	2018	1994	24	69%		31%	
HVAC	25	2018	1994	24	96%		4%	
HVAC Controls	25	2018	1994	24	96%		4%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018						
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1994	24	60%		40%	
Plumbing Infrastructure	50	2018	1994	24	48%		52%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018						
Security & Alarms	15	2018						
Security Cameras	10	2018						
Windows	50	2018	1994	24	48%		52%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HARVEST RIDGE ELEMENTARY SCHOOL

PHASE 3
(Southeast Classroom Addition – 8,148 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	2003	15	50%		50%	
Building Envelope	75	2018	2003	15	20%		80%	
Building Structure	75	2018	2003	15	20%		80%	
Electrical Infrastructure	50	2018	2003	15	30%		70%	
Floors	35	2018	2003	15	43%		57%	
HVAC	25	2018	2003	15	60%		40%	
HVAC Controls	25	2018	2003	15	60%		40%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018						
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	2003	15	38%		63%	
Plumbing Infrastructure	50	2018	2003	15	30%		70%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018						
Security & Alarms	15	2018						
Security Cameras	10	2018						
Windows	50	2018	1994	24	48%		52%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

HARVEST RIDGE ELEMENTARY SCHOOL

Harvest Ridge Elementary School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Harvest Ridge ES (Phase 1)	1991	27	70,661		
Harvest Ridge ES (Phase 2)	1994	24	4,929		
Harvest Ridge ES (Phase 3)	2003	15	8,148		
			83,738	657	613
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Harvest Ridge Elementary School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Exterior Renovations	1	1-2 Years	\$500,000	(Settlement Issues)
Security System Upgrades	1	1-2 Years	\$168,000	(Cameras & Alarms)
Athletic Field Upgrades	2	5-10 Years	\$100,000	
HVAC Upgrades	2	5-10 Years	\$2,100,000	
Playground Upgrades	2	5-10 Years	\$150,000	
Portable Unit Demolition	2	5-10 Years	\$10,000	
Floor Replacement	3	10-20 Years	\$420,000	(VCT only)
Plumbing Upgrades	3	10-20 Years	\$1,008,000	
Roof Replacement	3	10-20 Years	\$1,500,000	(Not included MPR)
Classroom Wing Addition	4	Long Range	\$1,800,000	(Eight classrooms)
Future expansion options may be affected by potential Storm Shelter requirements.				

Harvest Ridge Elementary School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Exterior Renovations	1	lump sum	\$500,000	\$500,000	(Settlement Issues)
Security System Upgrades	84,000	square feet	\$2	\$168,000	(Cameras & Alarms)
Athletic Field Upgrades	2	lump sum	\$50,000	\$100,000	
HVAC Upgrades	84,000	square feet	\$25	\$2,100,000	
Playground Upgrades	1	lump sum	\$150,000	\$150,000	
Portable Unit Demolition	1	each	\$10,000	\$10,000	
Floor Replacement	70,000	square feet	\$6	\$420,000	(VCT only)
Plumbing Upgrades	84,000	square feet	\$12	\$1,008,000	
Roof Replacement	75,000	square feet	\$20	\$1,500,000	(Not included MPR)
Classroom Wing Addition	9,000	square feet	\$200	\$1,800,000	(Eight classrooms)
Future expansion options may be affected by potential Storm Shelter requirements.					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
HARVEST RIDGE ELEMENTARY SCHOOL

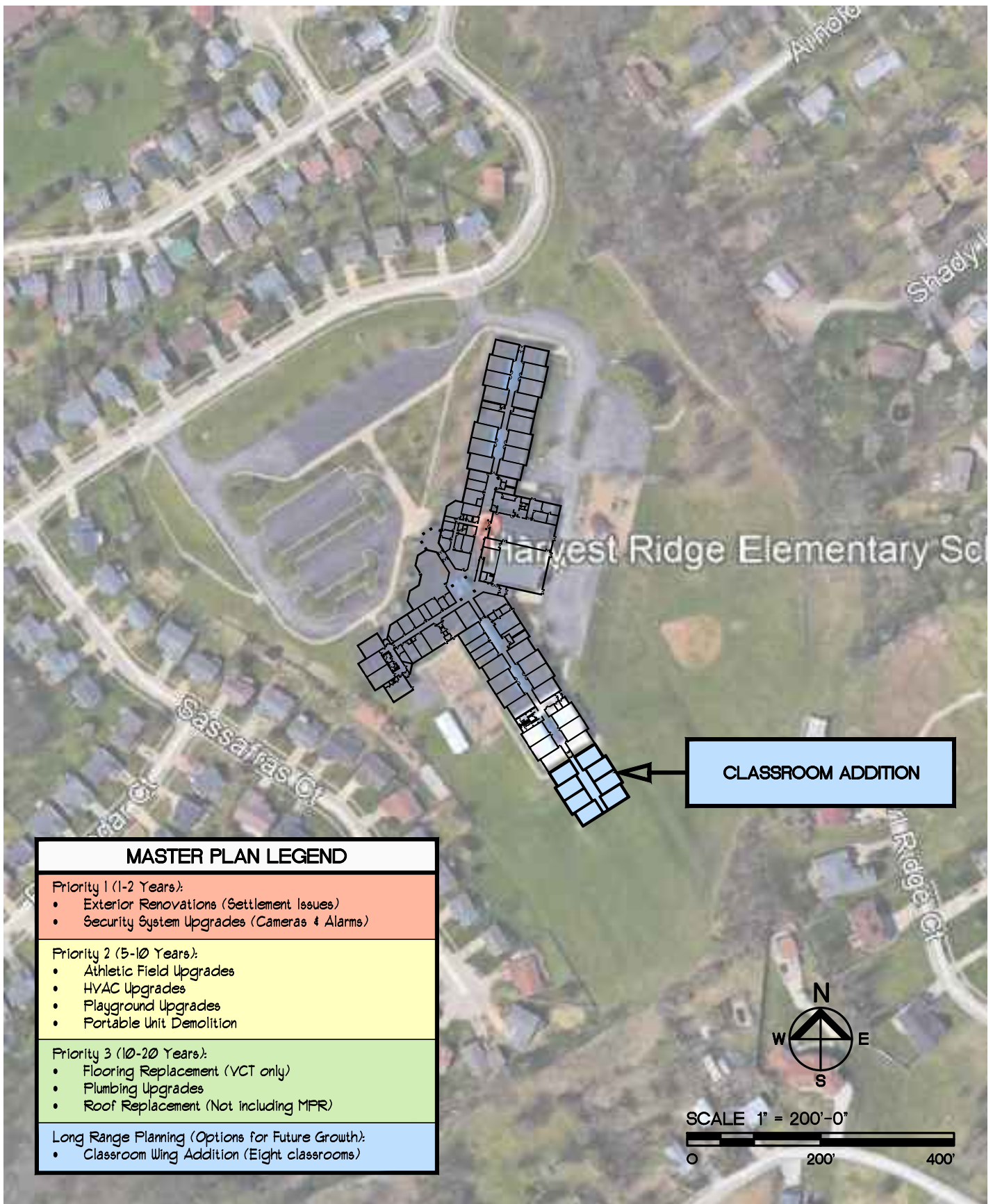
Master Plans – Harvest Ridge Elementary School:

18.001 Master Site Plan

December 10, 2018

18.102 Master Floor Plan

December 10, 2018



Harvest Ridge Elementary School - Master Site Plan

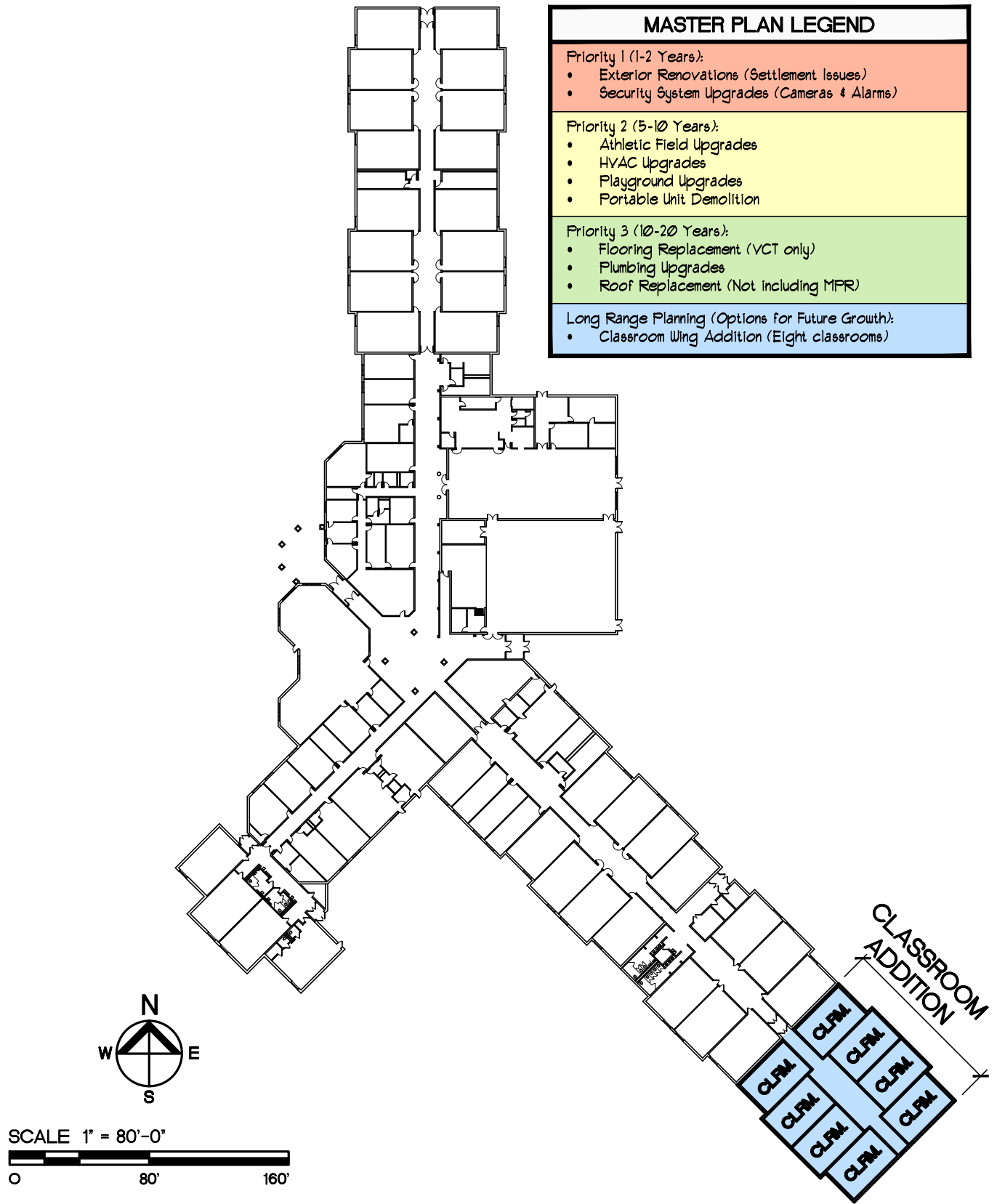
18.001



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



Harvest Ridge Elementary School - Master Floor Plan

18.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
HENDERSON ELEMENTARY SCHOOL
SECTION 19**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Henderson Elementary School
 2501 Hackmann Road
 St. Charles, Missouri 63303

Telephone: (636) 851-5200

Building Specifics:

Construction History:

Original Construction:	1986
Additions:	1996 – Multi-Purpose Room Addition 2003 – Library Addition
Renovations:	None at present.
Miscellaneous:	2012 – Light Fixture Replacement (Phase 1 Area) 2004 – Playground Replacement 2004 – Roof Replacement (Phase 1 Area) 2004 – Security System Installation (Phase 1 Area) 2012 – Security Camera Installation

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	55.20 acres – FHNHS Building 5.00 acres – Detention Basin 12.00 acres – Wooded Creek Area 0.68 acres – Hackmann Road Early Childhood Center 23.00 acres – Henderson Elementary School 95.88 acres – Total Site Size
Footprint Area:	74,125 square feet
Main Level Floor Area (Single Story):	74,125 square feet
Total Floor Area:	74,125 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	676

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HENDERSON ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 57,085 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1986	32	43%	F	57%	Settling occurring.
Building Structure	75	2018	1986	32	43%	F	57%	
Electrical Infrastructure	50	2018	1986	32	64%	F	36%	
Floors	35	2018	1986	32	91%	F	9%	
HVAC	25	2018	1986	32	128%	P	-28%	Needs replacement.
HVAC Controls	25	2018	1986	32	128%	P	-28%	
Kitchen Equipment	25	2018	1986	32	128%	P	-28%	
Light Fixtures	25	2018	2012	6	24%	P	76%	
Playgrounds	15	2018	2004	14	93%	P	7%	
Plumbing Fixtures	40	2018	1986	32	80%	F	20%	
Plumbing Infrastructure	50	2018	1986	32	64%	G	36%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2004	14	56%	G	44%	
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	1986	32	64%	G	36%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HENDERSON ELEMENTARY SCHOOL

PHASE 2
(Classroom / Library Addition – 9,737 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1996	22	29%	G	71%	
Building Structure	75	2018	1996	22	29%	G	71%	
Electrical Infrastructure	50	2018	1996	22	44%	G	56%	
Floors	35	2018	1996	22	63%	G	37%	
HVAC	25	2018	1996	22	88%	G	12%	
HVAC Controls	25	2018	1996	22	88%	G	12%	
Kitchen Equipment	25	2018	1996	22	88%	G	12%	
Light Fixtures	25	2018	1996	22	88%	G	12%	
Playgrounds	15	2018	1996	22	147%	G	-47%	
Plumbing Fixtures	40	2018	1996	22	55%	G	45%	
Plumbing Infrastructure	50	2018	1996	22	44%	G	56%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1996	22	88%	G	12%	
Security & Alarms	15	2018	1996	22	147%	G	-47%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	1996	22	44%	G	56%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HENDERSON ELEMENTARY SCHOOL

PHASE 3
(Multi-Purpose Room Addition – 7,433 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	2003	15	20%	G	80%	
Building Structure	75	2018	2003	15	20%	G	80%	
Electrical Infrastructure	50	2018	2003	15	30%	G	70%	
Floors	35	2018	2003	15	43%	G	57%	
HVAC	25	2018	2003	15	60%	G	40%	
HVAC Controls	25	2018	2003	15	60%	G	40%	
Kitchen Equipment	25	2018	2003	15	60%	G	40%	
Light Fixtures	25	2018	2003	15	60%	G	40%	
Playgrounds	15	2018	2003	15	100%	G	0%	
Plumbing Fixtures	40	2018	2003	15	38%	G	63%	
Plumbing Infrastructure	50	2018	2003	15	30%	G	70%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2003	15	60%	G	40%	
Security & Alarms	15	2018	2003	15	100%	G	0%	
Security Cameras	10	2018	2003	15	150%	G	-50%	
Windows	50	2018	2003	15	30%	G	70%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

HENDERSON ELEMENTARY SCHOOL

Henderson Elementary School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Henderson ES (Phase 1 / 1a)	1986 / 1988	32	56,955		
Henderson ES (Phase 2)	1996	22	9,737		
Henderson ES (Phase 3)	???	???	7,433		
			74,125	676	687
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Henderson Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
ADA Stair Lift	1	1-2 Years	\$25,000	
Electrical / HVAC Renov. (Ph. 1 Area)	1	1-2 Years	\$2,610,000	
Playground Replacement	1	1-2 Years	\$150,000	
Interior Finish Renovations	1	1-2 Years	\$3,000,000	(Ceilings, floors, paint)
Gym and Classroom Addition	1	1-2 Years	\$3,600,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Electrical / HVAC Renov. (Ph. 2 Areas)	2	5-10 Years	\$450,000	
Security System Upgrades (Ph. 2 Areas)	2	5-10 Years	\$20,000	Cameras and Security System
Exterior Renovations	2	5-10 Years	\$500,000	Envelope / structure repairs.
Roof Replacement	3	10-20 Years	\$1,500,000	
Plumbing Fixture Upgrades	4	Long Range	\$900,000	
Light Fixture Replacement	4	Long Range	\$600,000	

Henderson Elementary School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
ADA Stair Lift	1	Lump Sum	\$25,000	\$25,000	
Electrical / HVAC Renov. (Ph. 1 Area)	58,000	square feet	\$45	\$2,610,000	
Playground Replacement	1	Lump Sum	\$150,000	\$150,000	
Interior Finish Renovations	75,000	square feet	\$40	\$3,000,000	(Ceilings, floors, paint)
Gymnasium and Classroom Addition	18,000	square feet	\$200	\$3,600,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.					
Electrical / HVAC Renov. (Ph. 2 Areas)	10,000	square feet	\$45	\$450,000	
Security System Upgrades (Ph. 2 Areas)	10,000	square feet	\$2	\$20,000	
Exterior Renovations	1	Lump Sum	\$500,000	\$500,000	
Roof Replacement	75,000	square feet	\$20	\$1,500,000	
Plumbing Upgrades	75,000	square feet	\$12	\$900,000	
Light Fixture Replacement	75,000	square feet	\$8	\$600,000	

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
HENDERSON ELEMENTARY SCHOOL

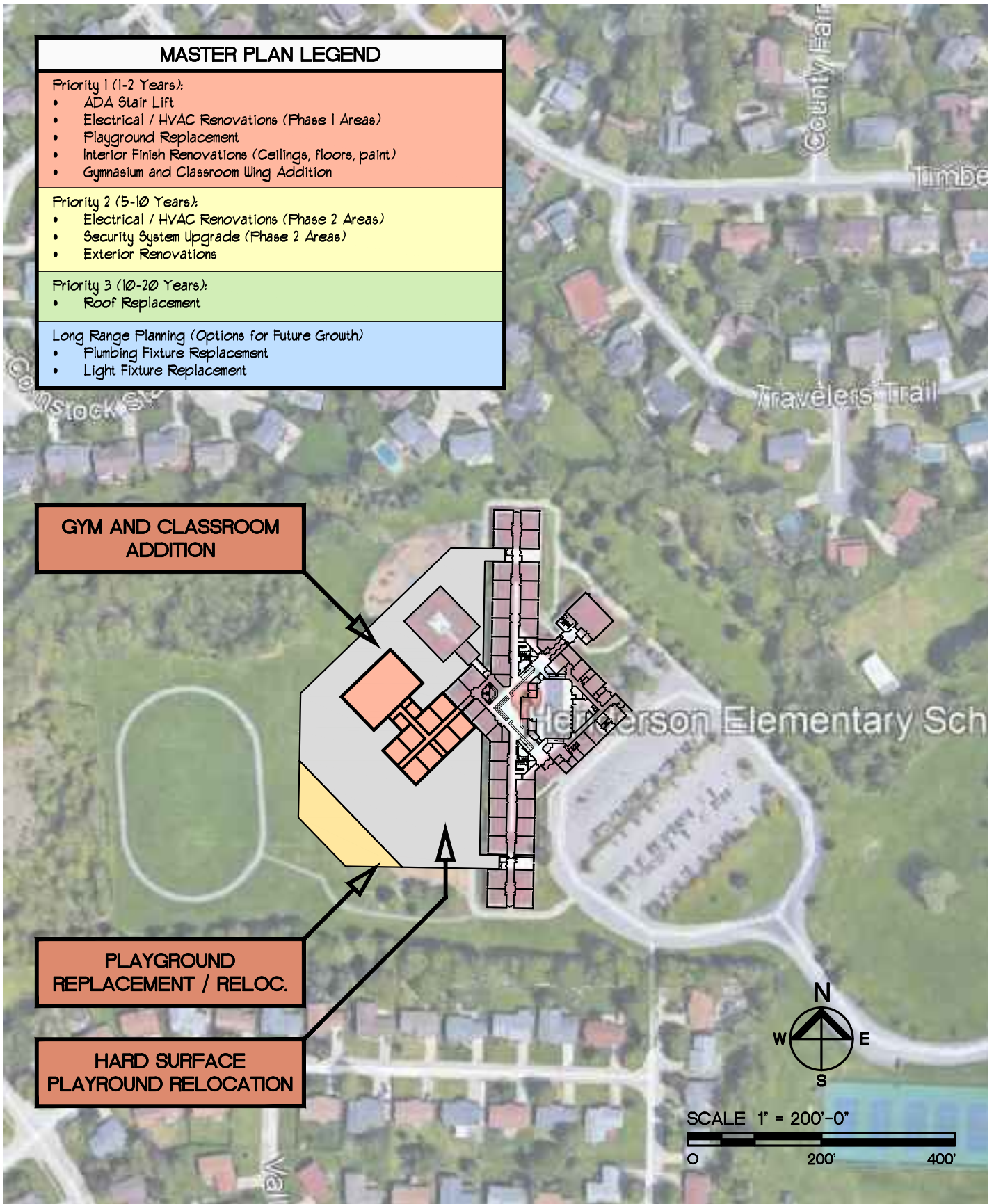
Master Plans – Henderson Elementary School:

19.001 Master Site Plan

October 4, 2018

19.002 Master Floor Plan

October 4, 2018



Henderson Elementary School - Master Site Plan

19.001

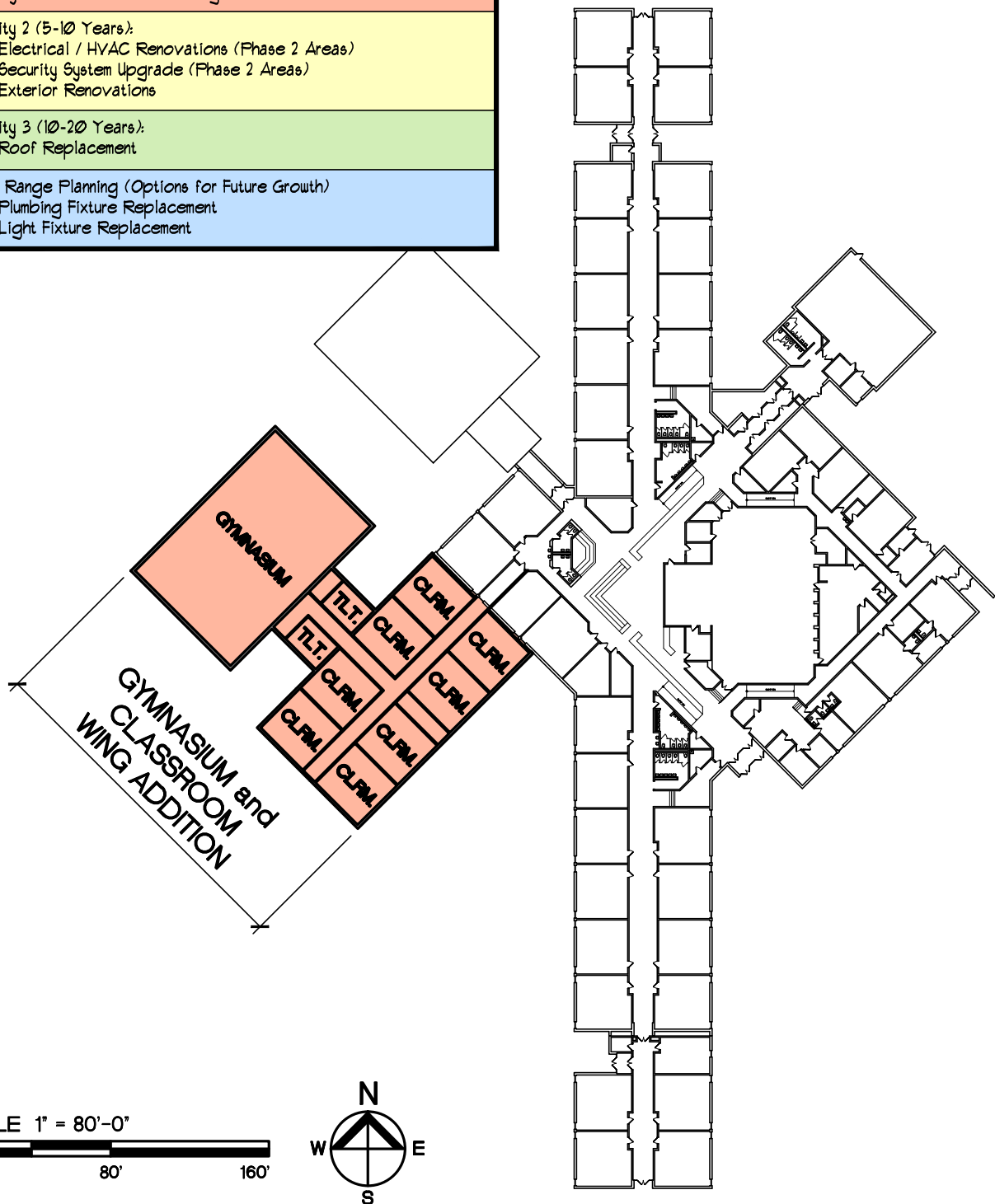


HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES

MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> • ADA Stair Lift • Electrical / HVAC Renovations (Phase 1 Areas) • Playground Replacement • Interior Finish Renovations (Ceilings, floors, paint) • Gymnasium and Classroom Wing Addition
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> • Electrical / HVAC Renovations (Phase 2 Areas) • Security System Upgrade (Phase 2 Areas) • Exterior Renovations
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> • Roof Replacement
Long Range Planning (Options for Future Growth)	<ul style="list-style-type: none"> • Plumbing Fixture Replacement • Light Fixture Replacement



Henderson Elementary School - Master Floor Plan

19.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
INDEPENDENCE ELEMENTARY SCHOOL
SECTION 20**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Independence Elementary School
 4800 Meadows Parkway
 St. Charles, Missouri 63304

Telephone: (636) 851-6100

Building Specifics:

Construction History:

Original Construction:	1998
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	2012 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	24.44 acres – Independence Elementary School
	<u>11.60 acres – Meadows Parkway Early Childhood Center</u>
	37.04 acres – Total Site Size
Footprint Area (Single Story):	95,276 square feet
Total Floor Area:	95,276 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	666

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
INDEPENDENCE ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 95,276 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1998	20	67%	F	33%	
Building Envelope	75	2018	1998	20	27%	G	73%	
Building Structure	75	2018	1998	20	27%	G	73%	
Electrical Infrastructure	50	2018	1998	20	40%	G	60%	
Floors	35	2018	1998	20	57%	G	43%	Office carpet replaced in 2004.
HVAC	25	2018	1998	20	80%	G	20%	
HVAC Controls	25	2018	1998	20	80%	G	20%	Becoming obsolete.
Kitchen Equipment	25	2018	1998	20	80%	G	20%	
Light Fixtures	25	2018	1998	20	80%	G	20%	
Playgrounds	10	2018	1998	12	120%	G	-20%	
Plumbing Fixtures	50	2018	1998	20	40%	G	60%	
Plumbing Infrastructure	50	2018	1998	20	40%	G	60%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1998	20	80%	G	20%	
Security & Alarms	15	2018	1998	20	133%	G	-33%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1998	20	40%	G	60%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

INDEPENDENCE ELEMENTARY SCHOOL

Independence Elementary School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Independence Elementary School	1998	20	97,276	666	662
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Independence Elementary School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.				
Athletic Field Upgrades	2	5-10 Years	\$250,000	
HVAC Upgrades	2	5-10 Years	\$2,450,000	
Playground Upgrades	2	5-10 Years	\$150,000	
Roof Replacement	3	10-20 Years	\$1,960,000	
Security System Upgrades	3	10-20 Years	\$196,000	
Classroom Wing Addition (4 Classroom)	4	Long Range	\$900,000	
Classroom Wing Addition (8 Classroom)	4	Long Range	\$1,800,000	
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>				

Independence Elementary School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
None at present.					
Athletic Field Upgrades	1	each	\$50,000	\$50,000	
HVAC Upgrades	98,000	square feet	\$25	\$2,450,000	
Playground Upgrades	1	lump sum	\$150,000	\$150,000	
Roof Replacement	98,000	square feet	\$20	\$1,960,000	
Security System Upgrades	98,000	square feet	\$2	\$196,000	
Classroom Wing Addition (4 Classrooms)	4,500	square feet	\$200	\$900,000	
Classroom Wing Addition (8 Classrooms)	9,000	square feet	\$200	\$1,800,000	
<i>Future expansion area & cost may be affected by potential Storm Shelter requirements.</i>					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
INDEPENDENCE ELEMENTARY SCHOOL

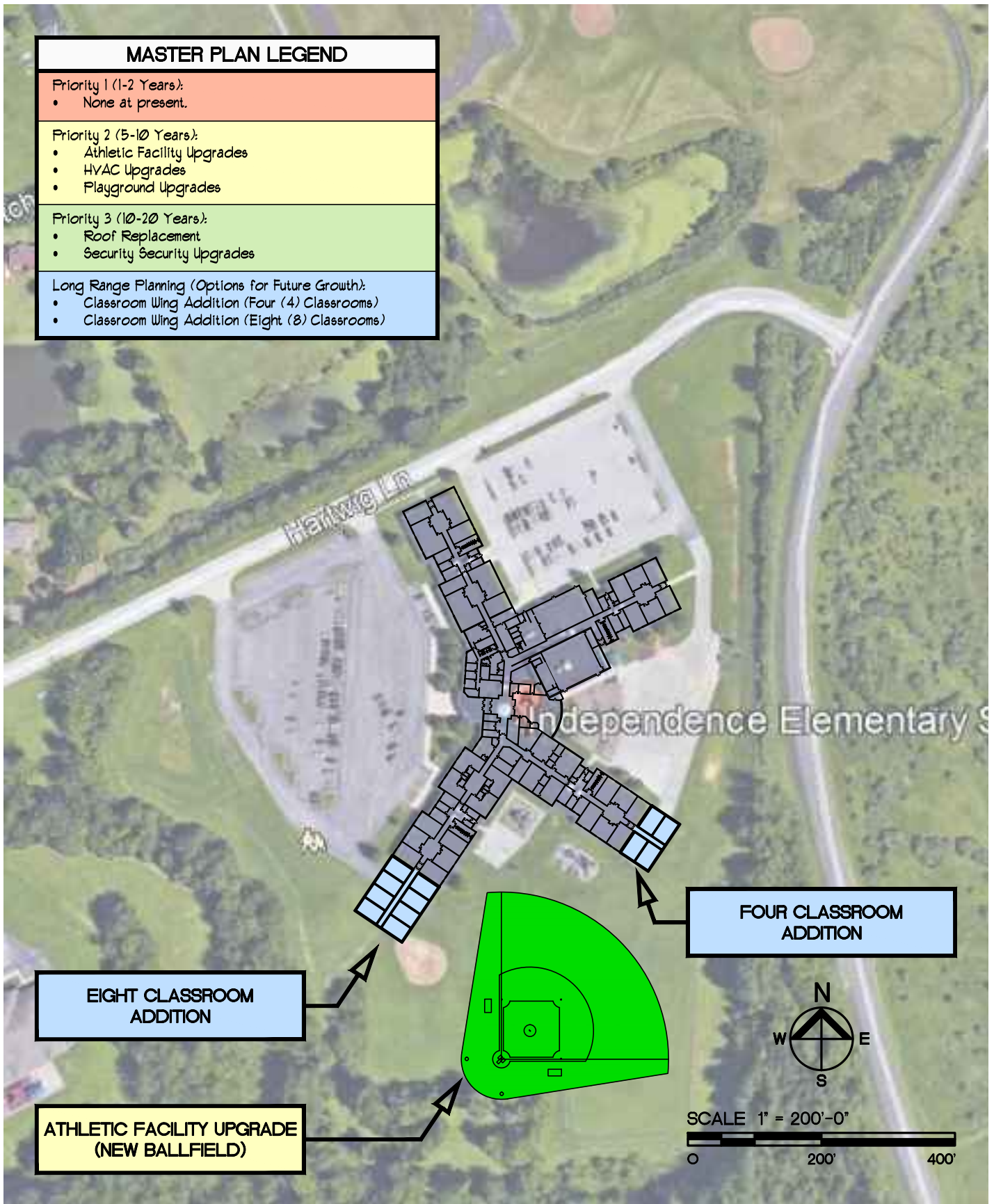
Master Plans – Independence Elementary School:

20.001 Master Site Plan

December 10, 2018

20.102 Master Floor Plan (Main Level)

December 10, 2018



Independence Elementary School - Master Site Plan

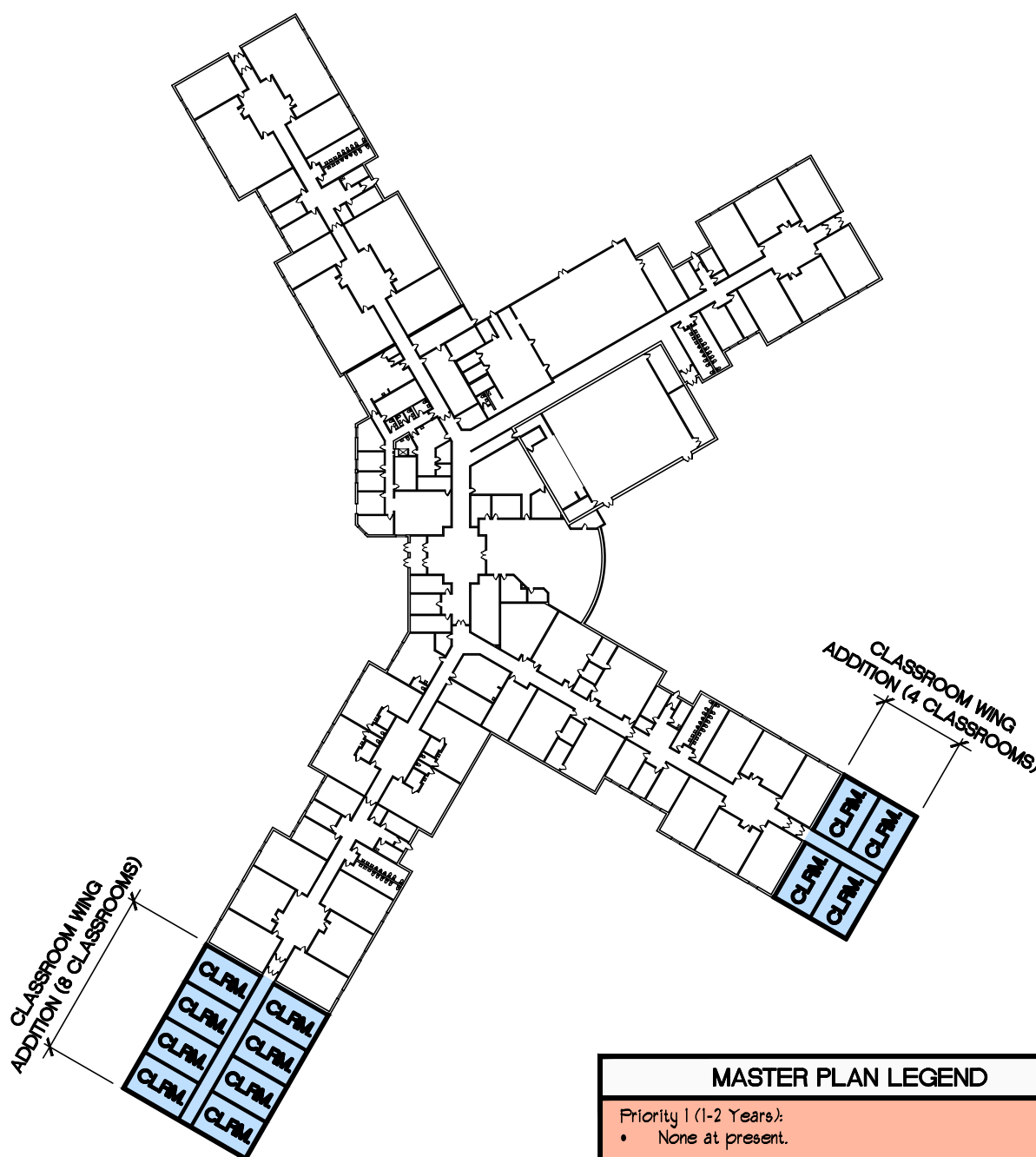
20.001



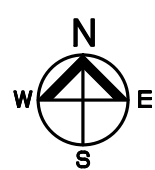
HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



SCALE 1" = 100'-0"



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> • None at present.
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> • Athletic Facility Upgrades • HVAC Upgrades • Playground Upgrades
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> • Roof Replacement • Security Security Upgrades
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> • Classroom Wing Addition (Four (4) Classrooms) • Classroom Wing Addition (Eight (8) Classrooms)

Independence Elementary School - Master Floor Plan

20.002


HOENER ASSOCIATES, INC.
 ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
JOHN WELDON ELEMENTARY SCHOOL
SECTION 21**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: John Weldon Elementary School
 7370 Weldon Spring Road
 Dardenne Prairie, Missouri 63368

Telephone: (636) 851-5500

Building Specifics:

Construction History:

Original Construction:	1991
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	2004 – Playground Replacement 2004 – Security and Alarm Systems Installed 2010 – Kitchen Equipment Replacement 2011 – Light Fixture Replacement 2012 – Roof Replacement (not including Multi-Purpose Room) 2012 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	19.33 acres
Footprint Area (Single Story):	79,463 square feet
Total Floor Area:	79,463 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	729

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
JOHN WELDON ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 79,463 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1991	27	90%	F	10%	
Building Envelope	75	2018	1991	27	36%	G	64%	Major Shifting
Building Structure	75	2018	1991	27	36%	G	64%	
Electrical Infrastructure	50	2018	1991	27	54%	G	46%	
Floors	35	2018	1991	27	77%	G	23%	
HVAC	25	2018	1991	27	108%	G	-8%	Cooling Tower will need to be replaced (5 years +/-).
HVAC Controls	25	2018	1991	27	108%	G	-8%	
Kitchen Equipment	25	2018	2010	8	32%	G	68%	
Light Fixtures	25	2018	2011	7	28%	G	72%	
Playgrounds	10	2018	2004	14	140%		-40%	
Plumbing Fixtures	40	2018	1991	27	68%	G	33%	
Plumbing Infrastructure	50	2018	1991	27	54%	G	46%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2012	6	24%	G	76%	Multi-Purpose Room roof is original.
Security & Alarms	15	2018	2004	14	93%	G	7%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Windows	50	2018	1991	27	54%	F	46%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

JOHN WELDON ELEMENTARY SCHOOL

John Weldon Elementary School - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
John Weldon Elementary School	1991	27	79,463	729	719
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

John Weldon Elementary School - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
HVAC Upgrades	1	1-2 Years	\$2,000,000	(Cooling Tower & Building System Replacement)
Playground Upgrades	1	1-2 Years	\$150,000	
Athletic Facility Upgrades	2	5-10 Years	\$100,000	
Exterior Renovations	2	5-10 Years	\$500,000	
Roof Replacement (Multi-Purpose Room)	3	10-20 Years	\$160,000	
Classroom Wing Addition	4	Long Range	\$1,660,000	Eight (8) classrooms.
Future expansion area & cost may be affected by potential Storm Shelter requirements.				
Roof Replacement (Main Building)	4	Long Range	\$1,440,000	

John Weldon Elementary School - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
HVAC Upgrades	80,000	square feet	\$25	\$2,000,000	(Cooling Tower & Building System Replacement)
Playground Upgrades	1	square feet	\$150,000	\$150,000	
Athletic Facility Upgrades	2	each	\$50,000	\$100,000	
Exterior Renovations	1	lump sum	\$500,000	\$500,000	
Roof Replacement (Multi-Purpose Room)	8,000	square feet	\$20	\$160,000	
Classroom Wing Addition	8,300	square feet	\$200	\$1,660,000	
Future expansion area & cost may be affected by potential Storm Shelter requirements.					
Roof Replacement (Main Building)	72,000	square feet	\$20	\$1,440,000	

Priority Needs Assessment Legend	
	Priority 1 – Immediate Need 1-2 Years (ASAP)
	Priority 2 – Mid-Level Need 5-10 Years (Estimated)
	Priority 3 – Low-Level Need 10-20 Years (Estimated)
	Priority 4 – Long Range Planning (Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
JOHN WELDON ELEMENTARY SCHOOL

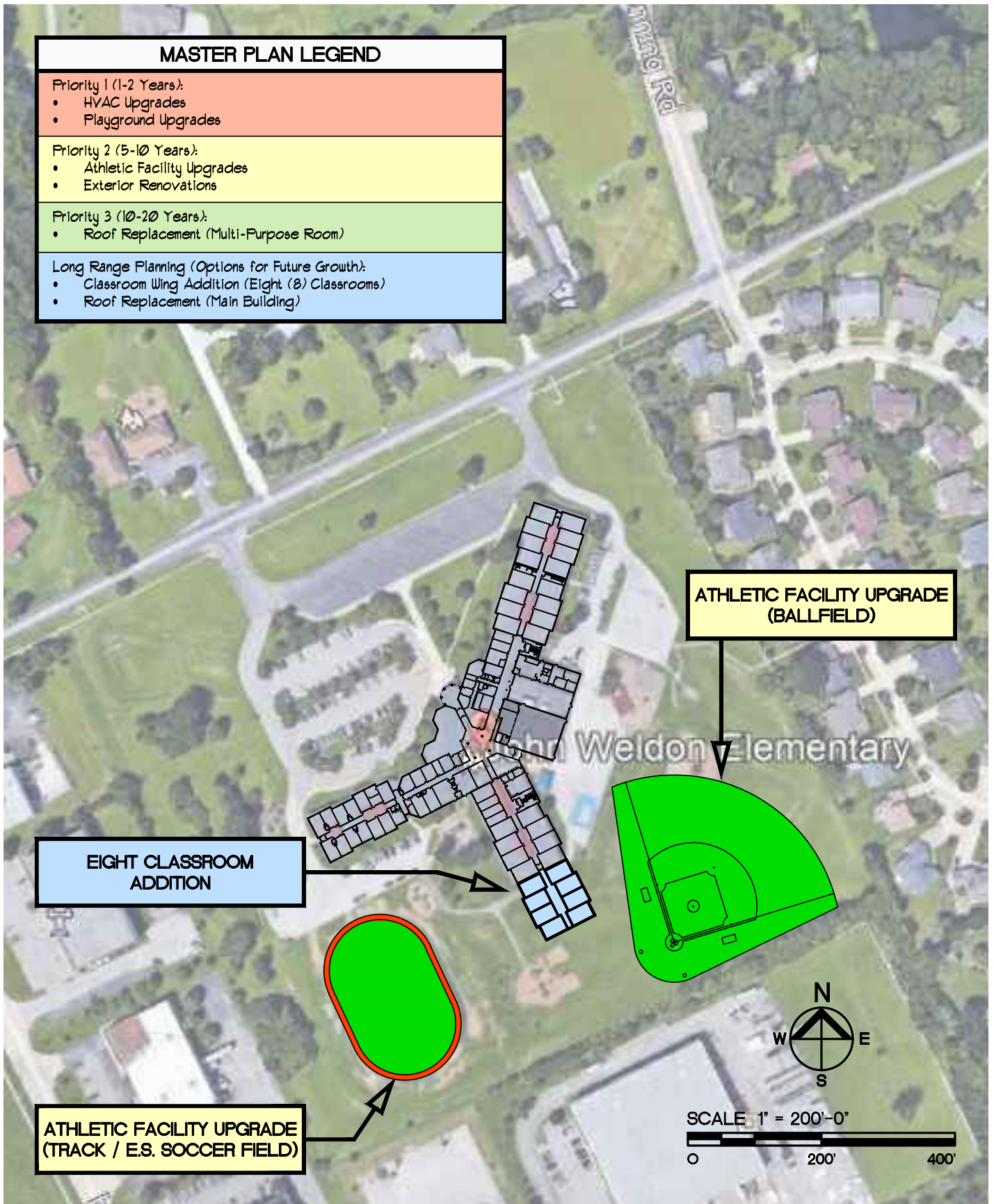
Master Plans – John Weldon Elementary School:

21.001 Master Site Plan

December 10, 2018

21.102 Master Floor Plan

December 10, 2018



John Weldon Elementary School - Master Site Plan

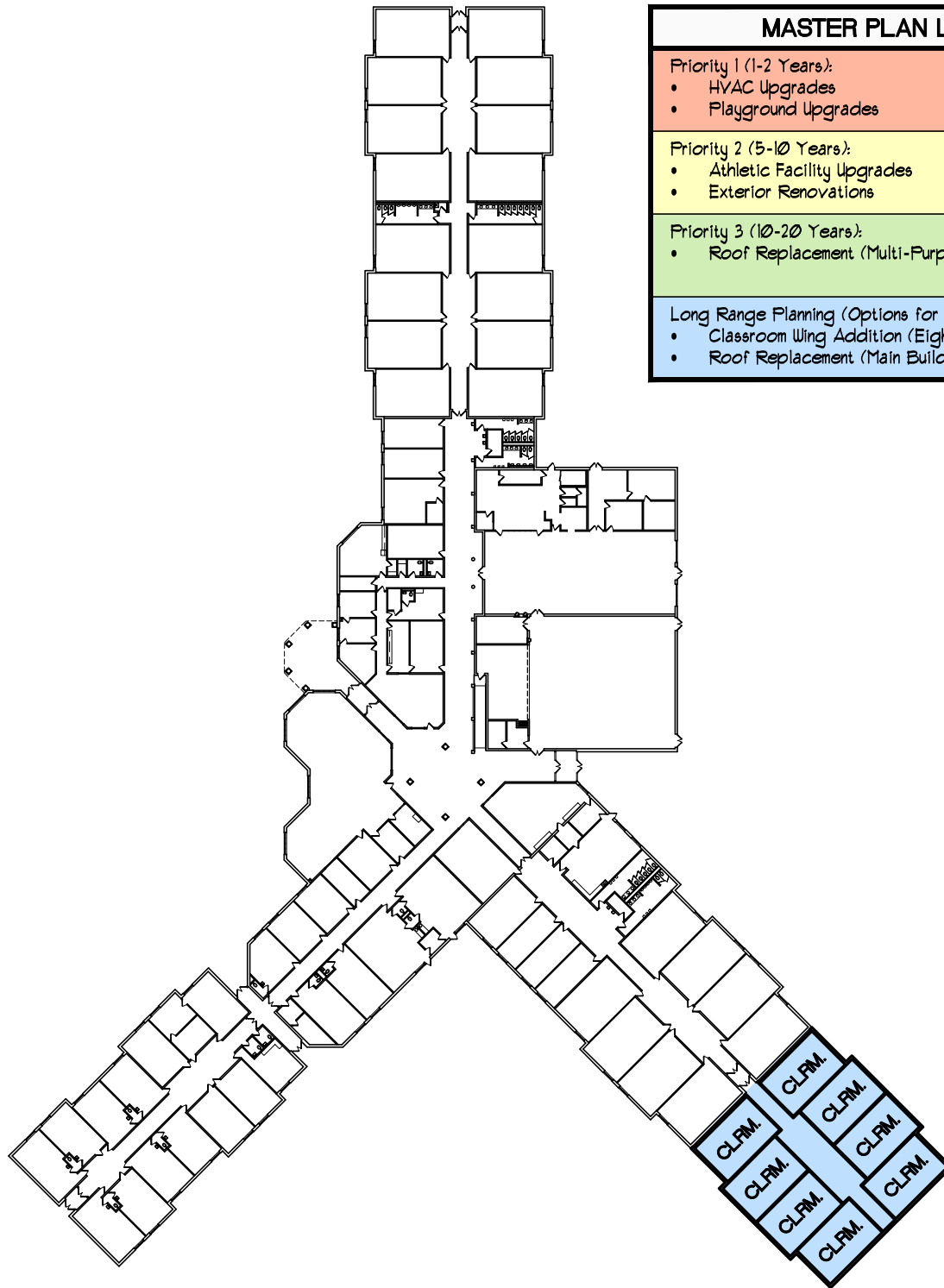
21.001



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ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

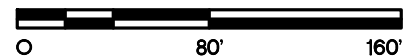
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> HVAC Upgrades Playground Upgrades
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Athletic Facility Upgrades Exterior Renovations
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Roof Replacement (Multi-Purpose Room)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Wing Addition (Eight (8) Classrooms) Roof Replacement (Main Building)

SCALE 1" = 80'-0"



John Weldon Elementary School - Master Floor Plan (Main Level)

21.002



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
WARREN ELEMENTARY SCHOOL
SECTION 22**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Warren Elementary School
 141 Weiss Road
 St. Peters, Missouri 63376

Telephone: (636) 851-6100

Building Specifics:

Construction History:

Original Construction:	1999
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	2004 – Playground Renovation 2011 – Light Fixture Replacement 2012 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	18.03 acres
Footprint Area:	70,468 square feet
Main Level Floor Area:	70,468 square feet
Upper Level Floor Area:	27,174 square feet
Total Floor Area:	97,642 square feet

Educational Specifics:

Primary Use:	Elementary School, Grade Levels K-5
Enrollment (05-14-18):	852

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
WARREN ELEMENTARY SCHOOL

PHASE 1
(Original Construction – 103,954 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	30	2018	1999	19	63%	G	37%	
Building Envelope	75	2018	1999	19	25%	G	75%	Some shifting starting.
Building Structure	75	2018	1999	19	25%	G	75%	
Electrical Infrastructure	50	2018	1999	19	38%	G	62%	
Floors	35	2018	1999	19	54%	G	46%	Carpet needs replacing.
HVAC	25	2018	1999	19	76%	G	24%	
HVAC Controls	25	2018	1999	19	76%	G	24%	
Kitchen Equipment	25	2018	1999	19	76%	G	24%	
Light Fixtures	25	2018	2011	7	28%	G	72%	
Playgrounds	15	2018	2004	12	80%	G	20%	
Plumbing Fixtures	40	2018	1999	19	48%	G	53%	
Plumbing Infrastructure	50	2018	1999	19	38%	G	62%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2017	1	4%	G	96%	
Security & Alarms	15	2018	1999	19	127%	G	-27%	
Security Cameras	10	2018	2012	6	60%	G	40%	
Window s	50	2018	1999	19	38%	G	62%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

WARREN ELEMENTARY SCHOOL

Warren Elementary School - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment *	Projected Enrollment *
Warren Elementary School	1999	19	97,642	852	889
* - Enrollment numbers provided by FHSD. Enrollment is for 2018-2019 School Year.					

Warren Elementary School - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
None at present.				
Building Envelope / Structure Renovations	2	5-10 Years	\$100,000	(Minor work anticipated.)
Interior Renovations	2	5-10 Years	\$75,000	(Carpet replacement only)
Athletic Field Upgrades	3	10-12 Years	\$100,000	
HVAC Upgrades	3	10-12 Years	\$2,450,000	
Security System Upgrades	3	10-12 Years	\$196,000	(Cameras & Alarms)
Classroom Wing Addition	4	Long Range	\$2,800,000	(Ten classrooms, toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.				

Warren Elementary School - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
None at present.					
Building Envelope / Structure Renovations	1	lump sum	\$100,000	\$100,000	(Minor work anticipated.)
Interior Renovations	25,000	square feet	\$3	\$75,000	(Carpet replacement only)
Athletic Field Upgrades	2	each	\$50,000	\$100,000	
HVAC Upgrades	98,000	square feet	\$25	\$2,450,000	
Security System Upgrades	98,000	square feet	\$2	\$196,000	(Cameras & Alarms)
Classroom Wing Addition	14,000	square feet	\$200	\$2,800,000	(Ten classrooms, toilets)
Future expansion area & cost may be affected by potential Storm Shelter requirements.					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
WARREN ELEMENTARY SCHOOL

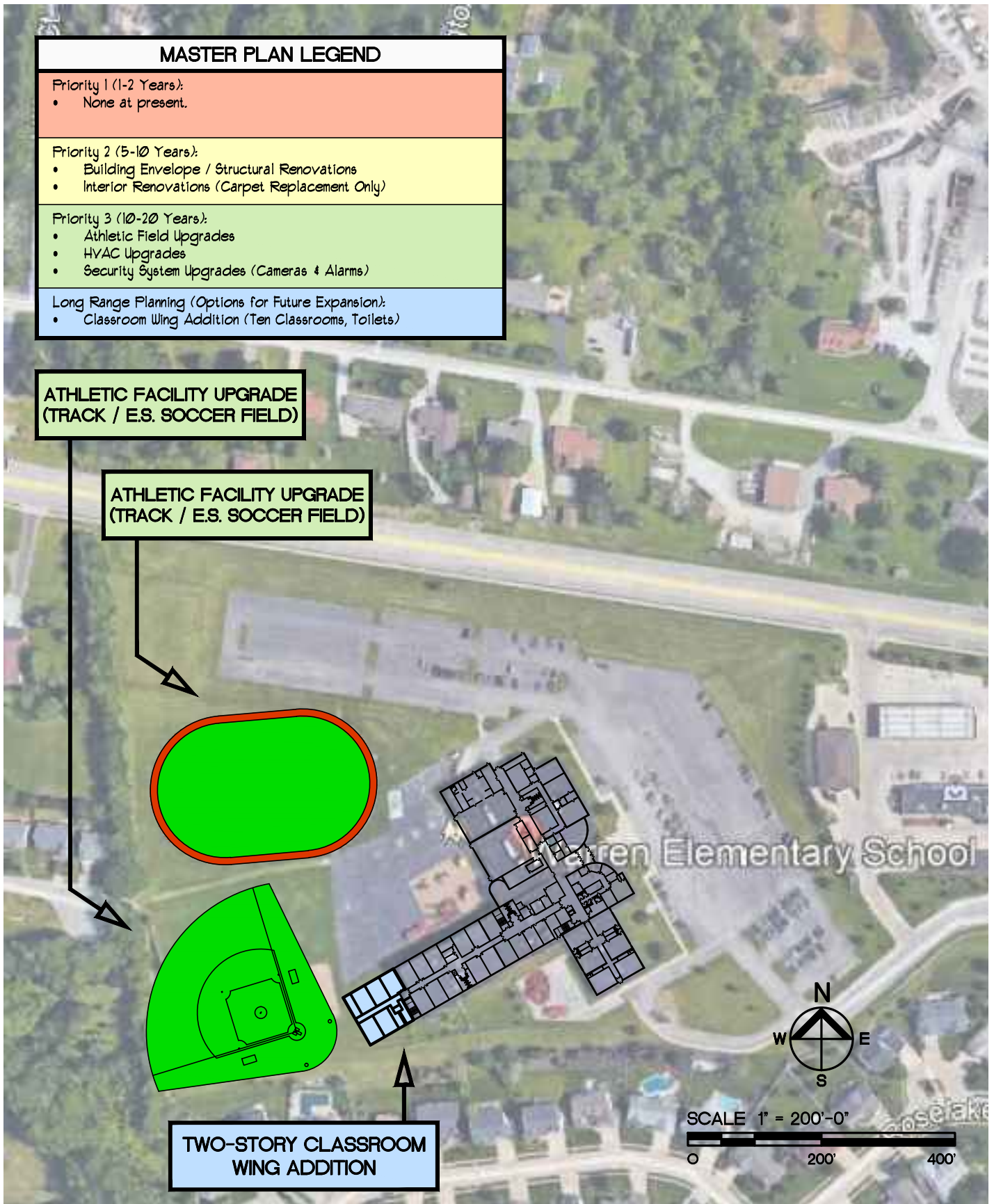
Master Plans – Warren Elementary School:

22.001 Master Site Plan

December 10, 2018

22.102 Master Floor Plan (Main Level)
22.103 Master Floor Plan (Upper Level)

December 10, 2018
December 10, 2018



Warren Elementary School - Master Site Plan

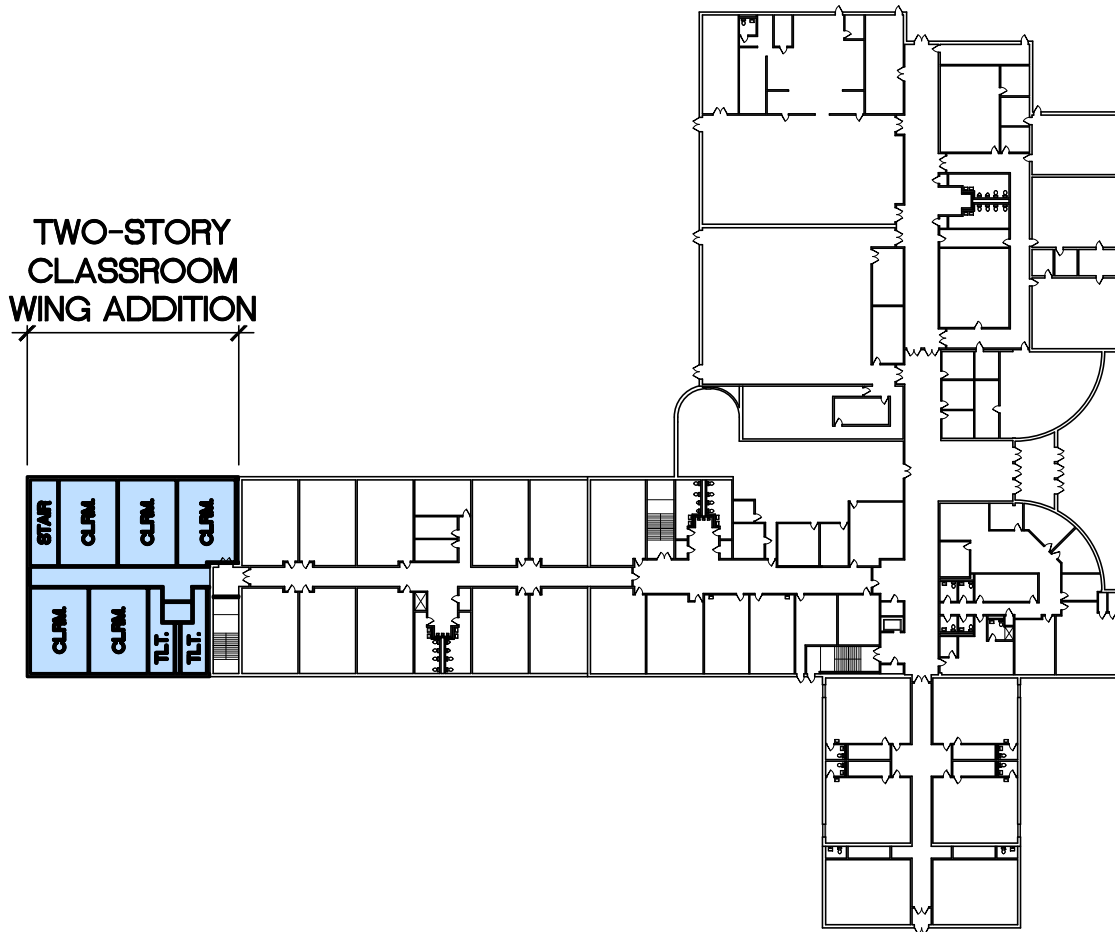
22.001



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

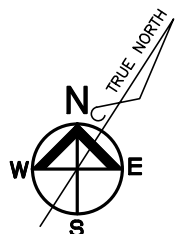
REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> None at present.
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Building Envelope / Structural Renovations Interior Renovations (Carpet Replacement Only)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Athletic Field Upgrades HVAC Upgrades Security System Upgrades (Cameras & Alarms)
Long Range Planning (Options for Future Expansion):	<ul style="list-style-type: none"> Classroom Wing Addition (Ten Classrooms, Toilets)

SCALE 1" = 80'-0"

0 80' 160'



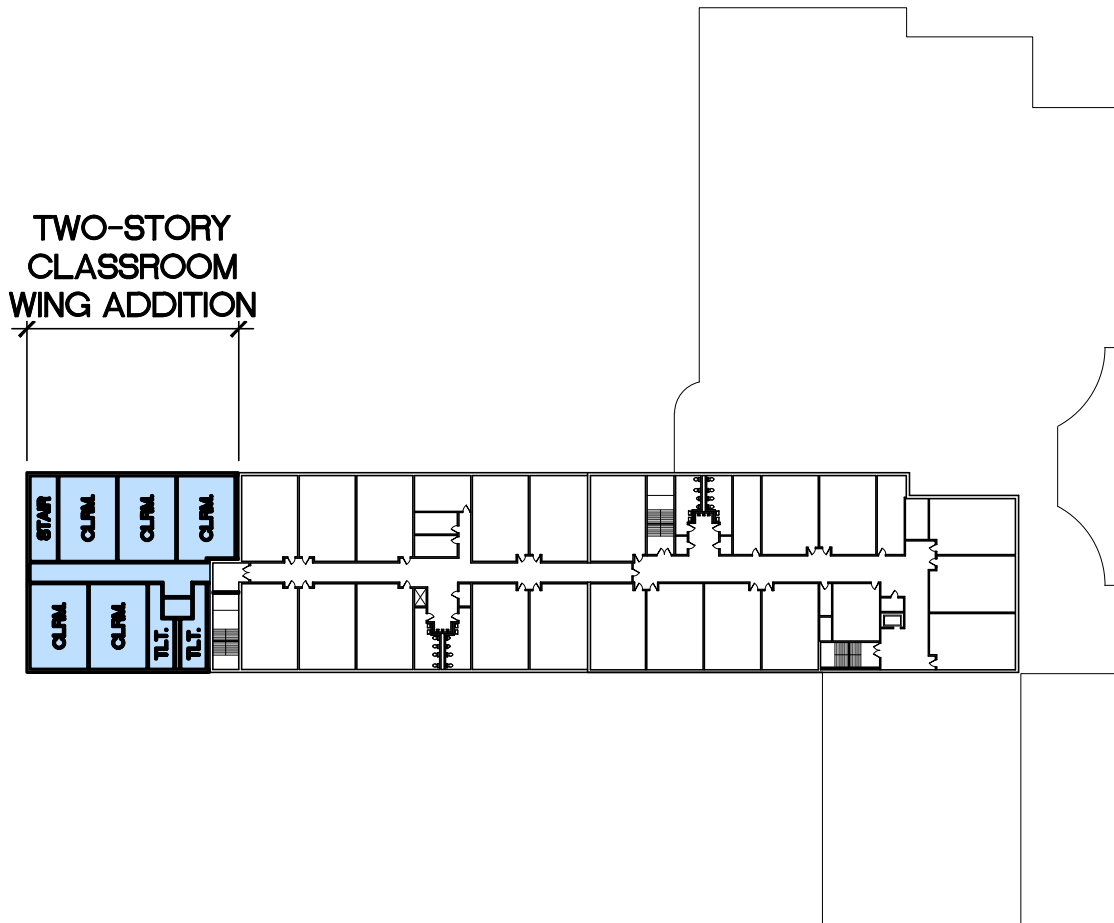
Warren Elementary School - Master Floor Plan (Main Level)

22.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 10-04-18 PROJ. NO. 18-17A

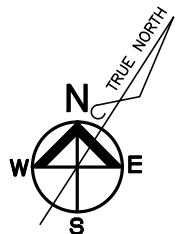
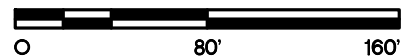
COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> • None at present.
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> • Building Envelope / Structural Renovations • Interior Renovations (Carpet Replacement Only)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> • Athletic Field Upgrades • HVAC Upgrades • Security System Upgrades (Cameras & Alarms)
Long Range Planning (Options for Future Expansion):	<ul style="list-style-type: none"> • Classroom Wing Addition (Ten Classrooms, Toilets)

SCALE 1" = 80'-0"



Warren Elementary School - Master Floor Plan (Upper Level)

22.003



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 10-04-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
CENTRAL SCHOOL ROAD EARLY CHILDHOOD CENTER
SECTION 23**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Central School Road Early Childhood Center
 4535 Central School Road
 St. Charles, Missouri 63304

Telephone: (636) 851-6400

Building Specifics:

Construction History:

Original Construction:	1993
Additions:	None at present.
Renovations:	2008 – Office Carpet Replacement
Miscellaneous:	2006 – Roof Replacement 2010 – Light Fixture Replacement 2011 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	10.16 acres – Central Elementary School Building 18.58 acres – Hollenbeck Middle School 1.08 acres – Central School Road Early Childhood Center 33.01 acres – FHSD Baseball / Softball Complex 4.12 acres – FHSD Administration Building <u>9.48 acres – FHSD Bus Barn</u> 76.43 acres – Total Site Size
Footprint Area (Single Story):	11,837 square feet
Total Floor Area:	11,837 square feet

Educational Specifics:

Primary Use:	Early Childhood Education
Enrollment (05-14-18):	Not available

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
CENTRAL SCHOOL ROAD EARLY CHILDHOOD CENTER

PHASE 1
(Original Construction – 11,537 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	50	2018	1993	25	50%	F	50%	Siding & soffit need maintenance.
Building Structure	50	2018	1993	25	50%	G	50%	
Electrical Infrastructure	50	2018	1993	25	50%	G	50%	
Floors	35	2018	1993	25	71%	G	29%	Office carpet replaced in 2008.
HVAC	25	2018	1993	25	100%	G	0%	Residential
HVAC Controls	25	2018	1993	25	100%	G	0%	Residential
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2010	8	32%	G	68%	
Playgrounds	15	2018	1993	25	167%		-67%	Needs to be replaced.
Plumbing Fixtures	40	2018	1993	25	63%		38%	
Plumbing Infrastructure	50	2018	1993	25	50%		50%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2006	12	48%	G	52%	
Security & Alarms	15	2018	1993	25	167%	G	-67%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Window s	50	2018	1993	25	50%	G	50%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

CENTRAL SCHOOL ROAD EARLY CHILDHOOD CENTER

Central School Road Early Childhood Center - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Central School Road ECC	1993	25	11,837	Not available	Not available

Central School Road Early Childhood Center - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Playground Replacement	1	1-2 Years	\$150,000	
Security System Upgrades	1	1-2 Years	\$24,000	(Cameras & Alarms)
Siding / Soffit Replacement	1	1-2 Years	\$600,000	
Flooring Replacement	2	5-10 Years	\$48,000	(VCT Only)
HVAC Upgrades	2	5-10 Years	\$240,000	(Residential)
Roof Replacement	2	5-10 Years	\$180,000	(Shingle)
None at present.				
<i>Future expansion options are limited due to site constraints and potential Storm Shelter requirements.</i>				

Central School Road Early Childhood Center - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Playground Replacement	1	lump sum	\$150,000	\$150,000	
Security System Upgrades	12,000	square feet	\$2	\$24,000	(Cameras & Alarms)
Siding / Soffit Replacement	6,000	square feet	\$10	\$60,000	
Flooring Replacement	8,000	square feet	\$6	\$48,000	(VCT only)
HVAC Upgrades	12,000	square feet	\$20	\$240,000	(Residential)
Roof Replacement	12,000	square feet	\$10	\$120,000	(Shingle)
None at present.					
<i>Future expansion options are limited due to site constraints and potential Storm Shelter requirements.</i>					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
CENTRAL SCHOOL ROAD EARLY CHILDHOOD CENTER

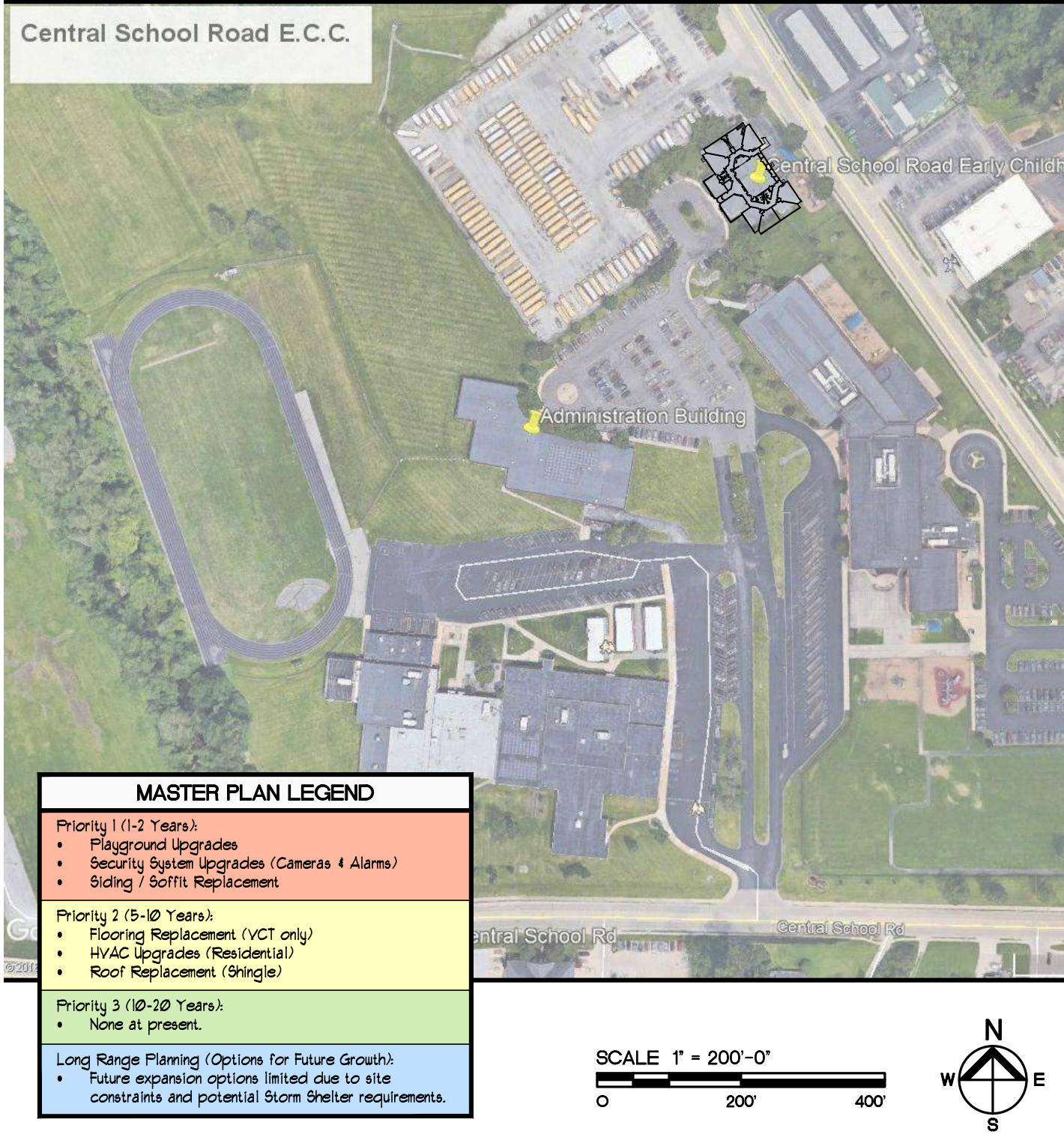
Master Plans – Central School Road Early Childhood Center:

23.001 Master Site Plan

December 10, 2018

23.102 Master Floor Plan

December 10, 2018



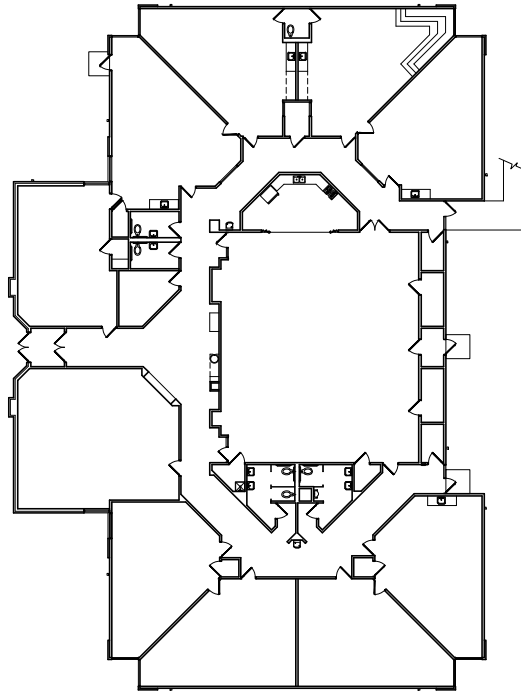
Central School Road ECC - Master Site Plan

23.001

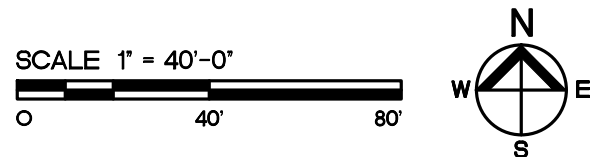
HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Playground Upgrades Security System Upgrades (Cameras & Alarms) Siding / Soffit Replacement
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> Flooring Replacement (VCT only) HVAC Upgrades (Residential) Roof Replacement (Shingle)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> None at present.
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Future expansion options limited due to site constraints and potential Storm Shelter requirements.



Central School Road ECC - Master Floor Plan (Main Level)

23.002

REVISION DATES	



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
HACKMANN ROAD EARLY CHILDHOOD CENTER
SECTION 24**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Hackmann Road Early Childhood Center
 2555 Hackmann Road
 St. Charles, Missouri 63303

Telephone: (636) 851-6200

Building Specifics:

Construction History:

Original Construction:	1997
Additions:	None at present.
Renovations:	2012 – Office Carpet Replacement
Miscellaneous:	2005 – Roof Replacement 2010 – Light Fixture Replacement 2011 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	55.20 acres – FHNHS Building 5.00 acres – Detention Basin 12.00 acres – Wooded Creek Area 0.68 acres – Hackmann Road Early Childhood Center <u>23.00 acres – Henderson Elementary School</u> 95.88 acres – Total Site Size
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Footprint Area (Single Story):	14,984 square feet
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Total Floor Area:	14,984 square feet
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Educational Specifics:

Primary Use:	Early Childhood Education
Enrollment (05-14-18):	Not available

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
HACKMANN ROAD EARLY CHILDHOOD CENTER

PHASE 1
(Original Construction – 14,984 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	50	2018	1997	21	42%	G	58%	Siding & soffit need maintenance.
Building Structure	50	2018	1997	21	42%	G	58%	
Electrical Infrastructure	50	2018	1997	21	42%	G	58%	
Floors	35	2018	1997	21	60%	G	40%	Office carpet replaced in 2012.
HVAC	25	2018	1997	21	84%	G	16%	
HVAC Controls	25	2018	1997	21	84%	G	16%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2010	8	32%	G	68%	
Playgrounds	15	2018	1997	21	140%	G	-40%	Structure OK - new surfacing.
Plumbing Fixtures	40	2018	1997	21	53%	G	48%	
Plumbing Infrastructure	50	2018	1997	21	42%	G	58%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2005	13	52%	G	48%	
Security & Alarms	15	2018	1997	21	140%	G	-40%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Windows	50	2018	1997	21	42%	G	58%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

HACKMANN ROAD EARLY CHILDHOOD CENTER

Hackmann Road Early Childhood Center - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Hackmann Road ECC	1997	21	14,984	Not available	Not available

Hackmann Road Early Childhood Center - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Playground Replacement	1	1-2 Years	\$150,000	
Security System Upgrades	1	1-2 Years	\$30,000	(Cameras & Alarms)
Siding / Soffit Replacement	1	1-2 Years	\$80,000	
HVAC Upgrades	2	5-10 Years	\$300,000	(Residential)
Flooring Replacement	3	10-20 Years	\$60,000	(VCT Only)
Roof Replacement	3	10-20 Years	\$225,000	(Shingle)
Classroom Wing Addition(s)	4	Long Range	\$400,000	(Two classrooms)
<i>Future expansion options may be limited due to potential Storm Shelter requirements.</i>				

Hackmann Road Early Childhood Center - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Playground Replacement	1	lump sum	\$150,000	\$150,000	
Security System Upgrades	15,000	square feet	\$2	\$30,000	(Cameras & Alarms)
Siding / Soffit Replacement	8,000	square feet	\$10	\$80,000	
HVAC Upgrades	15,000	square feet	\$20	\$300,000	(Residential)
Flooring Replacement	10,000	square feet	\$6	\$60,000	(VCT only)
Roof Replacement	15,000	square feet	\$15	\$225,000	(Shingle)
Classroom Wing Addition(s)	2,000	square feet	\$200	\$400,000	(Two classrooms)
<i>Future expansion options may be limited due to potential Storm Shelter requirements.</i>					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
HACKMANN ROAD EARLY CHILDHOOD CENTER

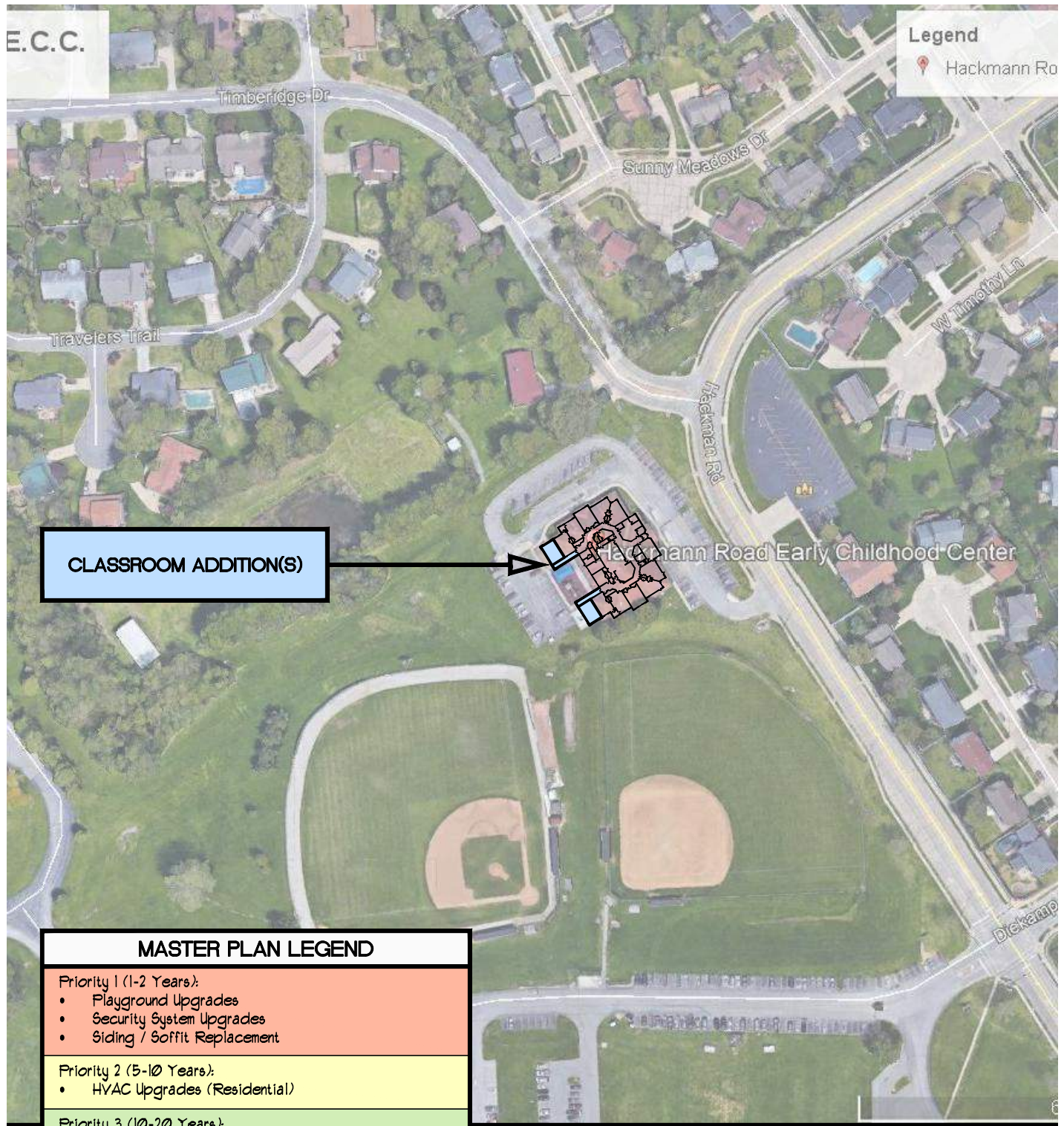
Master Plans – Hackmann Road Early Childhood Center:

24.001 Master Site Plan

December 10, 2018

24.102 Master Floor Plan

December 10, 2018



CLASSROOM ADDITION(S)

MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Playground Upgrades Security System Upgrades Siding / Soffit Replacement
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Residential)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Flooring Replacement (VCT only) Roof Replacement (Shingles)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Addition(s)

SCALE 1" = 200'-0"



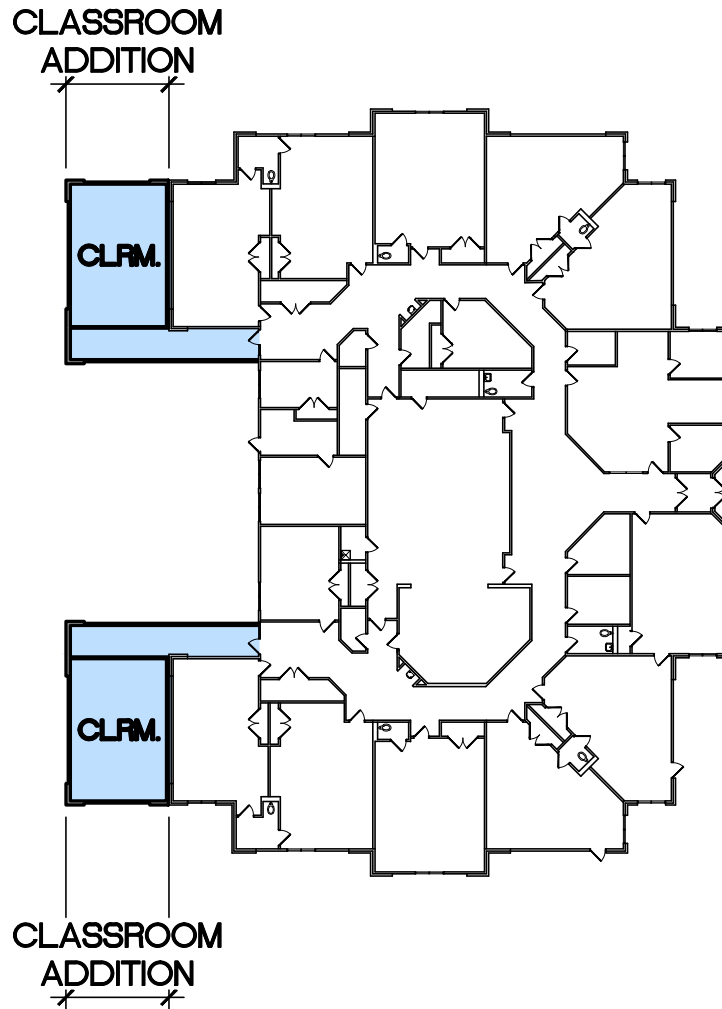
Hackmann Road ECC - Master Site Plan

24.001

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

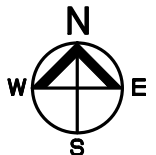
COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> Playground Upgrades Security System Upgrades (Cameras & Alarms) Siding / Soffit Replacement
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Residential)
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Flooring Replacement (VCT only) Roof Replacement (Shingles)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> Classroom Addition(s)

SCALE 1" = 40'-0"



Hackmann Road ECC - Master Floor Plan (Main Level)

24.002



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
MEADOWS PARKWAY EARLY CHILDHOOD CENTER
SECTION 25**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Hackmann Road Early Childhood Center
 2555 Hackmann Road
 St. Charles, Missouri 63303

Telephone: (636) 851-6200

Building Specifics:

Construction History:

Original Construction:	2000
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	2011 – Security Cameras Installed

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	24.44 acres – Independence Elementary School 11.60 acres – Meadows Parkway Early Childhood Center 37.04 acres – Total Site Size
Footprint Area (Single Story):	22,378 square feet
Total Floor Area:	22,378 square feet

Educational Specifics:

Primary Use:	Early Childhood Education
Enrollment (05-14-18):	Not available

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
MEADOWS PARKWAY EARLY CHILDHOOD CENTER

PHASE 1 AREA
(Original Construction – 22,378 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	50	2018	2000	18	36%	G	64%	Siding & soffit need maintenance.
Building Structure	50	2018	2000	18	36%	G	64%	
Electrical Infrastructure	50	2018	2000	18	36%	G	64%	
Floors	35	2018	2000	18	51%	G	49%	
HVAC	25	2018	2000	18	72%	G	28%	
HVAC Controls	25	2018	2000	18	72%	G	28%	
Kitchen Equipment	25	2018	2000	18	72%	G	28%	
Light Fixtures	25	2018	2000	18	72%	G	28%	
Playgrounds	15	2018	2000	18	120%	G	-20%	Structure OK - new surfacing.
Plumbing Fixtures	40	2018	2000	18	45%	G	55%	
Plumbing Infrastructure	50	2018	2000	18	36%	G	64%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2017	1	4%	G	96%	
Security & Alarms	15	2018	2000	18	120%	G	-20%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Window s	50	2018	2000	18	36%	G	64%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

MEADOWS PARKWAY EARLY CHILDHOOD CENTER

Meadows Parkway Early Childhood Center - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Meadows Parkway ECC	2000	18	22,378	Not available	Not available

Meadows Parkway Early Childhood Center - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$46,000	(Cameras & Alarms)
HVAC Upgrades	2	5-10 Years	\$460,000	(Residential)
Playground Replacement	2	5-10 Years	\$100,000	(Surface Only)
Siding / Soffit Replacement	2	5-10 Years	\$120,000	
Flooring Replacement	3	10-20 Years	\$184,000	(VCT / Carpet only)
Classroom Wing Addition	4	Long Range	\$400,000	(Two classrooms)
<i>Future expansion options may be limited due to potential Storm Shelter requirements.</i>				

Meadows Parkway Early Childhood Center - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Security System Upgrades	23,000	square feet	\$2	\$46,000	(Cameras & Alarms)
HVAC Upgrades	23,000	square feet	\$20	\$460,000	(Residential)
Playground Replacement	1	lump sum	\$100,000	\$100,000	(Surface Only)
Siding / Soffit Replacement	12,000	square feet	\$10	\$120,000	
Flooring Replacement	23,000	square feet	\$8	\$184,000	(VCT / Carpet only)
Classroom Wing Addition	2,000	square feet	\$200	\$400,000	(Two classrooms)
<i>Future expansion options may be limited due to potential Storm Shelter requirements.</i>					

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
MEADOWS PARKWAY EARLY CHILDHOOD CENTER

Master Plans – Meadows Parkway Early Childhood Center:

25.001 Master Site Plan

December 10, 2018

25.102 Master Floor Plan

December 10, 2018



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	• HVAC Upgrades (Residential) • Playground Upgrades • Siding / Soffit Replacement
Priority 3 (10-20 Years):	• Flooring Replacement (VCT / Carpet only)
Long Range Planning (Options for Future Growth):	• Classroom Addition

SCALE 1" = 200'-0"



Meadows Parkway ECC – Master Site Plan

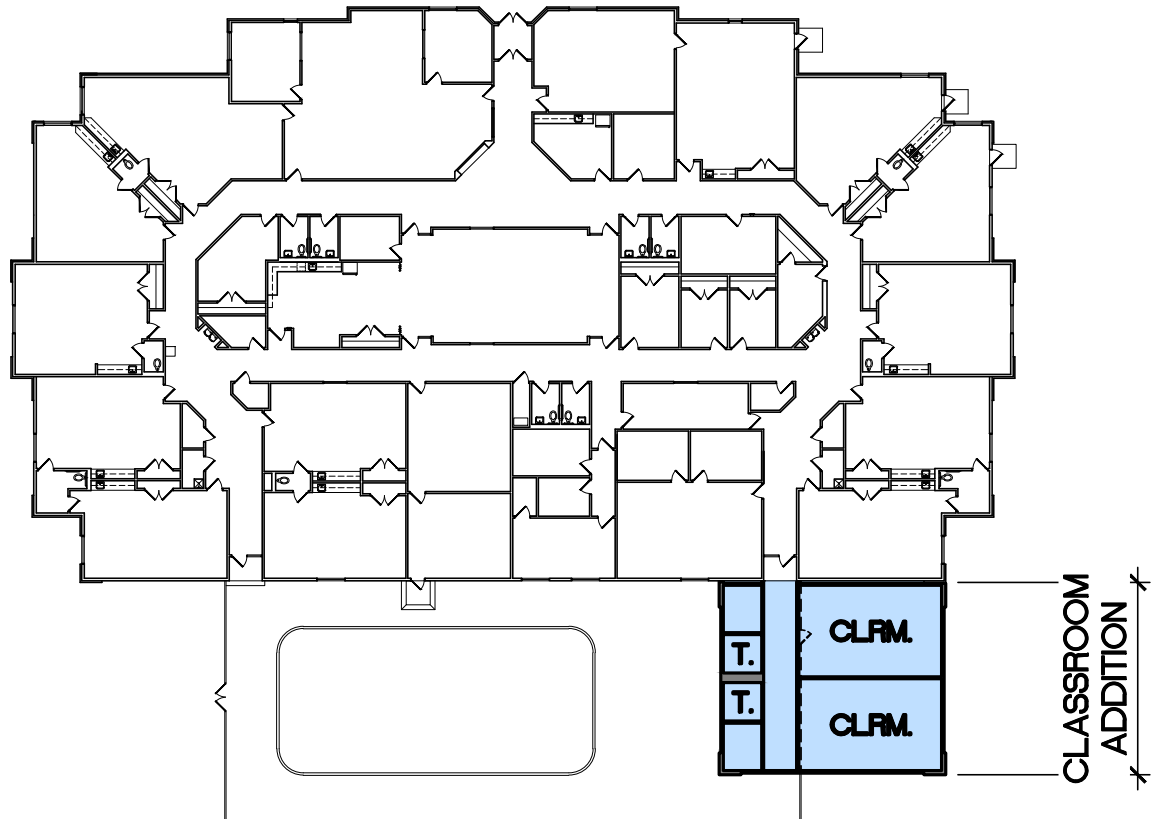
25.001



HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	• HVAC Upgrades (Residential) • Playground Upgrades • Siding / Soffit Replacement
Priority 3 (10-20 Years):	• Flooring Replacement
Long Range Planning (Options for Future Growth):	• Classroom Addition

SCALE 1" = 40'-0"



Meadows Parkway ECC - Master Floor Plan (Main Level)

25.002



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
ADMINISTRATION BUILDING
SECTION 26**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Administration Building
 4545 Central School Road
 St. Charles, Missouri 63304

Telephone: (636) 851-4000

Building Specifics:

Construction History:

Original Construction:	1991
Additions:	None at present.
Renovations:	2009 – Flooring (Carpet) Replacement
Miscellaneous:	2002 – Security and Alarm Systems Installed. 2009 – Roof Replacement 2011 – Light Fixture Replacement 2011 – Security Cameras Installed 2018 – Cooling Tower Replacement

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	10.16 acres – Central Elementary School Building 18.58 acres – Hollenbeck Middle School 1.08 acres – Central School Road Early Childhood Center 33.01 acres – FHSD Baseball / Softball Complex 4.12 acres – FHSD Administration Building <u>9.48 acres – FHSD Bus Garage</u> 76.43 acres – Total Site Size
------------------	--

Footprint Area (Single Story): 26,844 square feet

Total Floor Area: 26,844 square feet

Educational Specifics:

Primary Use: Administration Offices, Board of Education Meeting Room,
Conference Rooms, Etc.

Enrollment (05-16-18): None

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
ADMINISTRATION BUILDING

PHASE 1
(Original Construction – 26,844 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1991	27	36%	G	64%	
Building Structure	75	2018	1991	27	36%	G	64%	
Electrical Infrastructure	50	2018	1991	27	54%	F	46%	Several additions and changes.
Floors	35	2018	2009	9	26%	G	74%	Carpet.
HVAC	25	2018	2018	0	0%	G	100%	Cooling Tower Replaced (2018)
HVAC Controls	25	2018	1991	27	108%	F	-8%	Controls replacement needed (10 years +/-).
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2011	7	28%	G	72%	T-85 installed.
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1991	27	68%	G	33%	
Plumbing Infrastructure	50	2018	1991	27	54%	G	46%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2009	9	36%	G	64%	
Security & Alarms	15	2018	2002	16	107%	F	-7%	
Security Cameras	10	2018	2011	7	70%	G	30%	
Windows	50	2018	1991	27	54%	G	46%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes: Information above provided by School District (June 2018).								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

ADMINISTRATION BUILDING

Administration Building - Building Overview

	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Administration Building	1991	27	26,844	N/A	N/A

Administration Building - Comprehensive Facilities Master Plan

Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$54,000	(Cameras & Alarms)
Electrical Upgrades	2	5-10 Years	\$540,000	
Flooring Replacement	3	10-20 Years	\$216,000	(VCT / Carpet)
Administration Building Expansion	4	Long Range	\$2,400,000	(District Learning Center / Conference Rooms)

Administration Building - Estimating Information

Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Security System Upgrades	27,000	square feet	\$2	\$54,000	(Cameras & Alarms)
Electrical Upgrades	27,000	square feet	\$20	\$540,000	
Flooring Replacement	27,000	square feet	\$8	\$216,000	(VCT / Carpet)
Administration Building Expansion	12,000	square feet	\$200	\$2,400,000	(District Learning Center / Conference Rooms)

Priority Needs Assessment Legend

	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
ADMINISTRATION BUILDING

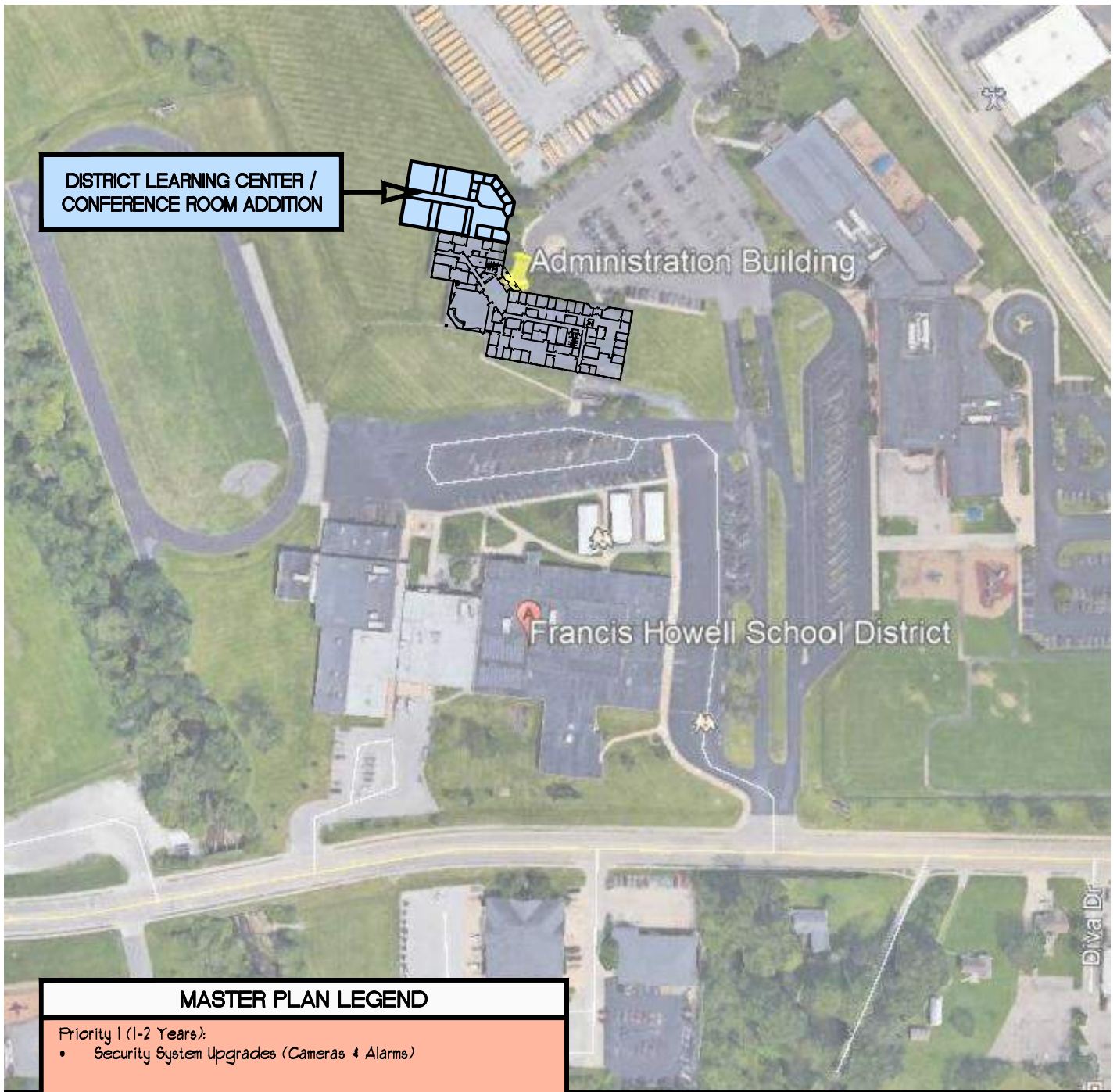
Master Plans – Administration Building:

26.001 Master Site Plan

December 10, 2018

26.002 Master Floor Plan

December 10, 2018



Administration Building - Master Site Plan

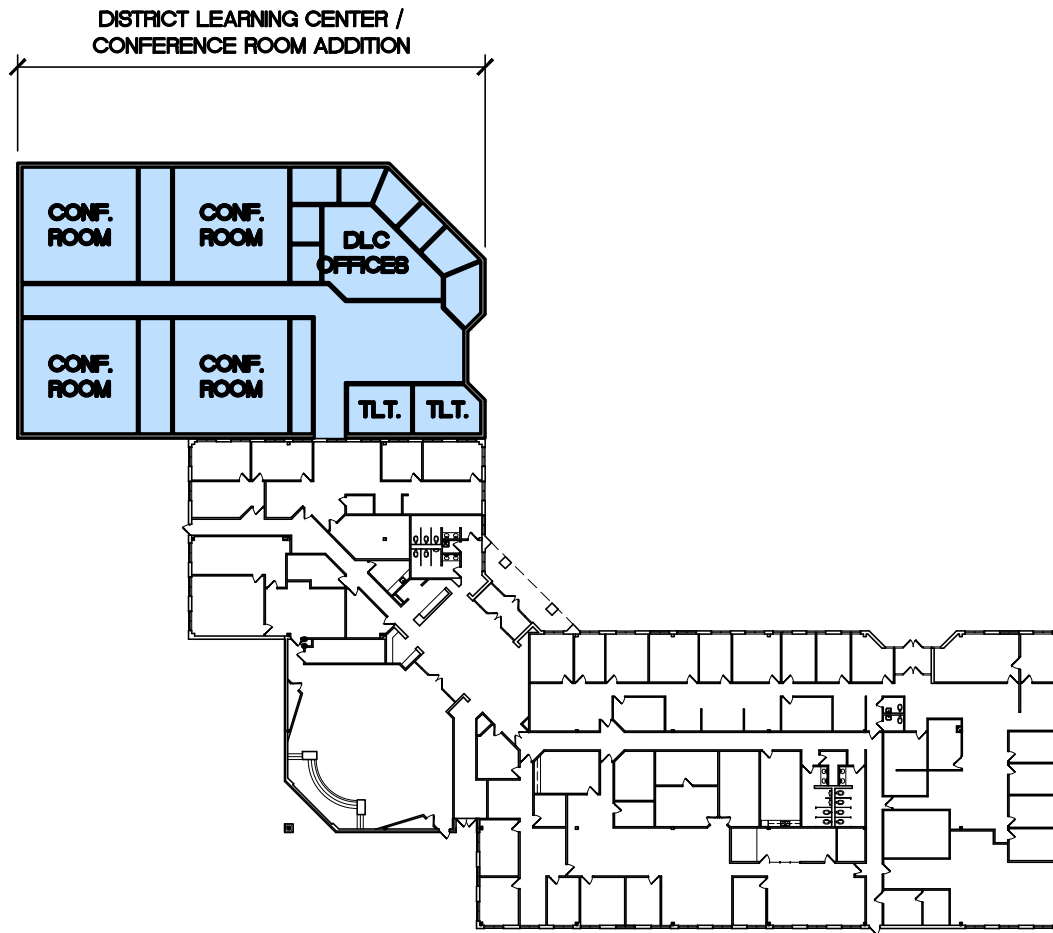
26.001



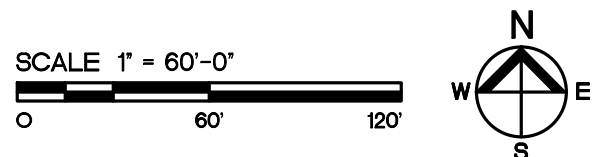
HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND
Priority 1 (1-2 Years): • Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years): • Electrical Upgrades
Priority 3 (10-20 Years): • Flooring Replacement (Carpet / VCT)
Long Range Planning (Options for Future Expansion): • Administration Building Expansion (District Learning Center / Conference Room Addition)



Administration Building - Master Floor Plan

26.002

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FACILITIES AND OPERATIONS BUILDING
SECTION 27**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Facilities and Operations Building
 828 O'Fallon Road
 St. Charles, Missouri 63304

Telephone: (636) 851-4000

Building Specifics:

Construction History:

Original Construction:	Unknown
Additions:	Unknown
Renovations:	Unknown
Miscellaneous:	Unknown

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	5.61 acres
Footprint Area:	8,835 square feet
Main Level Floor Area:	8,835 square feet
Upper Level Floor Area:	2,642 square feet
Total Floor Area:	11,477 square feet

Educational Specifics:

Primary Use:	Facilities and Operations Offices; Warehouse
Enrollment (05-14-18):	Not applicable

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FACILITIES AND OPERATIONS BUILDING

PHASE 1
(Original Construction – 11,477 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018						
Building Structure	75	2018						
Electrical Infrastructure	50	2018						
Floors	35	2018						
HVAC	25	2018						
HVAC Controls	25	2018						
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018						
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018						
Plumbing Infrastructure	50	2018						
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	2017	22	88%	G	12%	
Security & Alarms	15	2018						
Security Cameras	10	2018						
Windows	50	2018						
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:								

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

FACILITIES AND OPERATIONS BUILDING

FHSD Facilities & Operations Building - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
FHSD Facilities & Operations Building	Unknown	Unknown	11,477	Not applicable	Not applicable

FHSD Facilities & Operations Building - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security System Upgrades	1	1-2 Years	\$24,000	(Cameras & Alarms)
HVAC Upgrades	2	5-10 Years	\$300,000	
Flooring Replacement	3	10-20 Years	\$240,000	(VCT / Carpet)
Roof Replacement	3	10-20 Years	\$48,000	(Shingle / EPDM)
None at present.				

FHSD Facilities & Operations Building - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Security System Upgrades	12,000	s.f.	\$2	\$24,000	(Cameras & Alarms)
HVAC Upgrades	12,000	s.f.	\$25	\$300,000	
Flooring Replacement	6,000	s.f.	\$8	\$48,000	(VCT / Carpet)
Roof Replacement	12,000	s.f.	\$20	\$240,000	(Shingle / EPDM)
None at present.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FACILITIES AND OPERATIONS BUILDING

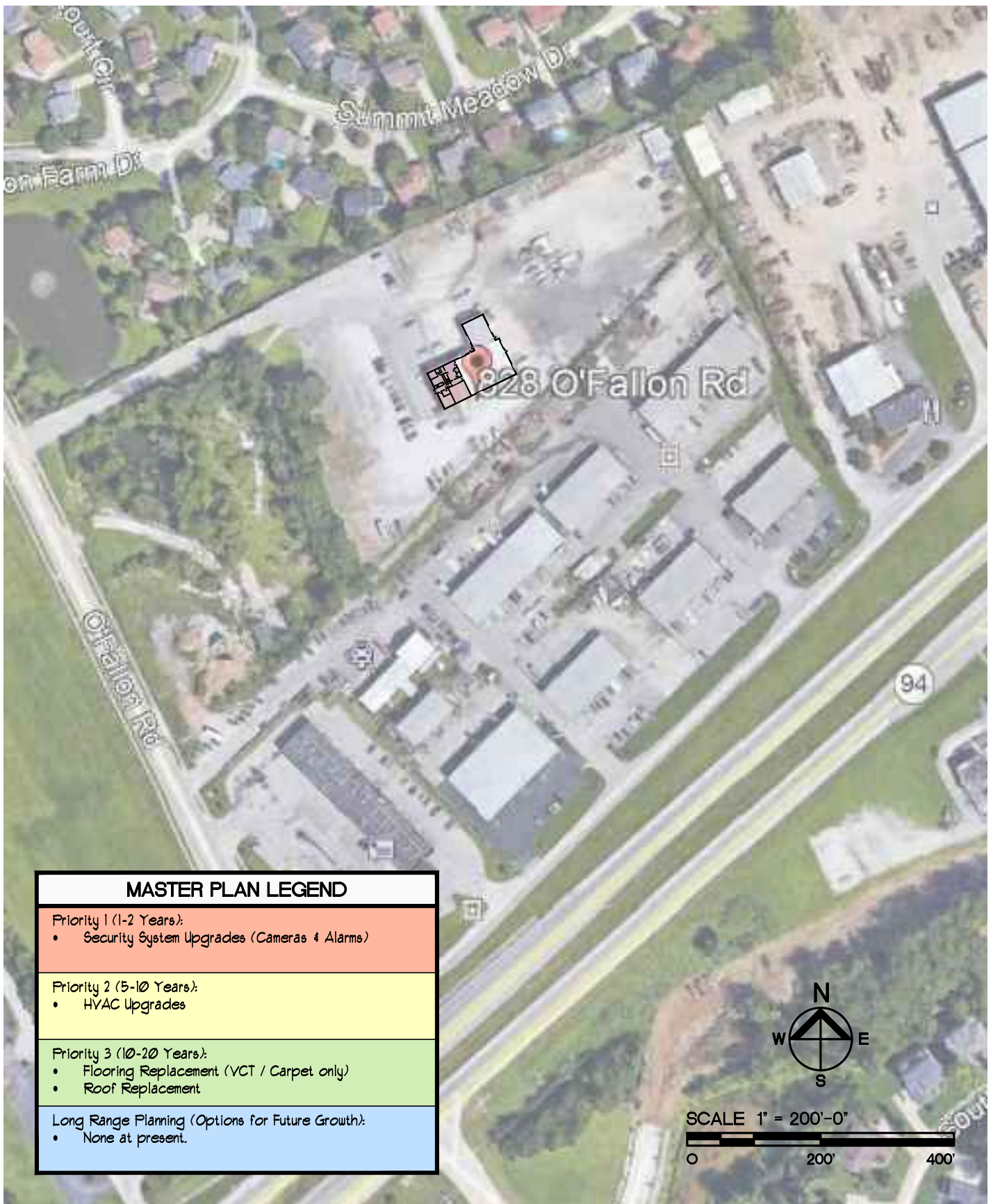
Master Plans – Facilities and Operations Building:

27.001 Master Site Plan

December 10, 2018

27.102 Master Floor Plan (Main Level)
27.103 Master Floor Plan (Upper Level)

December 10, 2018
December 10, 2018



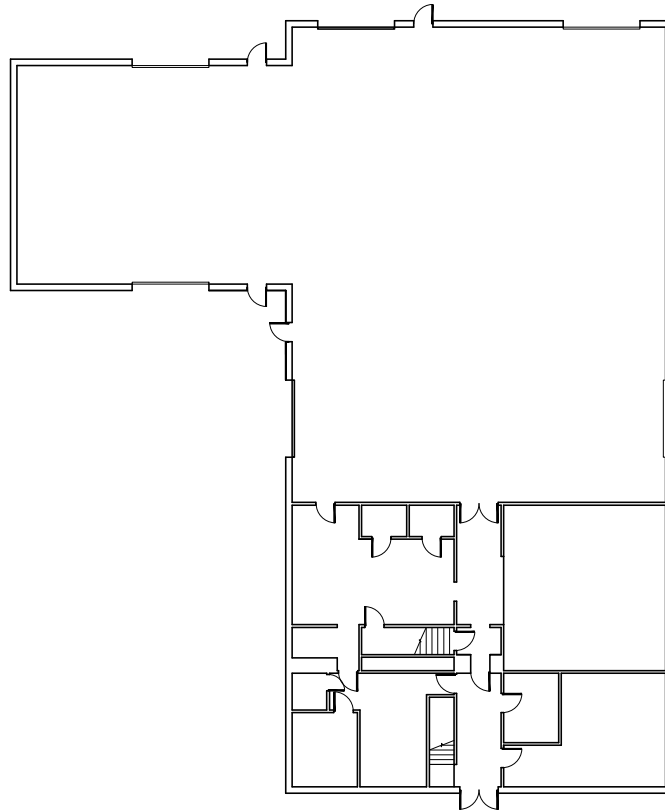
Facilities and Operations Building – Master Site Plan

27.001

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades
Priority 2 (5-10 Years):	• HVAC Upgrades
Priority 3 (10-20 Years):	• Flooring Replacement (VCT / Carpet only) • Roof Replacement
Long Range Planning (Options for Future Growth):	• None at present.

SCALE 1" = 27'-0"



Facilities and Operations Building – Master Floor Plan (Main Level)

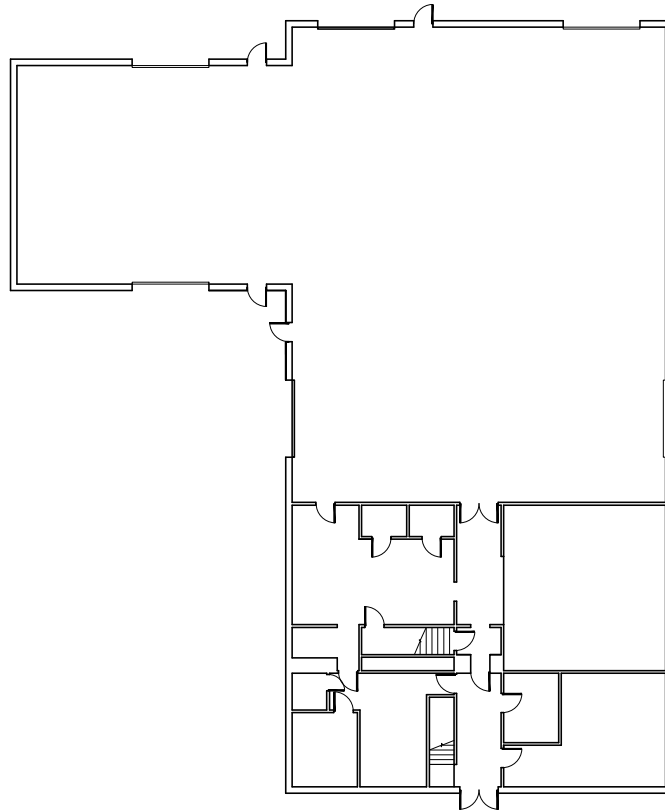
27.002



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades
Priority 2 (5-10 Years):	• HVAC Upgrades
Priority 3 (10-20 Years):	• Flooring Replacement (VCT / Carpet only) • Roof Replacement
Long Range Planning (Options for Future Growth):	• None at present.

SCALE 1" = 27'-0"



Facilities and Operations Building – Master Floor Plan (Upper Level)

27.003



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
FHSD TRANSPORTATION FACILITY
SECTION 28**

Contents:	General Building Information
	Life Cycle Replacement Program Information
	Comprehensive Facilities Master Plan (OPTION 1 – Renovation) – Outline
	Comprehensive Facilities Master Plan (OPTION 2 – New Construction) – Outline
	Comprehensive Facilities Master Plan (OPTION 1 – Renovation) – Drawings
	Comprehensive Facilities Master Plan (OPTION 2 – New Construction) – Drawings
	Informational Drawings (<i>Included with Fact Book <u>only.</u></i>) – Renovation

GENERAL BUILDING INFORMATION

Address: FHSD Transportation Facility
485 St. Peters Howell Road
St. Charles, Missouri 63304

Telephone: (636) 851-6220

Building Specifics:

Construction History:

Original Construction:	1975
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	1995 – HVAC Upgrades 2003 – Roof Replacement 2012 – Light Fixture Replacement

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	10.16 acres – Central Elementary School Building 18.58 acres – Hollenbeck Middle School 1.08 acres – Central School Road Early Childhood Center 33.01 acres – FHSD Baseball / Softball Complex 4.12 acres – FHSD Administration Building 9.48 acres – FHSD Transportation Facility 76.43 acres – Total Site Size
Footprint Area (Single Story):	3,389 square feet
Total Floor Area:	3,389 square feet

Educational Specifics:

Primary Use:	Bus Maintenance
Enrollment (05-14-18):	Not applicable

LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
FHSD TRANSPORTATION FACILITY

PHASE 1
(Original Construction – 3,389 square feet)

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	75	2018	1975	43	57%	P	43%	Block & brick in poor condition.
Building Structure	75	2018	1975	43	57%	F	43%	
Electrical Infrastructure	50	2018	1975	43	86%	P	14%	Major renovation needed.
Floors	35	2018	1975	43	123%	P	-23%	
HVAC	25	2018	1995	23	92%	F	8%	
HVAC Controls	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	2012	6	24%	G	76%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1975	43	108%	P	-8%	
Plumbing Infrastructure	50	2018	1975	43	86%	P	14%	
Portable Buildings	20	2018	1995	23	115%	P	-15%	Needs to be removed / replaced.
Roof	25	2018	2003	15	60%	G	40%	
Security & Alarms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Security Cameras	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Windows	50	2018	1975	43	86%	P	14%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE

FRANCIS HOWELL SCHOOL DISTRICT

FHSD TRANSPORTATION FACILITY

FHSD Transportation Facility - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
FHSD Transportation Facility	1975	43	3,389	Not applicable	Not applicable

C.F.M.P. OPTION 1 (Renovations)

FHSD Transportation Facility - Comprehensive Facilities Master Plan (CFMP OPTION 1)					
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes	
New Security System (Building)	1	1-2 Years	\$16,000	(No system currently.)	
New Security System (Bus Lot)	1	1-2 Years	\$20,000	(No system currently.)	
Exterior / Interior Masonry Renovations	1	1-2 Years	\$400,000	(Brick & block repair.)	
Electrical Upgrades	1	1-2 Years	\$80,000		
Pavement Replacement / Expansion	1	1-2 Years	\$1,500,000	(Includes new fencing)	
HVAC Upgrades	2	5-10 Years	\$80,000	(Residential)	
Plumbing Upgrades	2	5-10 Years	\$48,000		
Portable Building Replacement	2	5-10 Years	\$150,000		
Roof Replacement	3	10-20 Years	\$88,000	(Metal Roof)	
None at present.					
Total Estimated Expenditures (OPTION 1):			\$2,382,000		

FHSD Transportation Facility - Estimating Information (CFMP OPTION 1)					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
New Security System (Building)	4,000	square feet	\$4	\$16,000	(No system currently.)
New Security System (Bus Lot)	1	lump sum	\$20,000	\$20,000	(No system currently.)
Exterior / Interior Masonry Renovations	1	lump sum	\$400,000	\$400,000	(Brick & block repair.)
Electrical Upgrades	4,000	square feet	\$20	\$80,000	
Pavement Replacement / Expansion	1	lump sum	\$1,500,000	\$1,500,000	(Includes new fencing)
HVAC Upgrades	4,000	square feet	\$20	\$80,000	(Residential)
Plumbing Upgrades	4,000	square feet	\$12	\$48,000	
Portable Building Replacement	1	lump sum	\$150,000	\$150,000	
Roof Replacement	4,000	square feet	\$22	\$88,000	(Metal roof)
None at present.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE FRANCIS HOWELL SCHOOL DISTRICT FHSD TRANSPORTATION FACILITY

C.F.M.P. OPTION 2 (New Construction)

FHSD Transportation Facility - Comprehensive Facilities Master Plan (CFMP OPTION 2)			
Proposed Scope of Work	Estimated Completion	Estimated Cost	Notes
Phase 1:			
Temporary Bus Storage / Maintenance (FHHS??)	1 Year	\$250,000	
Demolition of Existing Bus Garage / Lot	1 Month	\$100,000	
Phase 2:			
Pavement Replacement	6 Months	\$1,500,000	(Includes new fencing)
Construction of New Transportation Facility	6 Months	\$2,800,000	
Future Expansion:			
To be determined.	Long Range	\$0	
Total Estimated Expenditures (OPTION 2):		\$4,650,000	

FHSD Transportation Facility - Estimating Information (CFMP OPTION 2)					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Phase 1:					
Temp. Bus Storage / Maint. (FHHS??)	1	lump sum	\$250,000	\$250,000	
Demolition of Existing Bus Garage / Lot	1	lump sum	\$100,000	\$100,000	
Phase 2:					
Pavement Replacement / Expansion	1	lump sum	\$1,500,000	\$1,500,000	(Includes new fencing)
Constr. of New Transportation Facility	16,000	square feet	\$175	\$2,800,000	
Future Expansion:					
To be determined.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
FHSD TRANSPORTATION FACILITY

Master Plans – FHSD Transportation Facility:

28.001	Master Site Plan – OPTION 1	December 10, 2018
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28.002	Master Floor Plan – OPTION 1	December 10, 2018
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28.003	Master Site Plan – OPTION 2	December 10, 2018
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28.004	Master Floor Plan – OPTION 2	December 10, 2018
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FHSD Transportation Facility - Master Site Plan

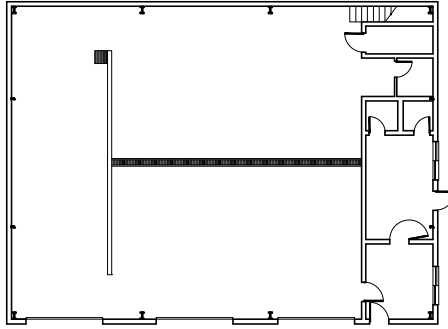
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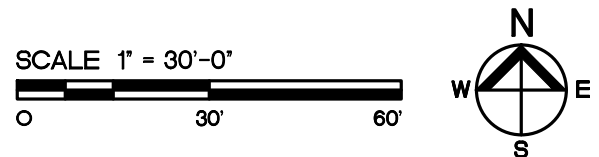
HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND OPTION 1	
Priority 1 (1-2 Years):	<ul style="list-style-type: none"> New Security System (Building) New Security System (Bus Lot) Exterior Renovations Electrical Upgrades Pavement Replacement / Expansion (Inc. fencing)
Priority 2 (5-10 Years):	<ul style="list-style-type: none"> HVAC Upgrades (Residential) Plumbing Upgrades Portable Building Replacement
Priority 3 (10-20 Years):	<ul style="list-style-type: none"> Roof Replacement (Metal Roof)
Long Range Planning (Options for Future Growth):	<ul style="list-style-type: none"> None at present



FHSD Transportation Facility - Master Floor Plan (Main Level)

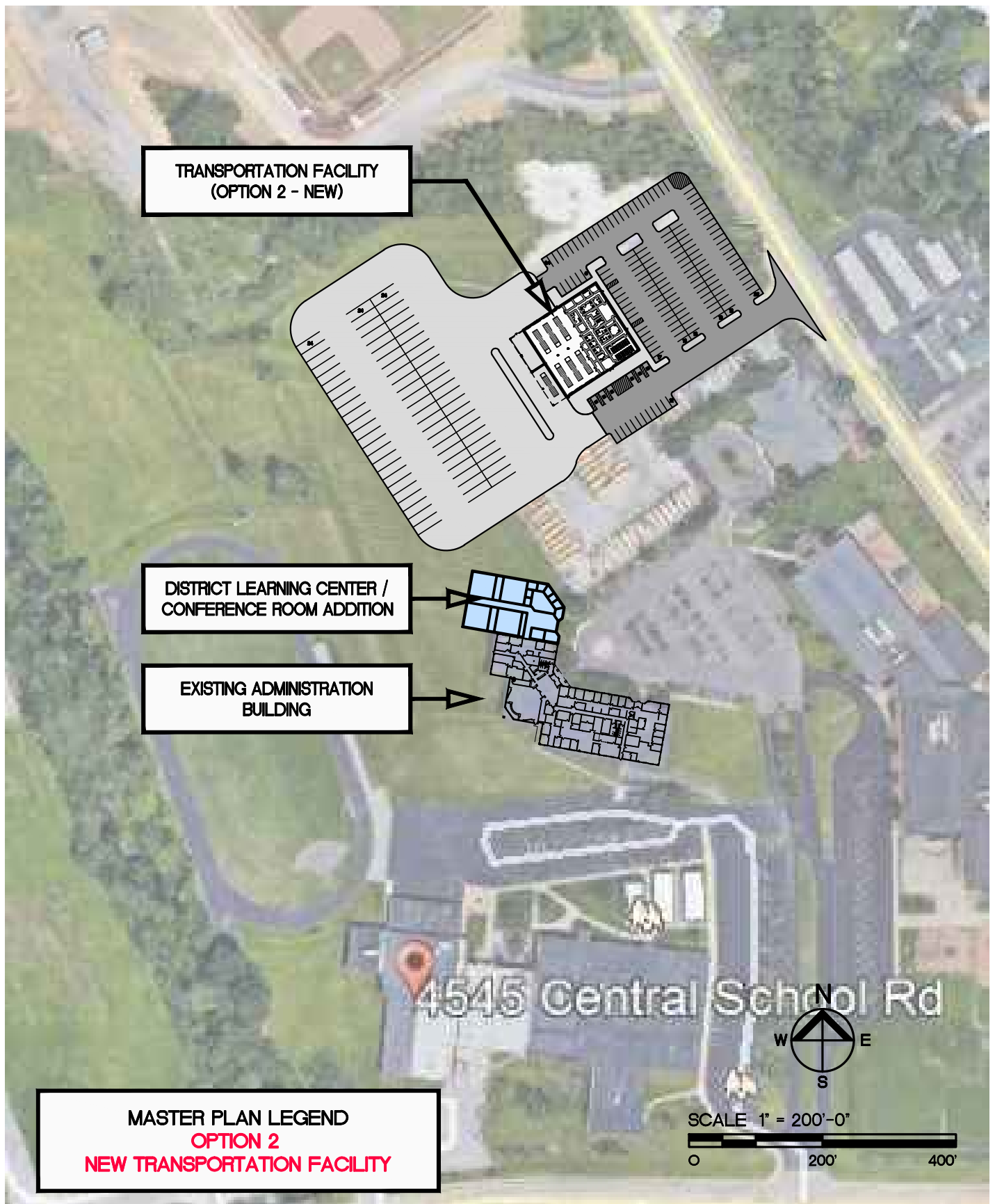
28.002



HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
 ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



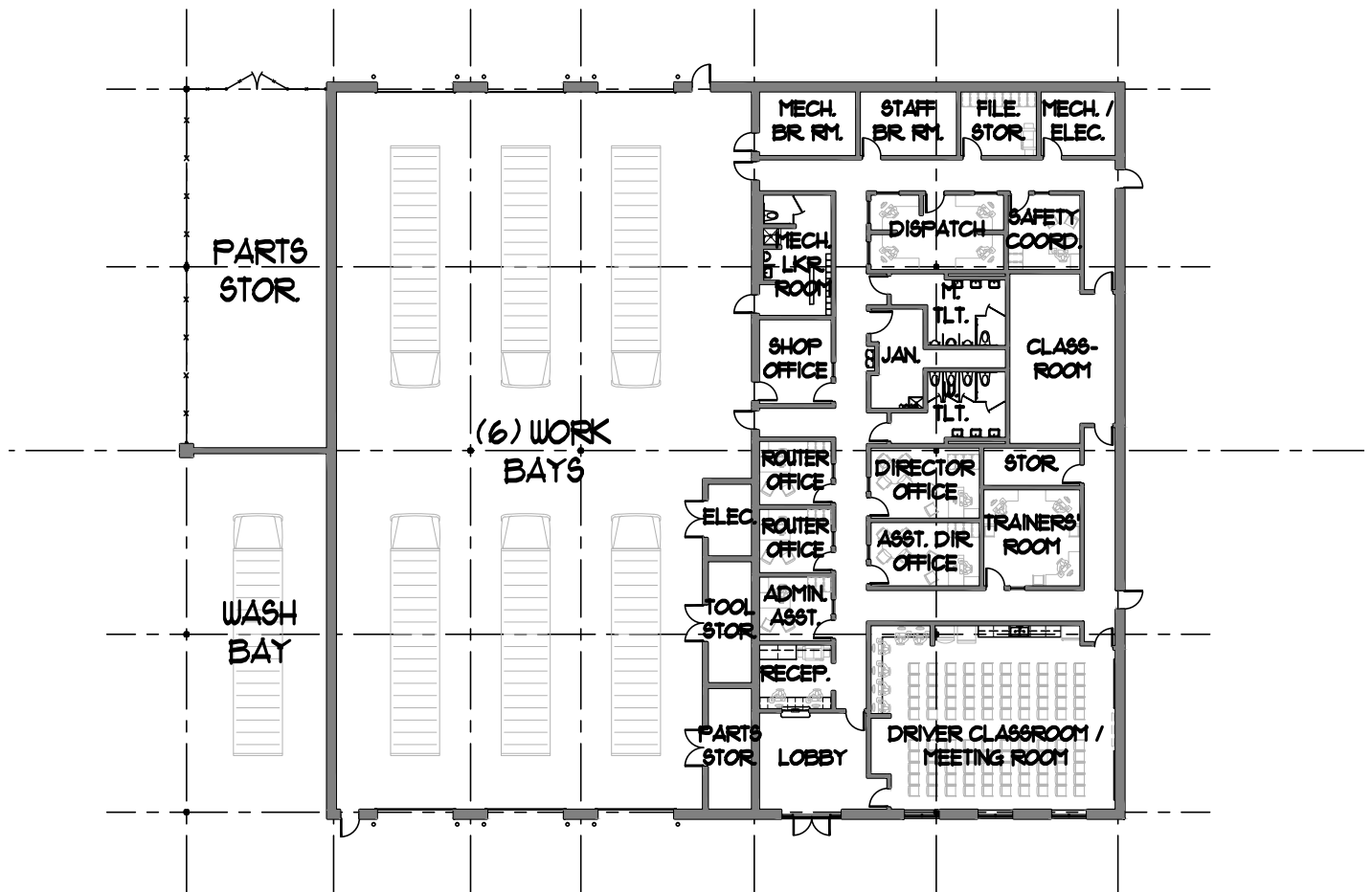
FHSD Transportation Facility - Master Site Plan (OPTION 2)

28.003

HOENER ASSOCIATES, INC.
ARCHITECTS ST. LOUIS, MISSOURI
ORIGIN DATE 12-10-18 PROJ. NO. 18-17A

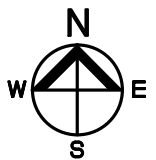
COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND
OPTION 2
 NEW TRANSPORTATION FACILITY

SCALE 1" = 30'-0"



FHSD Transportation Facility - Master Floor Plan (OPTION 2)

28.004

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COMPREHENSIVE FACILITIES MASTER PLAN
 FRANCIS HOWELL SCHOOL DISTRICT
 ST. CHARLES COUNTY, MISSOURI

REVISION DATES	



December 10, 2018

**FRANCIS HOWELL SCHOOL DISTRICT
BURBES BUILDING
SECTION 29**

Contents: General Building Information
 Life Cycle Replacement Program Information
 Comprehensive Facilities Master Plan – Outline
 Comprehensive Facilities Master Plan – Drawings
 Informational Drawings (*Included with Fact Book only.*)

GENERAL BUILDING INFORMATION

Address: Burbes Building (Jerry Burbes Support Service Center)
 4606 Central School Road
 St. Charles, Missouri 63303

Telephone: (636) 851-5300

Building Specifics:

Construction History:

Original Construction:	1997
Additions:	None at present.
Renovations:	None at present.
Miscellaneous:	None at present.

*Note: Items indicated in **bold** were completed by Hoener Associates, Inc.*

Total Site Size:	2.67 acres
Footprint Area:	11,139 square feet
Main Level Area:	11,139 square feet
Upper Level Area:	1,736 square feet
Total Floor Area:	12,875 square feet

Educational Specifics:

Primary Use:	FHSD Custodial, Warehouse, and Technology Departments
Enrollment (05-14-18):	Not applicable

***LIFE CYCLE REPLACEMENT PROGRAM INFORMATION
FRANCIS HOWELL SCHOOL DISTRICT
BURBES BUILDING***

***PHASE 1
(Original Construction – 12,875 square feet)***

	Life Expectancy	Current Year	Installation Date	Current Age	%of Life Expectancy Used	Actual Condition (G/F/P)	%of Life Expectancy Remaining	Notes
Athletic Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Building Envelope	50	2018	1997	21	42%		58%	
Building Structure	50	2018	1997	21	42%		58%	
Electrical Infrastructure	50	2018	1997	21	42%		58%	
Floors	35	2018	1997	21	60%		40%	
HVAC	25	2018	1997	21	84%		16%	
HVAC Controls	25	2018	1997	21	84%		16%	
Kitchen Equipment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Light Fixtures	25	2018	1997	21	84%		16%	
Playgrounds	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Plumbing Fixtures	40	2018	1997	21	53%		48%	
Plumbing Infrastructure	50	2018	1997	21	42%		58%	
Portable Buildings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Roof	25	2018	1997	21	84%		16%	
Security & Alarms	15	2018	1997	21	140%		-40%	
Security Cameras	10	2018	1997	21	210%		-110%	
Windows	50	2018	1997	21	42%		58%	
Other:								
Other:								
Other:								
Other:								
Miscellaneous Notes:	Information above provided by School District (June 2018).							

COMPREHENSIVE FACILITIES MASTER PLAN – OUTLINE
FRANCIS HOWELL SCHOOL DISTRICT
BURBES BUILDING

Burbes Building - Building Overview					
	Original Construction	Overall Building Age	Total Building Area	Current Enrollment	Projected Enrollment
Burbes Building	1997	21	12,875	Not applicable	Not applicable

Burbes Building - Comprehensive Facilities Master Plan				
Proposed Scope of Work	Priority	Estimated Completion	Estimated Cost	Notes
Security Systems Upgrades	1	1-2 Years	\$26,000	(Cameras & Alarms)
HVAC Upgrades	2	5-10 Years	\$260,000	(Residential)
Roof Replacement	2	5-10 Years	\$195,000	(Shingle)
Flooring Replacement	3	10-20 Years	\$32,000	(VCT / Carpet)
None at present.				

Burbes Building - Estimating Information					
Proposed Scope of Work	Quantity	Unit	Unit Cost	Estimated Cost	Notes
Security Systems Upgrades	13,000	square feet	\$2	\$26,000	(Cameras & Alarms)
HVAC Upgrades	13,000	square feet	\$20	\$260,000	(Residential)
Roof Replacement	13,000	square feet	\$15	\$195,000	(Shingle)
Flooring Replacement	4,000	square feet	\$8	\$32,000	(VCT / Carpet)
None at present.					

Priority Needs Assessment Legend		
	Priority 1 – Immediate Need	1-2 Years (ASAP)
	Priority 2 – Mid-Level Need	5-10 Years (Estimated)
	Priority 3 – Low-Level Need	10-20 Years (Estimated)
	Priority 4 – Long Range Planning	(Options for Future Growth)

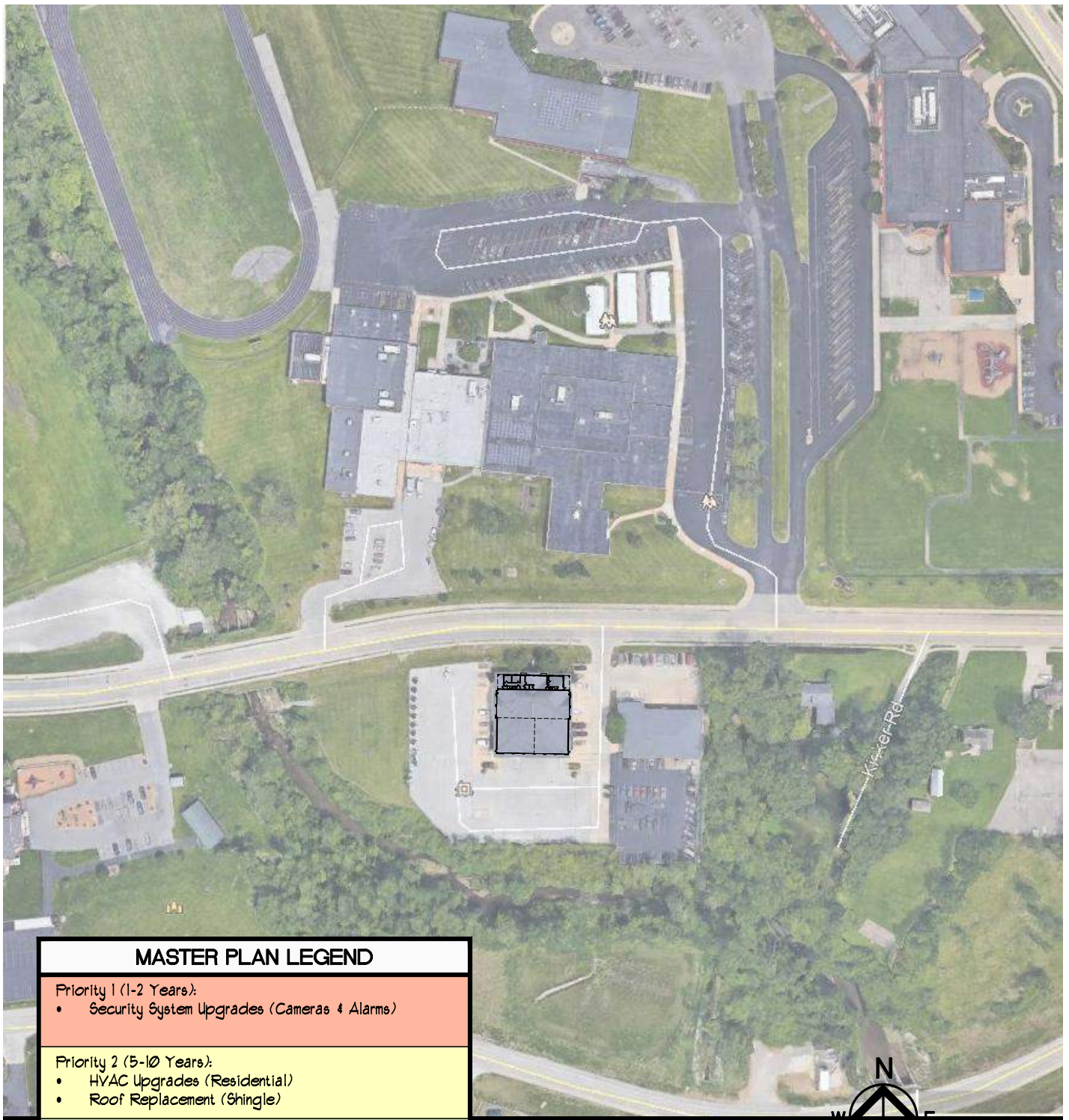
COMPREHENSIVE FACILITIES MASTER PLAN – DRAWINGS
FRANCIS HOWELL SCHOOL DISTRICT
BURBES BUILDING

Master Plans – Burbes Building:

29.001	Master Site Plan	December 10, 2018
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29.002	Master Floor Plan (Main Level)	December 10, 2018
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29.003	Master Floor Plan (Upper Level)	December 10, 2018
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MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	• HVAC Upgrades (Residential) • Roof Replacement (Shingle)
Priority 3 (10-20 Years):	• Flooring Replacement (VCT / Carpet only)
Long Range Planning (Options for Future Growth):	• None at present.



SCALE 1" = 200'-0"

Burbes Building - Master Site Plan

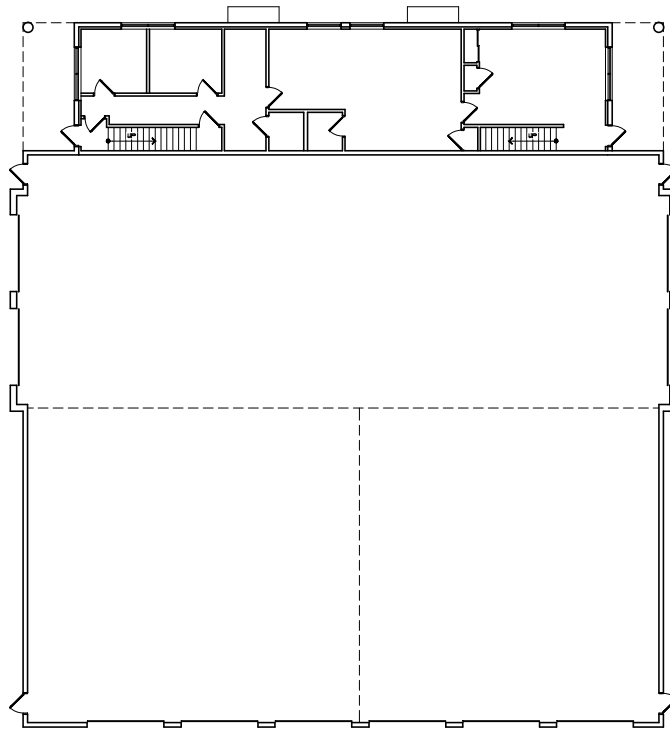
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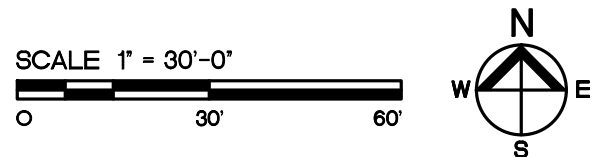
HOENER ASSOCIATES, INC.
ARCHITECTS **ST. LOUIS, MISSOURI**
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COMPREHENSIVE FACILITIES MASTER PLAN
FRANCIS HOWELL SCHOOL DISTRICT
ST. CHARLES COUNTY, MISSOURI

REVISION DATES



MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	• HVAC Upgrades (Residential) • Roof Replacement (Shingle)
Priority 3 (10-20 Years):	• Flooring Replacement (VCT / Carpet only)
Long Range Planning (Options for Future Growth):	• None at present.



Burbes Building - Master Floor Plan (Main Level)

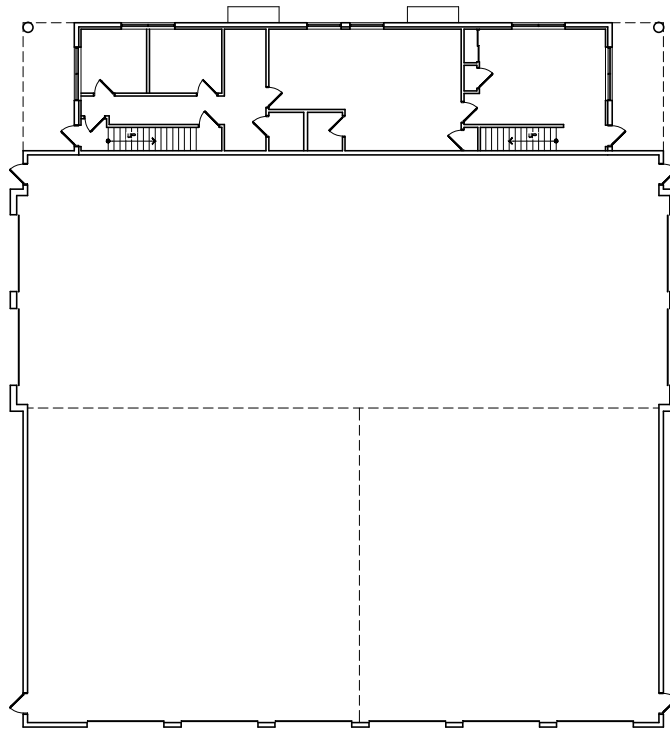
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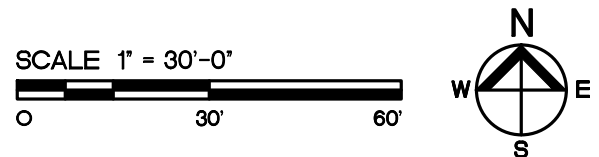
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MASTER PLAN LEGEND	
Priority 1 (1-2 Years):	• Security System Upgrades (Cameras & Alarms)
Priority 2 (5-10 Years):	• HVAC Upgrades (Residential) • Roof Replacement (Shingle)
Priority 3 (10-20 Years):	• Flooring Replacement (VCT / Carpet only)
Long Range Planning (Options for Future Growth):	• None at present.



Burbes Building - Master Floor Plan (Upper Level)

29.003



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