



2025 FACILITY MASTER PLAN REPORT



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FIVE-STEP LONG RANGE / FACILITY MASTER PLANNING PROCESS



Step 1 | Game Plan

The most critical step in the process to ensure success is to establish a comprehensive plan and schedule. **It is critical to utilize our proprietary stakeholder engagement model to define specific strategies on how and when to engage all stakeholders.**



Step 2 | Collect Data

Before we ask the stakeholders their needs/goals, we must have a clear understanding of what Francis Howell School District already has. **By assessing the condition of existing facilities and current programming, we will be prepared to share with the stakeholders the specifics and goals of the long range plan.**



Step 3 | Planning Priorities

At the visioning stage, we define your educational goals for current and future generations of students and staff. **Working together through stakeholder collaboration, we co-create a realistic vision for the future of your facilities, programming and curriculum.**



Step 4 | Explore Options

The next step uses the information we gathered from steps two and three and creates tools to understand whether existing buildings should be renovated or replaced and which projects are the priorities for your district. Through meetings with multiple stakeholders, potential projects and dollar amounts will be explored to create the best option to achieve your vision.



Step 5 | Adopt the Best Plan

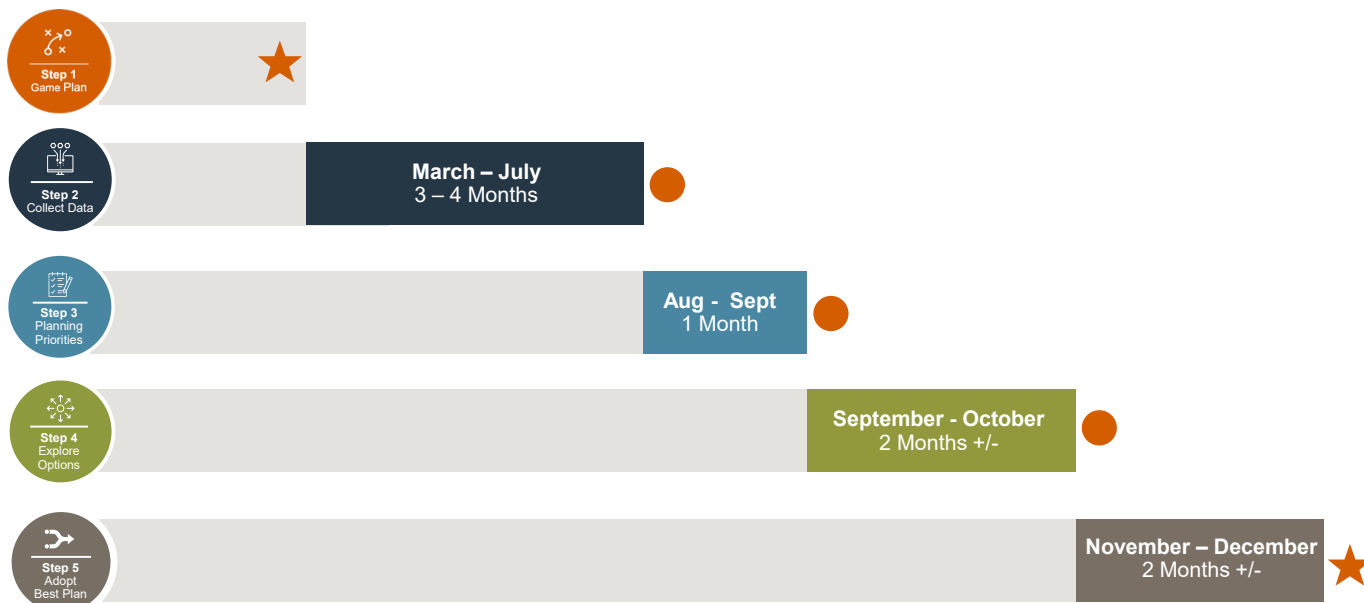
Once we have selected the most optimal concepts, we work together to refine the options by defining scope, cost and educational benefits. Again, utilizing our co-creation process, we narrow it down to the best plan for Francis Howell School District. **Our experience shows we will end up combining the best ideas from each option into a final hybrid solution representing the best plan.**

ENGAGEMENT MODEL

FACILITY MASTER PLANNING PROCESS

MASTER PLANNING PROCESS & GOALS

MASTER PLANNING SCHEDULE



MASTER PLANNING PROCESS / OVERALL GOALS



Provide Financial Responsibility

- Constituent credibility
- Short-term to long-term decisions tied together



Navigate Towards Educational Goals

- Acts as a rudder, steering toward desired goals
- Maintains focus on best long-term educational & financial solutions



Create a Clear Road Map

- Reflects big picture, what's best for students & community
- Outlines decisions for future improvements



Provide Flexibility for Future Growth

- Understood by stakeholders
- Updated annually – demographics, curriculum programs, and state requirements



STEP 2: DATA COLLECTION

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Step 2
Collect Data

2.0 ASSESSMENT PROCESS/ SCORING OVERVIEW



Step 2
Collect Data

ASSESSMENT PROCESS

FACILITY REPORT FORMAT & CONTENT

PROCESS OVERVIEW

1. COMMUNITY, STAFF & STUDENT SURVEYS:

Data from these reports were summarized from an overall district perspective, learning level perspective as well as used to inform building level assessment reports on a building level.

2. ON-SITE FACILITY ASSESSMENTS:

On site walks used to review and document current conditions of each facility within the district.

3. CAPACITY STUDY:

Analysis of current facility usage and definition of a baseline for future capacity considerations.

4. ASSESSMENT REPORTS:

Data from each Facility has been consolidated into a 3 to 5 page report summarizing current facility conditions and perspectives gained to date to help inform future planning in later steps of process.

5. DEMOGRAPHIC INFORMATION:

Current enrollment, demographics and future projection information obtained from FHSD and Demographic Analytics Advisors to help inform future planning in later steps of process.

REPORT FORMAT

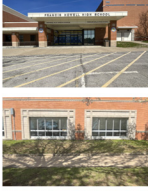


EXECUTIVE SUMMARY
FRANCIS HOWELL HIGH SCHOOL
7001 Highway 94 South, St. Charles, MO 63304

hollis + miller
architects

Enrollment 1762
Current 2028
Capacity 2028
% Utilized 87%

Overall Building Photos




STUDENT CAPACITY

Building: N/A
Built: N/A
Area: 361,638 SF
Acres: 36.06 Acres

FLOOR PLANS

LOWER LEVEL



MAIN LEVEL



UPPER LEVEL



SCORE: 72.30%

Category	Score
1. SCHOOL BUILDING SITE, LANDSCAPING ETC.	10
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE	20
3. BUILDING SYSTEMS / MAINTAINABILITY	20
4. INTERIOR ENVIRONMENT / MAINTAINABILITY	20
5. ACCESSIBILITY, SAFETY & SECURITY	10
6. FUTURE READY LEARNING ENVIRONMENTS	10
TOTAL	100

FACILITY ASSESSMENT SCORE

72.30%

Page 1 Data includes General Building Information, Staff Survey Data (by Building), Assessment Scores and Building Capacity Information.



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hollis + miller
architects

FACILITY CONDITION EVALUATION

Category	Score
1. SCHOOL BUILDING SITE, LANDSCAPING ETC.	10
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE	20
3. BUILDING SYSTEMS / MAINTAINABILITY	20
4. INTERIOR ENVIRONMENT / MAINTAINABILITY	20
5. ACCESSIBILITY, SAFETY & SECURITY	10
6. FUTURE READY LEARNING ENVIRONMENTS	10
TOTAL	100

FACILITY ASSESSMENT SCORE

72.30%

Page 2 Data includes Identified and color-coded Current and Future needs based on (4) Categories ranging from 'Immediate Need' to 'No Attention Required', along with a brief description of conditions/needs



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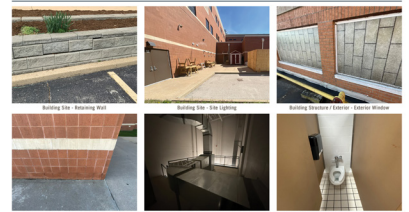
hollis + miller
architects

FACILITY CONDITION PHOTOS

CONDITION - IMMEDIATE NEED



CONDITION - FUTURE NEED



Page 3-5 Data includes photo documentation exhibits showing condition of the identified 'Immediate and Future Needs'.

ASSESSMENT PROCESS

FACILITY SCORING

OVERVIEW:

- Each facility was scored independently based on its current conditions.
- Facilities are compared across each learning level and by building age.
- Scoring is out of 100-points TOTAL for all buildings used as a learning environments
- Some support facilities are scored out of 90-points for consistency of Categories 1 through 4 for all facilities within district.

***Categories are weighted differently for Site Conditions and Future Ready Learning Environments (10% vs. 20%) in order to prioritize Categories associated with Life Safety, Building Structure/Envelope & Physical Comfort/Environment**

SCORING CONSIDERATIONS:

- Buildings within district range from thirteen to sixty-three years old
- Facility Scores range from 53% up to 72%
- However, scores do NOT always correlate directly to age of building due to various reasons including past additions/renovations, original construction type and limitations, site constraints, program needs, and other differentiators.

**As FH North High School was under 1 year old, it was not included in assessment*

1. Building Site, Landscaping etc.		10%
Section	Possible Points	
Site Drainage	5	
Site Landscaping	5	
Site Pavement	5	
Site Amenities	5	
Site Access	5	
Site Utilities	5	
Site MEP (Form D)	5	
General Site/Location	5	
Total (unweighted)	40	
Total (Weighted 10%)	10	
2. Building Structure & Exterior Envelope		20%
Section	Possible Points	
Exterior Entrances	5	
Exterior Envelope	5	
Exterior Building Structure	5	
Roofing	5	
Energy Efficiency/Sustainable Design	5	
Total (unweighted)	25	
Total (Weighted 20%)	20	
3. Building Systems / Maintainability		20%
Section	Possible Points	
Mechanical System	5	
Plumbing System	5	
Electrical Systems (incl. Lighting)	5	
Fire Protection System	5	
Intercom/ Communication Systems	5	
Technology Systems	5	
Total (unweighted)	30	
Total (Weighted 20%)	20	
4. Interior Environment/ Maintainability		20%
Section	Possible Points	
Interior Doors	5	
Windows	5	
Walls	5	
Flooring	5	
Ceilings	5	
Technology	5	
Casework/Furnishings/Equipment	5	
Plumbing Fixtures	5	
Total (unweighted)	40	
Total (Weighted 20%)	20	
5. Accessibility/Safety & Security		20%
Section	Possible Points	
Building Code, ADA & Accessibility	5	
Building Safety & Security	5	
MEPFT Security Systems (Active)	5	
Total (unweighted)	15	
Total (Weighted 20%)	20	
6. Future Ready Learning Environments		10%
Section	Possible Points	
Core Classrooms	5	
Supportive Learning Spaces	5	
Total (unweighted)	10	
Total (Weighted 10%)	10	
OVERALL TOTAL		xx/100

WHAT DO THE SCORES MEAN?

90 – 100 % = Like New / Excellent Condition (No to minimal physical / infrastructure needs; facility new or well maintained)

80 – 90% = Good Condition (Minimal physical / infrastructure needs; facility is Satisfactorily Maintained)

70 – 80% = Fair Condition (Moderate physical / infrastructure needs; maintenance required)

60 – 70% = Poor Condition (Major physical / infrastructure needs; significant maintenance required)

0 – 59% = Unsatisfactory Condition (Significant physical / infrastructure and maintenance required; Facility should be considered for significant improvements/renovation and/or for future replacement)

ASSESSMENT OVERVIEW

EVALUATING & DEFINING CAPACITY

- These assessment reports include a baseline standard of how we typically evaluate school capacity taking into account how facilities are currently utilized, grades served and programs in place to ensure a holistic view of utilization is observed and defined.
- Recommended capacities are based on the average of (3) variables with a functional capacity factor (or utilization rate) included to account for other variables such as schedule structure, fluctuations in grade level enrollment (low or high years), and other considerations to balance overall capacity considerations. Additional details on this approach are noted below.

DESIGN CAPACITY = *based on typical design standards*

- Grades K-8 : 35 sq ft per student
- Grades 9 - 12: 45 sq ft per student

SCHOOL OBSERVED CAPACITY = *how many students (or student workstations) are observed during analysis*

DESIRES STANDARD CAPACITY = *created using regional or state guidelines, unless specific targets are provided by district. This study utilizes targets provided by FHSD for each learning level.*

Desired / Max Standard:

- Grades K-2 = 1:17 Min/ 1:25 Max (1:21 Used)
- Grades 3-4 = 1:20 Min/ 1:27 Max (1:24 Used)
- Grades 5 = 1:22 Min/ 1:30 Max (1:26 Used)
- Grades 6-8 = 1:25 Min/ 1:33 Max (1:29 Used)
- Grades 9-12 = 1:25 Min/ 1:33 Max (1:29 Used)

FUNCTIONAL CAPACITY FACTOR = *overall utilization rate; varies depending on how well utilized buildings are (i.e. number of plan periods, etc. where rooms remain empty throughout day)*

- Elementary = 95%
- Middle School = 90%
- High School = 80%

Educational Capacity Analysis - Daniel Boone ES

2025 Facility Master Plan					
Current Enrollment: 419			School Capacity:		408
Grades Served: K-5					
ROOM #	ROOM NAME	AREA (SF)	DESIGN sq ft/student	SCHOOL OBSERVED	DESIRED STANDARD
Classroom Learning Areas					
94	Classroom- Kindergarten	730	20	21	21
95	Classroom- Kindergarten	732	17	21	21
96	Classroom- Kindergarten	735	21	22	21
97	Classroom- Kindergarten	735	2	21	21
98	Reading	150			
99	Reading	150			
101	Classroom- 1st Grade	626	17	20	21
102	Classroom- 2nd Grade	626	17	20	21
103	Classroom- 1st Grade	627	17	19	21
104	Classroom- 2nd Grade	629	17	19	21
105	Classroom- 1st Grade	634	17	21	21
106	Classroom- 1st Grade	602	17	20	21
107	Sped	412			
109B	Speech Lang / Therapist	84			
110	Reading Room	262			
112	Essential Skills	622			
113	Resource	601			
114	Book Room	616			
115	Resource	584			
116	Sped	276			
117	Sped	279			
118	Classroom- 3rd Grade?	582	16	24	24
120	Classroom- 3rd Grade	579	16	23	24
121	Classroom- 4th Grade	515	14	20	24
122	Classroom- 4th Grade	584	16	21	24
123	Classroom- 3rd Grade	717	20	24	24
124	Classroom- 4th Grade	622	17	20	24
125	Classroom- 2nd Grade	591	16	20	21
126	Classroom- 5th Grade	716	20	20	26
127	Classroom- 5th Grade	696	19	19	26
128	Art Room	988			
129	Music Room	616			

ELEMENTARY & MIDDLE SCHOOL CAPACITY

- As utilized currently, does NOT include 'specials' such as Art, Music, Gym, or 'support/resource' spaces unless it is a dedicated / specialized classroom where students remain all day.

HIGH SCHOOL CAPACITY

- As utilized currently, capacity for high schools DOES include 'specials' such as Art, Music, Gym, etc. that are scheduled rotationally throughout the day (not same cohort moving together). 'Support/resource' spaces are NOT included similar to ECC/ES/MS unless it is a dedicated / specialized classroom where students remain all day.

3.0 ASSESSMENT REPORTS



Step 2
Collect Data

ALL FACILITIES OVERVIEW (1 OF 5)

FACILITY SCORES

SCHOOL SCORE RANKING	SCORE	YEAR
Francis Howell HS	73.10	2012
Meadows Parkway ECC	70.76	2000
Central ES	70.40	2004
Henderson ES	69.60	1986
Castlio ES	68.92	1981
Francis Howell Central HS	68.74	1998
Bryan MS	67.68	2000
Hackmann Rd. ECC	67.49	1997
Saeger MS	66.67	1996
Harvest Ridge ES	64.83	1991
Warren ES	64.80	1999
Francis Howell MS	64.38	1992
Central School Rd. ECC	63.11	1993
Becky-David ES	63.11	1962
Fairmount ES	62.25	1980
Daniel Boone ES	61.90	1962
Independence ES	61.85	1998
John Weldon ES	61.74	1991
Barnwell MS	58.19	1980
Hollenbeck MS	55.30	1971

FACILITY TYPE:

Early Childhood Center (3)
Elementary (10)
Middle School (5)
High School (2)

FACILITY AGE:

2000 – Current Facilities (4)
1990 – 1999 Facilities (9)
1980 - 1989 Facilities (4)
Pre 1979 Facilities (3)

ALL FACILITIES OVERVIEW (2 OF 5)

FACILITY SCORES - ALPHABETICAL

FACILITY MASTER PLAN - ASSESSMENT SCORING ELEMENTARY SCHOOLS								
School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Becky-David ES	1962	8.25	12.00	10.00	15.86	11.00	6.00	63.11
Castlio ES	1981	8.75	16.00	10.67	15.39	12.00	6.11	68.92
Central ES	2004	8.00	15.20	11.33	17.03	11.00	7.83	70.40
Daniel Boone ES	1962	7.25	13.60	8.67	17.38	9.00	6.00	61.90
Fairmount ES	1980	6.25	16.00	10.00	15.33	9.00	5.67	62.25
Harvest Ridge ES	1991	7.50	12.80	10.00	17.31	10.00	7.22	64.83
Henderson ES	1986	7.50	16.00	11.33	16.87	11.00	6.89	69.60
Independence ES	1998	6.50	14.40	8.67	15.78	9.00	7.50	61.85
John Weldon ES	1991	6.75	12.80	9.33	15.74	11.00	6.11	61.74
Warren ES	1999	8.25	12.80	10.67	15.52	11.00	6.56	64.80
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING MIDDLE SCHOOLS								
School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Barnwell MS	1980	4.75	12.80	10.67	13.84	11.00	5.14	58.19
Bryan MS	2000	8.25	14.40	11.33	17.97	11.00	4.73	67.68
Francis Howell MS	1992	8.00	13.60	11.33	15.99	11.00	4.45	64.38
Hollenbeck MS	1971	6.25	14.40	9.33	12.54	9.00	3.77	55.30
Saeger MS	1996	7.50	14.40	10.67	16.70	11.00	6.40	66.67
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING HIGH SCHOOLS								
School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Francis Howell Central HS	1998	8.25	15.20	12.00	15.74	12.00	5.55	68.74
Francis Howell HS	2012	7.00	15.20	16.00	17.30	11.00	6.60	73.10
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING EARLY CHILDHOOD CENTERS								
School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Central School Rd. ECC	1993	8.25	12.00	10.00	15.86	11.00	6.00	63.11
Hackmann Rd. ECC	1997	8.50	16.80	10.67	12.19	12.00	7.33	67.49
Meadows Parkway ECC	2000	9.00	16.80	10.00	15.46	11.00	8.50	70.76
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING SUPPORT FACILITIES								
School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
4545 Transport. Admin. Building	1991	8.50	12.80	12.67	16.42	14.00		64.38
Burbes	1997	9.00	12.80	13.33	15.75	10.00		60.88
Central Office	1975	8.75	13.60	15.33	18.47	11.00		67.15
Heritage Building (PAT)	1998	7.75	15.20	10.00	18.29	10.00		61.24
Westwood Trail Academy	1975	7.75	13.60	12.00	17.62	11.00	--	61.97
		x/10	x/20	x/20	x/20	x/20	x/10	x/90

ALL FACILITIES OVERVIEW (3 OF 5)

FACILITY MASTER PLAN - ASSESSMENT SCORING

ELEMENTARY SCHOOLS

School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Central ES	2004	8.00	15.20	11.33	17.03	11.00	7.83	70.40
Henderson ES	1986	7.50	16.00	11.33	16.87	11.00	6.89	69.60
Castlio ES	1981	8.75	16.00	10.67	15.39	12.00	6.11	68.92
Harvest Ridge ES	1991	7.50	12.80	10.00	17.31	10.00	7.22	64.83
Warren ES	1999	8.25	12.80	10.67	15.52	11.00	6.56	64.80
Becky-David ES	1962	8.25	12.00	10.00	15.86	11.00	6.00	63.11
Fairmount ES	1980	6.25	16.00	10.00	15.33	9.00	5.67	62.25
Daniel Boone ES	1962	7.25	13.60	8.67	17.38	9.00	6.00	61.90
Independence ES	1998	6.50	14.40	8.67	15.78	9.00	7.50	61.85
John Weldon ES	1991	6.75	12.80	9.33	15.74	11.00	6.11	61.74
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING

MIDDLE SCHOOLS

School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Bryan MS	2000	8.25	14.40	11.33	17.97	11.00	4.73	67.68
Saeger MS	1996	7.50	14.40	10.67	16.70	11.00	6.40	66.67
Francis Howell MS	1992	8.00	13.60	11.33	15.99	11.00	4.45	64.38
Barnwell MS	1980	4.75	12.80	10.67	13.84	11.00	5.14	58.19
Hollenbeck MS	1971	6.25	14.40	9.33	12.54	9.00	3.77	55.30
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING

HIGH SCHOOLS

School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Francis Howell HS	2012	7.00	15.20	16.00	17.30	11.00	6.60	73.10
Francis Howell Central HS	1998	8.25	15.20	12.00	15.74	12.00	5.55	68.74
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING

EARLY CHILDHOOD CENTERS

School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Meadows Parkway ECC	2000	9.00	16.80	10.00	15.46	11.00	8.50	70.76
Hackmann Rd. ECC	1997	8.50	16.80	10.67	12.19	12.00	7.33	67.49
Central School Rd. ECC	1993	8.25	12.00	10.00	15.86	11.00	6.00	63.11
		x/10	x/20	x/20	x/20	x/20	x/10	x/100

FACILITY MASTER PLAN - ASSESSMENT SCORING

SUPPORT FACILITIES

School	Year Built	1. Building Site, Landscaping etc.	2. Building Structure & Exterior Envelope	3. Building Systems / Maintainability	4. Interior Environment/ Maintainability	5. Accessibility / Safety & Security	6. Future Ready Learning Environments	OVERALL TOTAL
Central Office	1975	8.75	13.60	15.33	18.47	11.00		67.15
4545 Transport. Admin. Building	1991	8.50	12.80	12.67	16.42	14.00		64.38
Westwood Trail Academy	1975	7.75	13.60	12.00	17.62	11.00	--	61.97
Heritage Building (PAT)	1998	7.75	15.20	10.00	18.29	10.00		61.24
Burbes	1997	9.00	12.80	13.33	15.75	10.00		60.88
		x/10	x/20	x/20	x/20	x/20	x/10	x/90

ALL FACILITIES OVERVIEW (4 OF 5)

CAPACITY OVERVIEW

SCHOOLS OVER CAPACITY (100% +)

ELEMENTARY (5)

BECKY DAVID	100%
CENTRAL	102%
DANIEL BOONE	103%
FAIRMOUNT	106%
JOHN WELDON	102%

SCHOOLS NEARING CAPACITY (90-99%)

ELEMENTARY (4)

CASTILO	96%
HENDERSON	93%
INDEPENDENCE	97%
WARREN	92%

HIGH SCHOOL (1)

FH CENTRAL	93%
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ALL FACILITIES OVERVIEW (5 OF 5)

FACILITY CAPACITIES

ELEMENTARY SCHOOL CAPACITIES					
	Becky-David ES	Castilo ES	Central ES	Daniel Boone ES	Fairmount ES*
Current Enrollment	820	876	840	419	978
School Capacity	821	908	822	408	925
% Utilized	100%	96%	102%	103%	106%
Square Footage	99,785	115,220	115,122	73,118	95,151
Current Planning Capacity	665-798	768-922	767-921	487-585	634-761
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200					

ELEMENTARY SCHOOL CAPACITIES					
	Harvest Ridge ES	Henderson ES*	Independence ES	John Weldon ES	Warren ES
Current Enrollment	570	642	758	643	728
School Capacity	646	687	783	631	791
% Utilized	88%	93%	97%	102%	92%
Square Footage	83,738	74,125	95,276	79,463	97,642
Current Planning Capacity	558-670	494-593	635-762	530-636	651-781
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200					

MIDDLE SCHOOL CAPACITIES					
	Barnwell MS	Bryan MS	Francis Howell MS	Hollenbeck MS	Saeger MS
Current Enrollment	776	826	799	737	768
School Capacity	1023	1001	1065	880	998
% Utilized	76%	82%	75%	84%	77%
Square Footage	103,954	128,365	121,682	104,298	127,080
Current Planning Capacity	594-693	734-856	695-811	596-695	726-847
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200					

HIGH SCHOOL CAPACITIES			
	FH Central HS	Francis Howell HS	FH North HS
Current Enrollment	1664	1762	1600
School Capacity	1794	2028	1951
% Utilized	93%	87%	82%
Square Footage	295,340	361,368	309,875
Current Planning Capacity	1477-1688	1808-2067	2050-2343
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200			

3.1 ELEMENTARY SCHOOL ASSESSMENT REPORTS

ELEMENTARY SCHOOL OVERVIEW

FACILITY OVERVIEW / COMPARISON

CAPACITY INFORMATION - SUMMARY

FACILITY SCORES - SUMMARY

FACILITY ASSESSMENT REPORTS - BY BUILDING

GENERAL BUILDING INFORMATION

CURRENT ENROLLMENT / CAPACITY INFORMATION

STAFF / ADMIN SURVEY DATA

FACILITY ASSESSMENT SCORE

FACILITY CONDITION / NEEDS ASSESSMENT - LIST & PHOTOS



Step 2
Collect Data

ELEMENTARY SCHOOL OVERVIEW (1 OF 2)

OVERVIEW

- 20 Elementary Facilities
- Current Total Enrollment = 7,274 students
- Facility Scores range from 61% to 70%
- Newest Facility = 2000 (25 years old)
- Oldest Facility = 1962 (63 years old)

FACILITY SCORES

FACILITY MASTER PLAN - ASSESSMENT SCORING

School	Becky-David ES	Castlio ES	Central ES	Daniel Boone ES	Fairmount ES
Year Built	1962	1981	2004	1962	1980
1. Building Site, Landscaping etc.	8.25	8.75	8.00	7.25	6.25
2. Building Structure & Exterior Envelope	12.00	16.00	15.20	13.60	16.00
3. Building Systems / Maintainability	10.00	10.67	11.33	8.67	10.00
4. Interior Environment/ Maintainability	15.86	15.39	17.03	17.38	15.33
5. Accessibility / Safety & Security	11.00	12.00	11.00	9.00	9.00
6. Future Ready Learning Environments	6.00	6.11	7.83	6.00	5.67
OVERALL TOTAL	63.11	68.92	70.40	61.90	62.25

FACILITY MASTER PLAN - ASSESSMENT SCORING

School	Harvest Ridge ES	Henderson ES	Independence ES	John Weldon ES	Warren ES
Year Built	1991	1986	1998	1991	1999
1. Building Site, Landscaping etc.	7.50	7.50	6.50	6.75	8.25
2. Building Structure & Exterior Envelope	12.80	16.00	14.40	12.80	12.80
3. Building Systems / Maintainability	10.00	11.33	8.67	9.33	10.67
4. Interior Environment/ Maintainability	17.31	16.87	15.78	15.74	15.52
5. Accessibility / Safety & Security	10.00	11.00	9.00	11.00	11.00
6. Future Ready Learning Environments	7.22	6.89	7.50	6.11	6.56
OVERALL TOTAL	64.83	69.60	61.85	61.74	64.80

SCHOOL SCORE RANKING	SCORE	YEAR
Central ES	70.40	2004
Henderson ES	69.60	1986
Castlio ES	68.92	1981
Harvest Ridge ES	64.83	1991
Warren ES	64.80	1999
Becky-David ES	63.11	1962
Fairmount ES	62.25	1980
Daniel Boone ES	61.90	1962
Independence ES	61.85	1998
John Weldon ES	61.74	1991

FACILITY AGE:

2000 – Current Facilities (1)
 1990 – 1999 Facilities (4)
 1980 - 1989 Facilities (3)
 Pre 1979 Facilities (2)

ELEMENTARY SCHOOL OVERVIEW (2 OF 2)

CAPACITY DATA

ELEMENTARY SCHOOL CAPACITIES					
	Becky-David ES	Castilo ES	Central ES	Daniel Boone ES	Fairmount ES*
Current Enrollment	820	876	840	419	978
School Capacity	821	908	822	408	925
% Utilized	100%	96%	102%	103%	106%
Square Footage	99,785	115,220	115,122	73,118	95,151
Current Planning Capacity	665-798	768-922	767-921	487-585	634-761
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200					

ELEMENTARY SCHOOL CAPACITIES					
	Harvest Ridge ES	Henderson ES*	Independence ES	John Weldon ES	Warren ES
Current Enrollment	570	642	758	643	728
School Capacity	646	687	783	631	791
% Utilized	88%	93%	97%	102%	92%
Square Footage	83,738	74,125	95,276	79,463	97,642
Current Planning Capacity	558-670	494-593	635-762	530-636	651-781
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200					

FACILITY UTILIZATION:

Over Capacity = 100%+

Nearing Capacity = 90 - 99%

Under Capacity = Below 75%

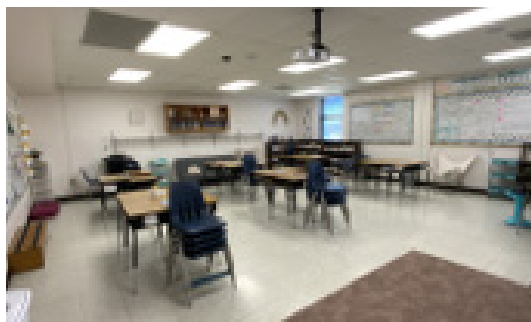
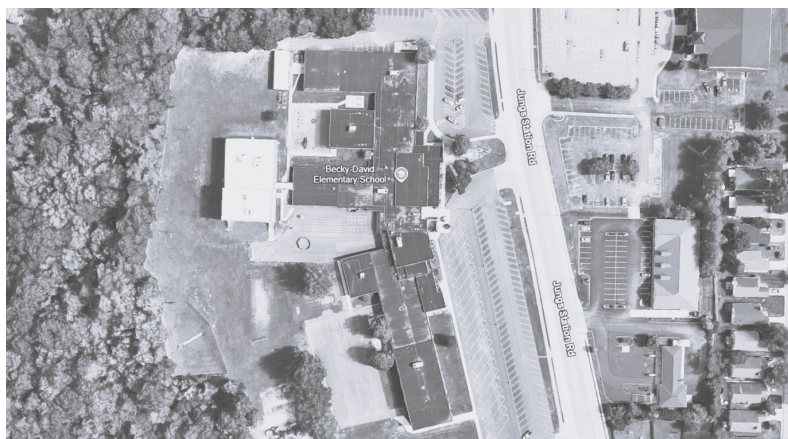
BECKY-DAVID ELEMENTARY

1155 Jungs Station Road, St. Charles, MO 63303

STUDENT CAPACITY

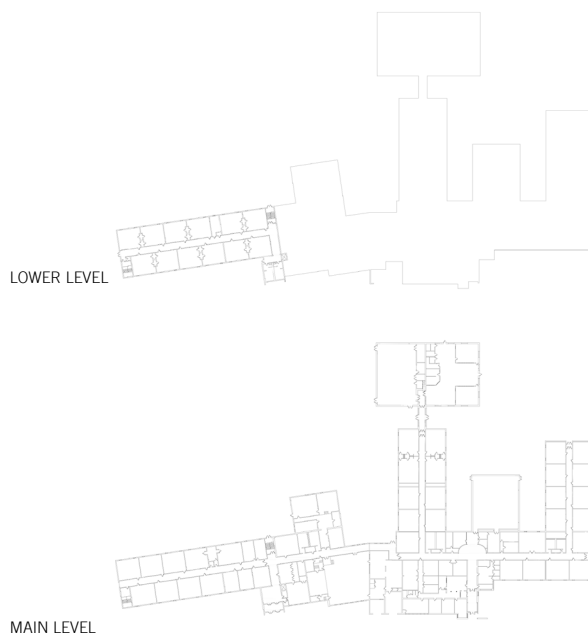
Current Enrollment: 820
Capacity Current: 821
Current % Utilized: 100%

OVERALL BUILDING PHOTOS



Year Built: 1962 Building Area: 99,785 SF Site Area: 27.48 Acres

SITE AERIAL



FLOOR PLANS

SCORE: 63.11%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8.25
20	12
20	10
20	15.86
20	11
10	6
TOTAL	63.11

FACILITY ASSESSMENT SCORE

BECKY-DAVID ELEMENTARY

1155 Jungs Station Road, St. Charles, MO 63303

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	Several areas of sparse or no grass. Seeding or sodding is recommended.
	Drive Surface	
	Parking Lot	The parking lot pavement is generally in good condition, with only a few low spots that could potentially cause issues in the future. These do not require immediate attention. There is minimal cracking observed.
	Sidewalk	Sidewalks are in good shape and need minimal improvements. Area near ADA ramp on east side of building is showing the most damage.
	Curbs	
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	The inlets are in good condition overall; however, the trench inlet is filled with small rocks and requires cleaning. Additionally, the inlet at the west end of the middle play area also needs to be cleared of debris.
	Site Lighting	Some HID fixtures appeared to be retrofitted with LED bulbs. Would recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures.
2. Building Structure & Exterior Envelope		
	Exterior Façade	EIFS around windows is beginning to crack, hairline cracks throughout façade, some localized areas of mortar gaps and degrading brick. Will need to be repaired in 3-5 years.
	Exterior Door	
	Exterior Window	Two cases of single pain with deteriorating glazing at the dock that should be replaced. All window sealant besides the new addition, of the media center, is that half-life or worse and should be replaced within the next 3 to 5 years.
	Building Structural System	Stair-stepped brick cracking indicates settlement. Appears to have been repaired in past. Tuckpoint new exterior brick cracks. Monitor for future needs.
	Roof	Conductor heads are starting to rust, mole runs on EPDM roof area, entire sections of coping have been blown of, ponding visible in locations. Ladders are missing fasteners or anchors are loose. Overall roof is in good shape, the issue areas need attention
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Classroom sinks lack thermostatic mixing valves.
	Drinking Fountains	
	Water Heaters	A few of the domestic hot water heaters are 6 years old. The majority of the remaining domestic hot water heaters range between 21 and 41 years old. Typical lifespan is 10-15 years. Recommend replacing
	Main Electrical Service	Very old gear. Owner would find great difficulty in replacing any main switchgear fuses. Existing gear would not be able to be expanded for any additional needs.
	Panelboards	Not much future panel breaker capacity was observed. Majority of branch panelboards are old and obsolete equipment recessed in corridors.
	Interior Lighting - Classrooms	
	Interior Lighting - Public areas	
	Lighting Controls	Existing lighting controls do not appear to meet current energy code. Multiple rooms appeared to have fabric installed over lights, which indicates the occupants perceive light levels to be too high, would recommend dimming.
	Intercom System	Recommend a 2-way talkback intercom upgrade. Unless staff is comfortable with existing paging system.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	
	Flooring	Floor has general wear and tear, scuffing, staining, but is in fine condition. Recommend full floor replacement in the future
	Ceiling	Ceiling is overall in fine condition, there are areas of mismatched tile that could be replaced and minimal damage
	Casework	Casework is functional, but is dated. Recommend in the future updating
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	No lockdown hardware provided in classrooms/occupiable spaces, recommend installing.

CONDITION - IMMEDIATE NEED



Building Structure / Exterior - Roof



Building Systems - Water Heaters



Building Systems - Main Electrical Systems

CONDITION - FUTURE NEED



Building Site - Parking Lot



Building Site - Site Lighting



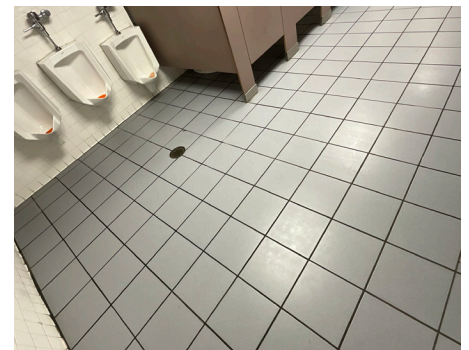
Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Window



Building Structure / Exterior - Structural System



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Plumbing Fixtures (Classroom)

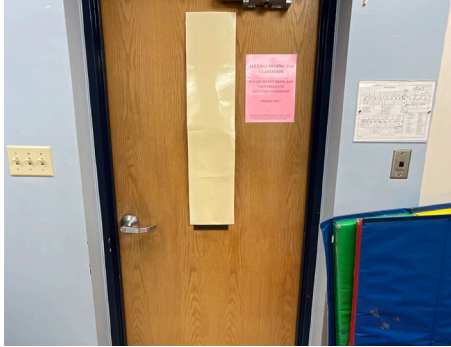


Building Systems - Panelboards



Building Systems - Lighting Controls

CONDITION - FUTURE NEED (cont.)



Interior Environment - Interior Door



Interior Environment - Flooring



Interior Environment - Ceiling



Interior Environment - Casework

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Sidewalk



Building Site - Inlets

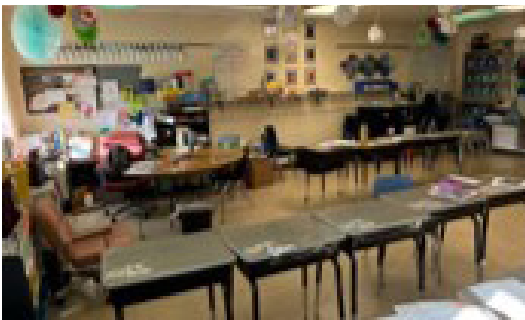
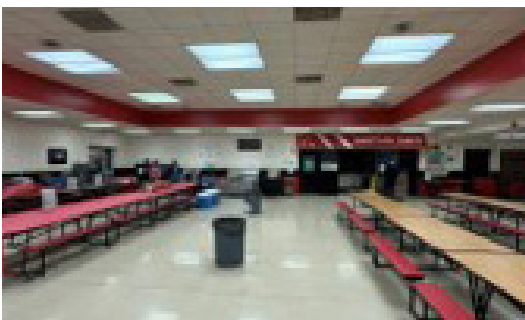
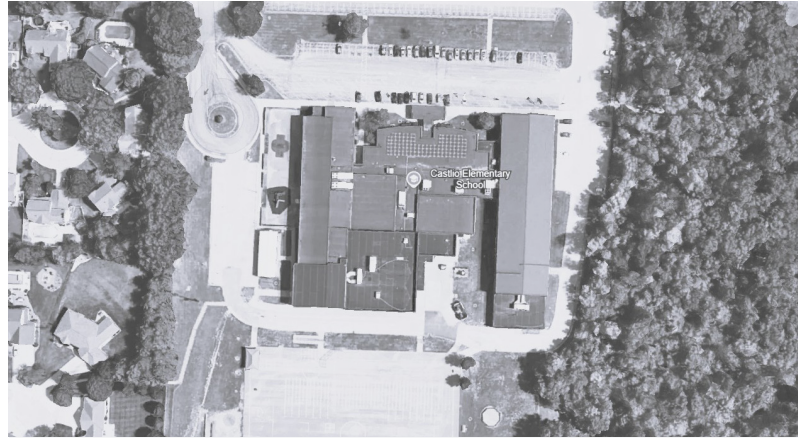
CASTILO ELEMENTARY SCHOOL

1029 Dingledine Road, St. Charles, MO 63304

STUDENT CAPACITY

Current Enrollment: 876
Capacity Current: 908
Current % Utilized: 96%

OVERALL BUILDING PHOTOS



Year Built: 1981

Building Area: 115,220 SF

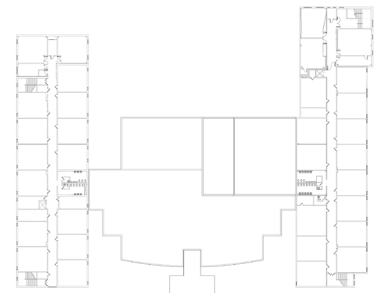
Site Area: 30.4 Acres

SITE AERIAL

MAIN LEVEL



UPPER LEVEL



FLOOR PLANS

SCORE: 68.12%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8.75
20	16
20	10.67
20	15.39
20	12
10	6.11
TOTAL	68.92

FACILITY ASSESSMENT SCORE

CASTILO ELEMENTARY SCHOOL

1029 Dingledine Road, St. Charles, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	Detention facilities appear to be operating correctly; however, there are areas of erosion leading to the basins that need to be stabilized.
	Landscaping	
	Turf Grass	In addition to the clearly eroded areas, several sparsely vegetated spots need reseeding, especially where foot traffic frequently cuts across the corners of sidewalk intersections.
	Drive Surface	
	Parking Lot	
	Sidewalk	The sidewalk exhibits minor cracking throughout; however, several sections show more advanced cracking and surface spalling that will require removal and replacement to mitigate further deterioration.
	Curbs	The curb is generally in good condition overall; however, a few segments exhibit larger cracks and should be replaced concurrently with adjacent sidewalk repairs to maintain continuity and structural integrity.
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	The large landscape block wall along the east side of the property is in good condition, with the exception of a few missing cap units. The low brick retaining wall on the west side of the school, which encloses the smaller playground area, requires maintenance due to sections of the concrete end caps having deteriorated or detached.
	Fencing	The on-site fencing is generally in good condition. However, the fencing around the baseball fields is exhibiting signs of rust and warped mesh, indicating that replacement will likely be necessary within the next few years to maintain safety and appearance.
	Inlets	
	Site Lighting	Pole mounted light fixtures appear to be upgraded to LED. Would recommend replacement of existing building mounted exterior lighting to be LED for improved site illumination.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	Crack in art-room floor previously re-sealed. No other structural concerns.
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Rooftop units are 23 years old. Typical lifespan is 15-20 years. Recommend replacing
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Classroom sinks lack thermostatic mixing valves.
	Drinking Fountains	Some are newer models with integral bottle fillers, remaining are older, refrigerated types.
	Water Heaters	Water heaters are 15-20 years old. Typical lifespan is 10-15 years.
	Main Electrical Service	No additional capacity in main switchboard. Existing gear will not be able to be expanded for future additional needs. Existing gear is old and utilizes fuse buckets, which are difficult to replace if needed. Existing gear does appear to be in an operational condition.
	Panelboards	Upgraded Square D panels appear to be low on additional capacity. Older GE panels appear to have some spare capacity in some locations. Owner may need to upgrade panels for additional space / ampacity to accommodate future renovations / additions.
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade to LED
	Lighting Controls	Existing lighting controls do not meet current energy code.
	Intercom System	
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	
	Flooring	VCT is heavily scratched and damaged, recommend replacement
	Ceiling	Water damage at some exterior doors/walls, tiles damaged and mismatched. Recommend replacement
	Casework	Core classrooms have dated metal casework, is not standardized
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	Some spaces do not have lockdown hardware provided, recommend installing.

CONDITION - IMMEDIATE NEED



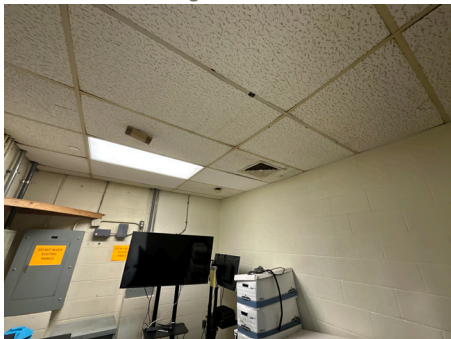
Building Site - Sidewalk



Building Systems - Mechanical System



Interior Environment - Flooring



Interior Environment - Ceiling

CONDITION - FUTURE NEED



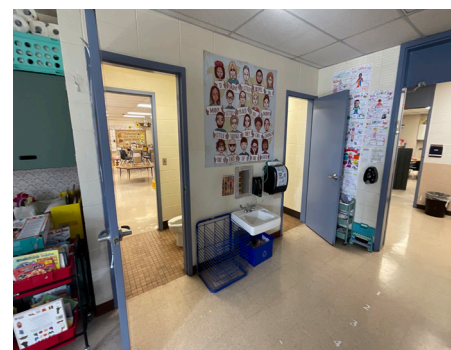
Building Site - Curbs



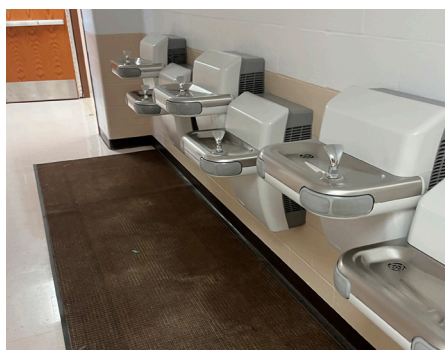
Building Site - Fencing



Building Systems - Plumbing Fixtures (Restroom)



Building Systems - Plumbing Fixtures (Classroom)

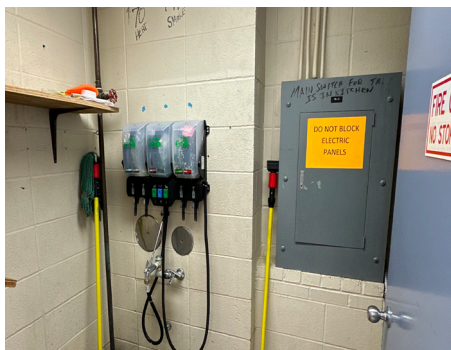


Building Systems - Drinking Fountains



Building Systems - Water Heaters

CONDITION - FUTURE NEED (cont.)



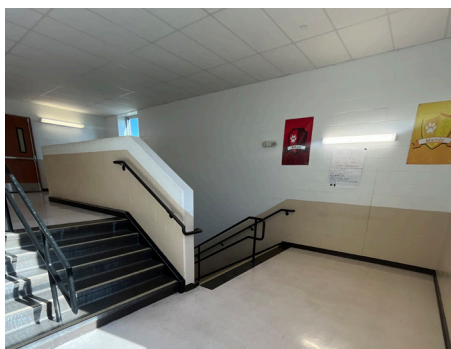
Building Systems - Main Electrical System



Building Systems - Panelboards



Building Systems - Interior Lighting (Classroom)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Interior Door



Interior Environment - Casework

CONDITION - MAINTENANCE NEEDED



Building Site - Drainage System



Building Site - Turf Grass



Building Site - Retaining Wall

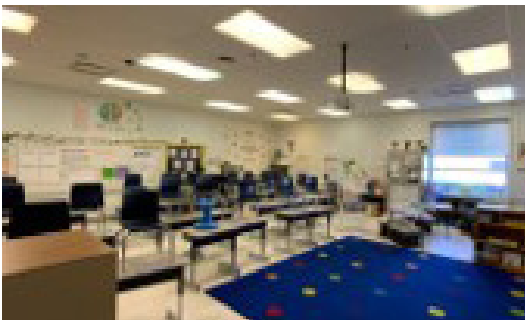
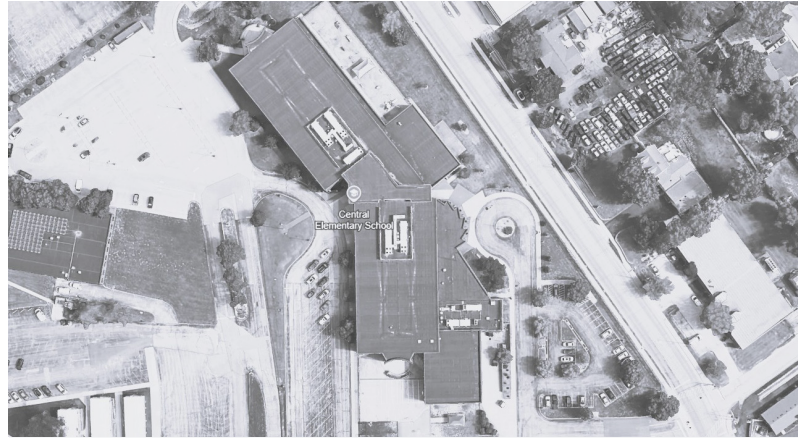
CENTRAL ELEMENTARY SCHOOL

4525 Central School Road, St. Charles, MO 63304

STUDENT CAPACITY

Current Enrollment: 840
Capacity Current: 822
Current % Utilized: 102%

OVERALL BUILDING PHOTOS



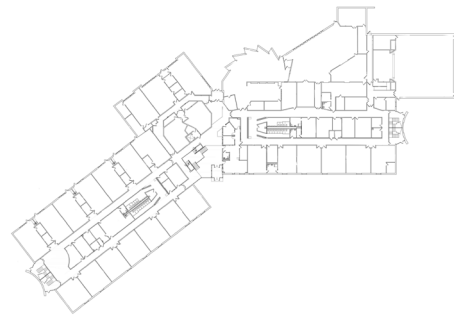
Year Built: 2004

Building Area: 115,122 SF

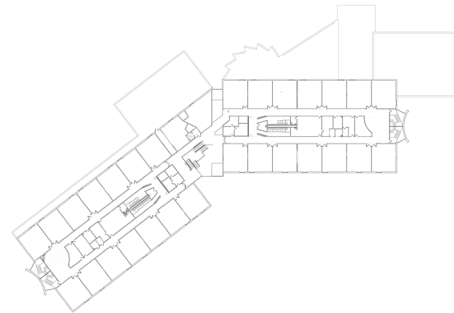
Site Area: 10.16 Acres

SITE AERIAL

MAIN LEVEL



UPPER LEVEL



FLOOR PLANS

SCORE: 69.60%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8
20	15.20
20	11.33
20	17.03
20	11
10	7.83
TOTAL	70.40

FACILITY ASSESSMENT SCORE

CENTRAL ELEMENTARY SCHOOL

4525 Central School Road, St. Charles, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	Site landscaping is in good condition and recently mulched. There are a couple of stumps on site that need to be removed.
	Turf Grass	Site contains multiple areas where turf grass is either absent or in need of re-seeding. Evidence of previous seeding, such as straw cover, was observed on the north side of the building. While some sparse areas may improve naturally with the changing season, other sections will require additional attention to achieve full cover.
	Drive Surface	The driveway pavement exhibits significant longitudinal and transverse cracking, alligator cracking, and surface weathering, indicating structural fatigue and aging of the pavement.
	Parking Lot	Similar to the driveways, parking lot pavement exhibits significant longitudinal and transverse cracking, alligator cracking, and surface weathering, indicating structural fatigue and aging of the pavement.
	Sidewalk	Sidewalks are in mostly good condition. There is one section on the east side near the playground that has deteriorating joints.
	Curbs	
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	Entrance to site is shared with Hollenbeck Middle School and Central Elementary. It is in poor condition and portions will require reconstruction.
	Retaining Wall	
	Fencing	
	Inlets	
	Site Lighting	Would recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures with new controls meeting current energy code.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	Minor crack in CMU below window in room 301. Route & seal crack.
	Roof	Most of the roof is in good shape and probably is a future need in 3-5 years. Parapets need immediate attention as there is significant bubbling at the corners.
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Rooftop units are 22 years old. Cafeteria unit is 21 years old. Typical lifespan is 15-20 years. Recommend replacing
	Plumbing Fixtures - Restroom	
	Plumbing Fixtures - Classroom	
	Drinking Fountains	
	Water Heaters	
	Main Electrical Service	Additional capacity may only use the existing spares in the switchboard. If future needs require larger sizes than provided in existing spares, then existing switchboard will need to be upgraded to a new circuit breaker style with additional spaces.
	Panelboards	
	Interior Lighting - Classrooms	Recommend upgrade to LED.
	Interior Lighting - Public areas	Recommend upgrade to LED.
	Lighting Controls	Existing lighting controls do not appear to meet current energy code.
	Intercom System	Recommend a 2-way talkback intercom upgrade. Unless staff is comfortable with existing paging system.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	
	Flooring	
	Ceiling	
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	No lockdown hardware provided in classrooms/occupiable spaces, recommend installing.

CENTRAL ELEMENTARY SCHOOL

4525 Central School Road, St. Charles, MO 63304

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Entrances to City ROW



Building Structure / Exterior - Roof



Building Systems - Mechanical Systems

CONDITION - FUTURE NEED



Building Site - Sidewalk



Building Site - Site Lighting



Building Systems - Main Electrical Service



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)

CENTRAL ELEMENTARY SCHOOL

4525 Central School Road, St. Charles, MO 63304

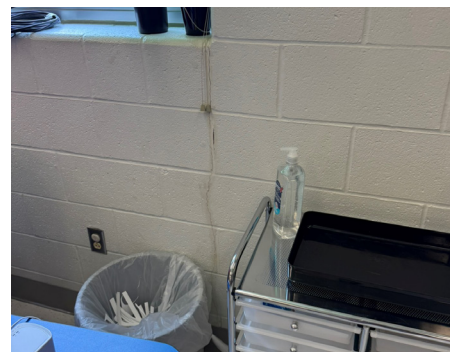
CONDITION - MAINTENANCE NEEDED



Building Site - Landscaping



Building Site - Turf Grass



Building Structure / Exterior - Structural System

DANIEL BOONE ELEMENTARY

201 West Highway D, Wentzville, MO 63385

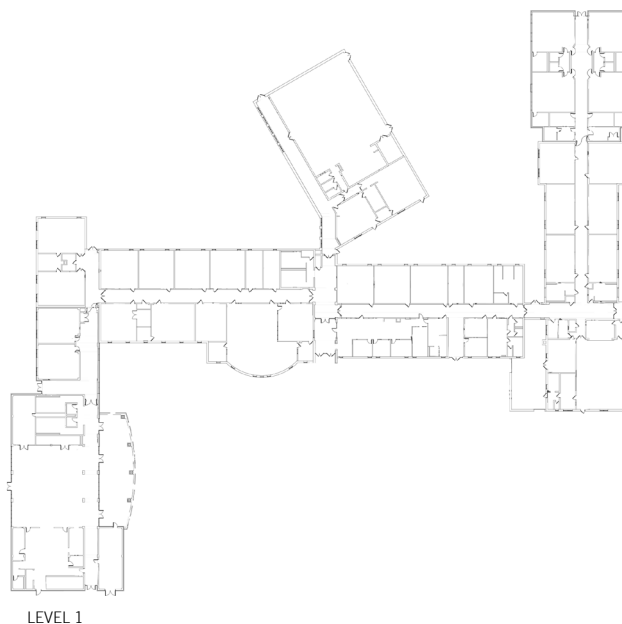
STUDENT CAPACITY

Current Enrollment: 419
Capacity Current: 408
Current % Utilized: 103%

OVERALL BUILDING PHOTOS



Year Built: 1962 Building Area: 73,118 SF Site Area: 15.96 Acres



SCORE: 61.90%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

	Possible Points	Actual Points
1. SCHOOL BUILDING SITE, LANDSCAPING ETC.	10	7.25
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE	20	13.60
3. BUILDING SYSTEMS / MAINTAINABILITY	20	8.67
4. INTERIOR ENVIRONMENT / MAINTAINABILITY	20	17.38
5. ACCESSIBILITY, SAFETY & SECURITY	20	9
6. FUTURE READY LEARNING ENVIRONMENTS	10	6
TOTAL	100	61.90

SITE AERIAL

FLOOR PLANS

FACILITY ASSESSMENT SCORE

DANIEL BOONE ELEMENTARY

201 West Highway D, Wentzville, MO 63385

1. Building Site, Landscaping etc.		
Drainage System		Several areas across the site exhibit poor drainage, with the most notable issues occurring on the east side of the school. Although drainage falls away from the basin and there are two detention areas on site, several areas exhibit standing water and erosion.
Landscaping		
Turf Grass		Several areas around the school require seeding. Evidence of recent seeding—likely associated with the new playground construction—was observed. Given the timing of the site visit, it is possible that grass establishment has since improved.
Drive Surface		Concrete driveway located on the south side of the school is in relatively good condition with only one large crack and low spot identified. The asphalt drive area to the west of the school is in need of repairs.
Parking Lot		Asphalt parking areas located west of the school are in poor condition. Removal and replacement is recommended. The remaining portions should be crack-sealed.
Sidewalk		Sidewalk conditions across the site are generally good; however, some sections exhibit cracking and deteriorated joints that require repair. The sidewalk on the east side near the play area shows signs of undermining and should be filled to prevent potential collapse.
Curbs		The concrete curbing is generally in good condition, with the exception of a few areas along the west side where joint deterioration is occurring in alignment with the adjacent sidewalk. The asphalt curbing on the east side of the school near the playground is deteriorating and requires repair.
Hardscape Play		Playground equipment area is new and in very good condition. Hardscape play area exhibits very large cracks. They appear to have been previously filled but are in need of repair again. It is recommended that these areas be patched and new cracks filled.
Loading Area		
Entrances to City ROW		East ROW PCC entrance is in good condition. West entrance is of asphalt and has one large crack that should be filled but otherwise in good condition. This could be addressed at the time of other pavement improvements although it is not urgent.
Retaining Wall		One retaining wall is located adjacent to the steps on the east side of the building and has a significant crack running along the stairs. Another retaining wall, located along a ramp on the southeast side, also shows some cracking, though it is less severe and not currently a major concern.
Fencing		The fencing surrounding the softball field is galvanized chain link and, while showing signs of rust, does not require prompt replacement. The perimeter fencing along the north and east property lines is overgrown with vegetation and will deteriorate further over time.
Inlets		
Site Lighting		Would recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures with new controls meeting current energy code.
2. Building Structure & Exterior Envelope		
Exterior Façade		Large areas of brick discoloration, especially around downspouts. Appears to be also at areas where gutter metal joints are rusting and likely open.
Exterior Door		
Exterior Window		
Building Structural System		Floor cracking and movement in cafeteria is significant, but isolated to slab (no wall cracks observed). Consider poly jacking back to level. Canopy has water issues that need to be addressed. Covered structure needs to be assessed for potential water related damage.
Roof		Gutters have rusted a joints and some downspout boots are damaged/do not connect. Roof has minor bubbles/mole runs. Some minor ponding and rusting at parapets/metal flashing. Future need in 3-5 years
Roof Screen		
3. Building Systems / Maintainability		
Mechanical System		PTACs do not provide enough outside air to meet code. Rooftop units vary between 7-26 years old. Typical lifespan is 15-20 years. Mechanical upgrades planned.
Plumbing Fixtures - Restroom		Restroom lavatories are lacking trap guards and thermostatic mixing valves
Plumbing Fixtures - Classroom		
Drinking Fountains		Some of the drinking fountains have been replaced with newer models with integral bottle fillers; remaining are older styles nearing end of product life.
Water Heaters		Water heater is 15 years old. Typical lifespan is 15-20 years.
Main Electrical Service		Existing electrical entrance gear appears in good operational condition. This existing switchboard utilizes fused switches to serve as overcurrent protection. The existing electrical service will need to be replaced and upgraded if future renovations / additions require expansion of existing service.
Panelboards		
Interior Lighting - Classrooms		Recommend upgrade to LED.
Interior Lighting - Public areas		Recommend upgrade to LED.
Lighting Controls		Existing lighting controls do not appear to meet current energy code.
Intercom System		Combination of new paging speakers / old 2-way talkback speakers observed. Would recommend the same system to be used throughout.
Master Clock System		
4. Interior Environment / Maintainability		
Interior Door		Some doors appear to have been updated with safety glass. Some doors appear old and would recommend replacement
Interior Window/Glazing		
Interior Wall		
Flooring		
Ceiling		
Casework		
Furniture		
Plumbing Fixtures		Restroom fixtures are beginning to show age, would recommend replacement in the near future
5. Accessibility / Safety & Security		
Accessibility (General)		
Secure Entry		
Security Cameras		No exterior cameras, and interior cameras are only located in select corridors
Access/Door Controls		
Building Safety (General)		No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Minimal security camera coverage provided

CONDITION - IMMEDIATE NEED



Building Site - Drainage System



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Sidewalk



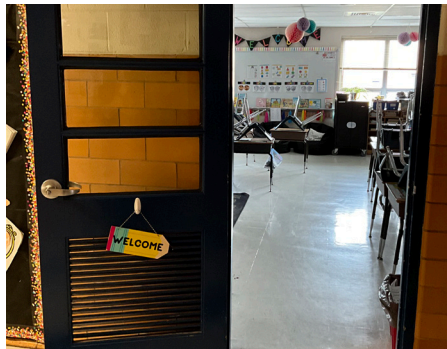
Building Site - Hardscape Play



Building Structure / Exterior - Structural System



Building Systems - Mechanical System



Interior Environment - Doors

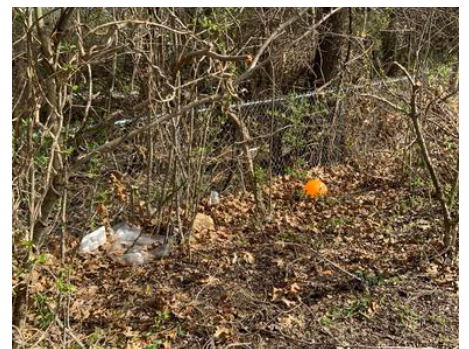
CONDITION - FUTURE NEED



Building Site - Curbs



Building Site - Retaining Wall



Building Site - Fencing

CONDITION - FUTURE NEED (cont.)



Building Site - Site Lighting



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Roof



Building Systems - Plumbing (Restrooms)



Building Systems - Drinking Fountains



Building Systems - Water Heaters



Building Systems - Main Electrical System



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Plumbing Fixtures

DANIEL BOONE ELEMENTARY

201 West Highway D, Wentzville, MO 63385

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Entrances to City ROW

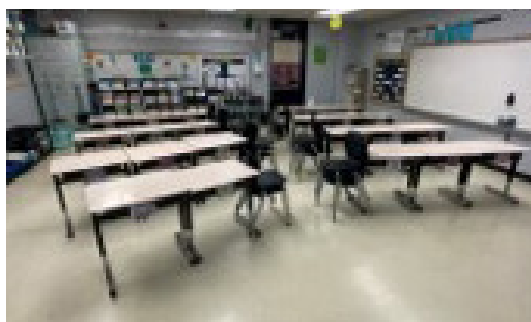
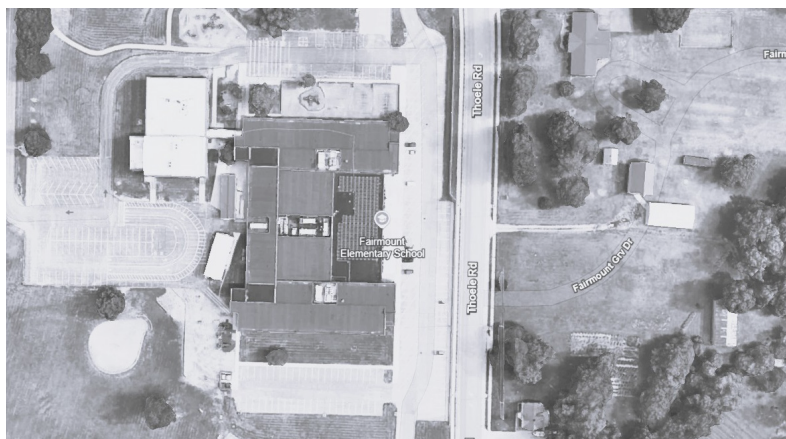
FAIRMOUNT ELEMENTARY

1725 Thoele Road, St. Peters, MO 63376

STUDENT CAPACITY

Current Enrollment: 978
Capacity Current: 925
Current % Utilized: 106%

OVERALL BUILDING PHOTOS



Year Built: 1980

Building Area: 95,151 SF

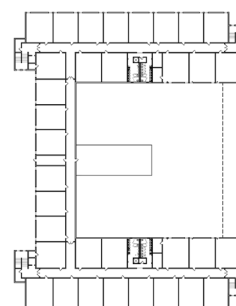
Site Area: N/A Acres

SITE AERIAL

MAIN LEVEL



UPPER LEVEL



FLOOR PLANS

SCORE: 62.25%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	6.25
20	16
20	10
20	15.33
20	9
10	5.67
TOTAL	62.25

FACILITY ASSESSMENT SCORE

FAIRMOUNT ELEMENTARY

1725 Thoele Road, St. Peters, MO 63376

1. Building Site, Landscaping etc.		
	Drainage System	Site drains well, but erosion is occurring in areas of missing turf and areas under construction.
	Landscaping	
	Turf Grass	The turf surrounding the building is in very poor condition or completely absent in some areas. These sections will require seeding or sodding to restore adequate ground cover.
	Drive Surface	Pavement is in poor condition - alligator cracking, potholes, raveling and deteriorated patching were all observed.
	Parking Lot	Pavement is in poor condition - alligator cracking, potholes, raveling and deteriorated patching were all observed.
	Sidewalk	The asphalt pathway is showing signs of edge cracking; however, no raveling is present. The Portland cement concrete (PCC) sidewalk along the northeast side of the building is cracked and has been patched with asphalt. Cracking is also observed in other areas, though these do not currently require immediate maintenance.
	Curbs	PCC curbs are in generally good condition with a few areas of chipping; however, asphalt curbs throughout the site are deteriorated and need to be replaced.
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	
	Site Lighting	Majority of parking lot does not have light fixture coverage. Would recommend additional pole mounted LED light fixtures surrounding parking lot.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	DOAS units are 13 years old. Typical lifespan is 15-20 years. VRF units range between 2-17 years old. Typical lifespan is 20-25 years.
	Plumbing Fixtures - Restroom	Restroom lavatories lack thermostatic mixing valves and trap guards.
	Plumbing Fixtures - Classroom	Classroom sinks are older, stainless steel undermount sink and lacking thermostatic mixing valves and trap guards.
	Drinking Fountains	Some newer with integral bottle fillers. Remaining are older, refrigerated types.
	Water Heaters	Water heaters are 20 years old. Typical lifespan is 10-15 years. Recommend replacing
	Main Electrical Service	No additional capacity in main switchboard. Existing gear will not be able to be expanded for future additional needs. Existing gear is old and utilizes fuse buckets, which are difficult to replace if needed. Existing gear appears to be operational. While on site it appeared that some electrical work was being done on existing services.
	Panelboards	GE panels appear to be low on additional capacity. Owner may need to upgrade panels for additional space / ampacity to accommodate future renovations / additions.
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade to LED
	Lighting Controls	Existing lighting controls do not appear to meet current energy code.
	Intercom System	Combination of new paging speakers / old 2-way talkback speakers observed. Would recommend the same system to be used throughout.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	
	Flooring	Floor is generally in fine condition, is beginning to age with some bubbling, scuffs and wear. Recommend replacement in the future
	Ceiling	
	Casework	Casework is in fine condition, just older so would possibly need replacement in the future
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Secure Vestibule/Entry existing in building. Additional opportunities for layered lockdown points exist.

CONDITION - IMMEDIATE NEED



Building Site - Drainage System



Building Site - Turf Grass



Building Site - Drive Surface



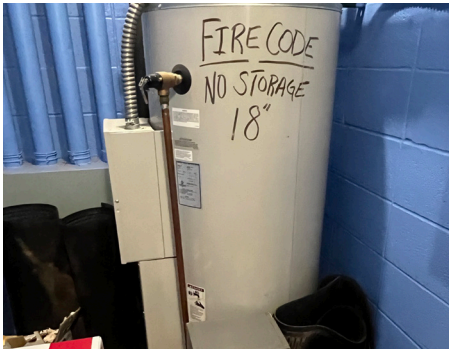
Building Site - Parking Lot



Building Site - Sidewalk



Building Site - Curbs



Building Systems - Water Heaters

CONDITION - FUTURE NEED



Building Site - Site Lighting



Building Systems - Mechanical Systems



Building Systems - Plumbing Fixtures (Restrooms)

CONDITION - FUTURE NEED (cont.)



Building Systems - Plumbing Fixtures (Classrooms)



Building Systems - Drinking Fountains



Building Systems - Main Electrical Service



Building Systems - Panelboards



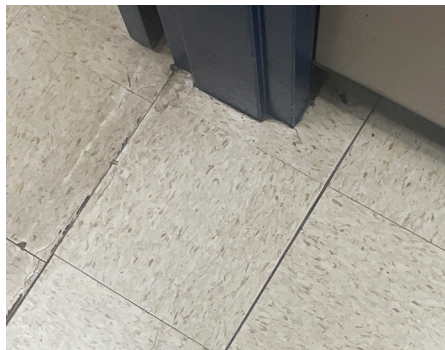
Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environments - Interior Doors



Interior Environments - Flooring



Interior Environments - Casework

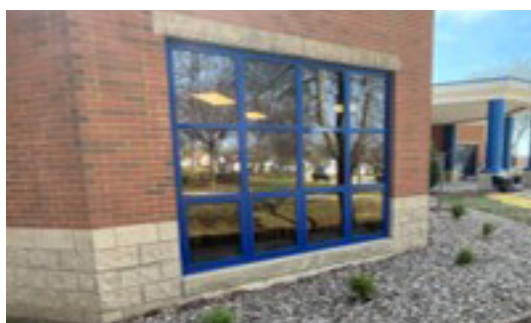
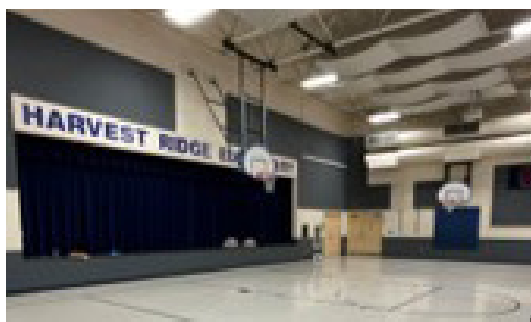
HARVEST RIDGE ELEMENTARY

1220 Harvest Ridge Drive, St. Charles, MO 63303

STUDENT CAPACITY

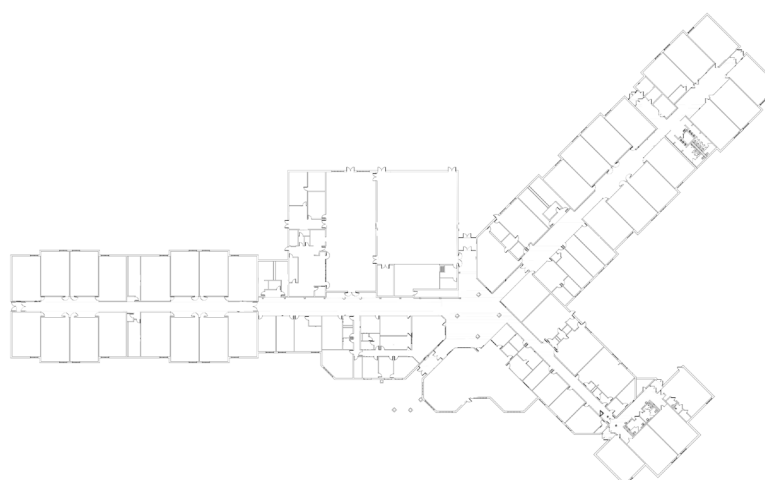
Current Enrollment: 570
Capacity Current: 646
Current % Utilized: 88%

OVERALL BUILDING PHOTOS



Year Built: 1991 Building Area: 83,738 SF Site Area: 19.62 Acres

SITE AERIAL



FLOOR PLANS

LEVEL 1

SCORE: 64.83%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	7.50
20	12.80
20	10
20	17.31
20	10
10	7.22
TOTAL	64.83

FACILITY ASSESSMENT SCORE

HARVEST RIDGE ELEMENTARY

1220 Harvest Ridge Drive, St. Charles, MO 63303

1. Building Site, Landscaping etc.		
	Drainage System	The site has sufficient storm sewer outlets; however, several areas of erosion require attention. Ponding was observed in low-lying sections, particularly where stormwater is directed toward the ball field on the east side of the school.
	Landscaping	
	Turf Grass	Turf across site requires attention. Grass coverage is sparse near front of the school/beneath trees. Several areas have been recently disturbed by construction; treated areas should be monitored to ensure grass establishment. Additional bare areas are the result of foot/vehicle traffic along sidewalk edges and uncurbed pavement.
	Drive Surface	Asphalt at entrance drive needs repair.
	Parking Lot	Several areas require asphalt patching to address surface deterioration, and routine crack sealing is recommended to prevent water infiltration and extend the pavement's lifespan.
	Sidewalk	The walkways are generally in good condition, with the exception of the west side, where a drainage issue is present, and the entrance area, where the pavement has deteriorated and requires repair.
	Curbs	
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	The pavement at the right-of-way entrance requires repair, as it is also impacting the adjacent sidewalk in this area.
	Retaining Wall	
	Fencing	
	Inlets	There are no existing inlets on site, except for those within the detention ponds. It is recommended to add inlets along the west side of the west driveway, as drainage currently runs over the walkways in this area, which also shows signs of pavement deterioration.
	Site Lighting	Would recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures with new controls meeting current energy code and to achieve better parking lot illumination.
2. Building Structure & Exterior Envelope		
	Exterior Façade	There are a few minor cases of efflorescence and areas that need to be repointed, but the majority of the brick itself is in fair shape. However, there are many cracks need to be repaired.
	Exterior Door	
	Exterior Window	The vast majority of the window sealant is in poor and failing condition. Few areas have been repaired incorrectly with clear silicone instead of proper window sealant.
	Building Structural System	West wall of the north wing is settling, but block in brick in relatively good shape. Address drainage issues of steep grade as much as possible. Monitor for future needs.
	Roof	Generally speaking, the roof is in good condition except for some ponding, minor mole runs, and repairs needed in the membrane itself. The blue metal seam roofing has lots of sealant and is showing as though there may be issues to be addressed in the near future.
	Roof Screen	Repaint of roof screen is recommended in the near future
3. Building Systems / Maintainability		
	Mechanical System	HVAC upgrades scheduled/ongoing. Boilers are 20 years old. Typical lifespan is 20-25 years. The rooftop units are 34 and 7 years old. Typical lifespan is 10-15 years. Heat pump loop pumps are 32 years old. Typical lifespan is 20-25 years.
	Plumbing Fixtures - Restroom	Fixtures look worn but still functional. Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Fixtures look worn but still functional.
	Drinking Fountains	The older water fountains appear functional, but lack the filtration and bottle filling capabilities the newer models have. Classroom fountains have old, unrefrigerated water fountains mounted to the countertop next to the sink.
	Water Heaters	Many of the domestic water heaters are past end-of-life.
	Main Electrical Service	Code required clearance appears to be in conflict with file cabinet. Additional capacity may only use the existing spares in the switchboard. If future needs require larger sizes than provided in existing spares, then existing switchboard will need to be upgraded to a new circuit breaker style with additional spaces.
	Panelboards	Existing panelboards appear to be low on additional capacity.
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade to LED
	Lighting Controls	Existing lighting controls do not meet current energy code.
	Intercom System	Some existing intercom speakers appear very old / some are upgraded in ceiling.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	Overall walls are in fine condition, general wear and tear is occurring, would recommend painting in the future
	Flooring	Floor has general wear and tear, scuffing, staining, but is in fine condition. Recommend full floor replacement in the future
	Ceiling	Media Center and cafeteria have staining/wear and tear, would recommend replacement in future
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Secure Vestibule/Entry existing in building. Additional opportunities for layered lockdown points exist.

CONDITION - IMMEDIATE NEED



Building Site - Drainage System



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Sidewalk



Building Systems - Water Heaters



Building Systems - Main Electrical Service

CONDITION - FUTURE NEED



Building Site - Site Lighting



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Window



Building Structure / Exterior - Structural System



Building Structure / Exterior - Roof



Building Structure / Exterior - Roof Screen

CONDITION - FUTURE NEED (cont.)



Building Systems - Mechanical System



Building Systems - Plumbing Fixtures (Restroom)



Building Systems - Plumbing Fixtures (Classroom)



Building Systems - Drinking Fountains



Building Systems - Panelboards



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



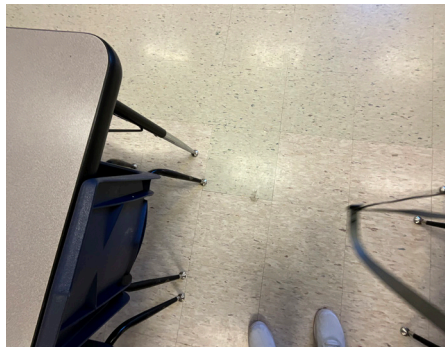
Building Systems - Lighting Controls



Interior Environment - Interior Doors



Interior Environment - Interior Walls



Interior Environment - Flooring



Interior Environment - Ceiling

HARVEST RIDGE ELEMENTARY

1220 Harvest Ridge Drive, St. Charles, MO 63303

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Entrances to City ROW

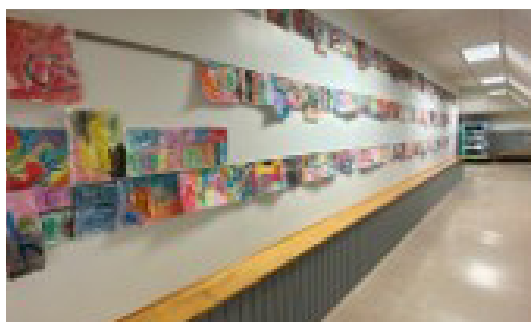
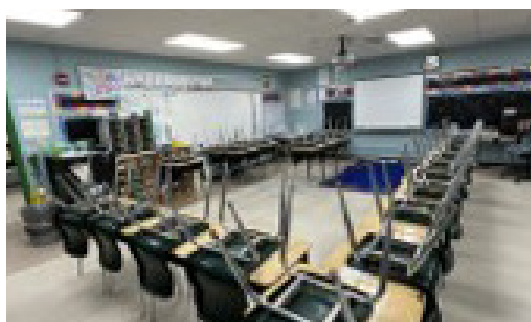
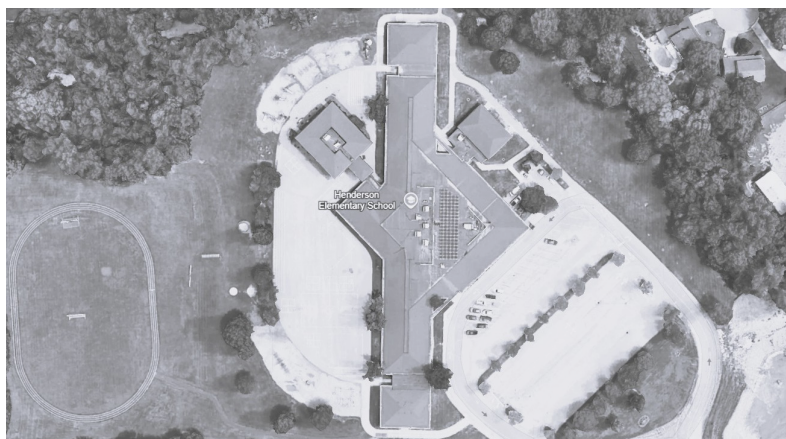
HENDERSON ELEMENTARY

2501 Hackmann Road, St. Charles, MO 63303

STUDENT CAPACITY

Current Enrollment: 642
Capacity Current: 687
Current % Utilized: 93%

OVERALL BUILDING PHOTOS

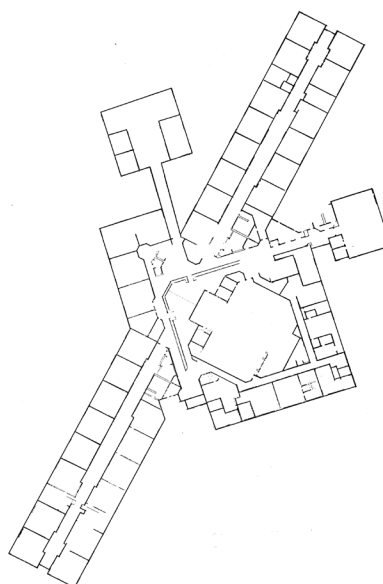


Year Built: 1986 Building Area: 74,125 SF Site Area: 23 Acres

SITE AERIAL



FLOOR PLANS



LEVEL 1

SCORE: 69.60%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	7.50
20	16
20	11.33
20	16.87
20	11
10	6.89
TOTAL	69.60

FACILITY ASSESSMENT SCORE

HENDERSON ELEMENTARY

2501 Hackmann Road, St. Charles, MO 63303

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	Landscaping appears to be in good condition; however, there are multiple tree stumps that need to be removed.
	Turf Grass	There are a few sparse areas in need of seeding/sod. Areas near construction and equipment access points will require post construction restoration.
	Drive Surface	The driveway is experiencing spalling along the edges due to the lack of curbs.
	Parking Lot	The parking lot displays several areas of alligator (fatigue) cracking and block cracking, along with visible signs of weathering on the pavement.
	Sidewalk	
	Curbs	
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	The inlets in the parking lot are showing signs of rust, and the surrounding pavement is deteriorating. These should be refurbished as part of the planned parking lot improvements. Additionally, the inlet located in the large south island is experiencing undermining and will require stabilization.
	Site Lighting	Light fixtures appear to be mainly metal halide with 1 upgraded pole to LED. Would recommend replacement to LED for improved site illumination. Would also recommend for fixture upgrade with controls to meet current energy codes.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	Aluminum frames are in good shape. Minimal sealant cracking/shrinking or pulling away. Grilles/vents below windows have some gaps/debris that could use clean up and minimal caulk repair
	Building Structural System	
	Roof	
	Roof Screen	Rusting on the roof screen, refinish or replacement recommended in the future
3. Building Systems / Maintainability		
	Mechanical System	Boilers are 40 years old and leaking. Floor drains cannot handle leakage and the floor underneath appears to be rotting. Mechanical equipment upgrades scheduled/ongoing.
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	
	Drinking Fountains	Some of the drinking fountains have not been replaced recently and are reaching end-of-life.
	Water Heaters	Water heaters are approximately 40 years old. Typical lifespan is 15-20 years.
	Main Electrical Service	No additional capacity in main switchboard. Existing gear will not be able to be expanded for future additional needs. Existing gear is old and utilizes fuse buckets, which are difficult to replace if needed. Existing gear appears to be in an operational condition.
	Panelboards	Some panels appear to be low on additional capacity. Older panels, but appear to be in operational condition.
	Interior Lighting - Classrooms	Recommend upgrade remainder of fluorescent fixtures to LED.
	Interior Lighting - Public areas	Recommend upgrade remainder of fluorescent fixtures to LED.
	Lighting Controls	Recommend upgrade remainder of controls to low voltage switches with dimming and occupancy sensors.
	Intercom System	
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	
	Flooring	Floor is generally in fine condition, is beginning to age with some bubbling, scuffs and wear. Recommend replacement in the future
	Ceiling	
	Casework	Special rooms like Art and Music have casework that is functional but worn, recommend replacement in the future
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	Secure Vestibule/Entry and existing in building. Additional opportunities for layered lockdown points exist. Some spaces do not have lockdown hardware provided, recommend installing.

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Inlets



Building Systems - Mechanical System



Building Systems - Water Heaters

CONDITION - FUTURE NEED



Building Structure / Exterior - Exterior Window



Building Structure / Exterior - Roof Screen



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Drinking Fountains



Building Systems - Main Electrical Service

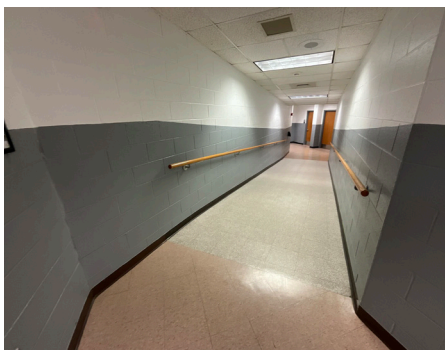


Building Systems - Panelboards

CONDITION - FUTURE NEED (cont.)



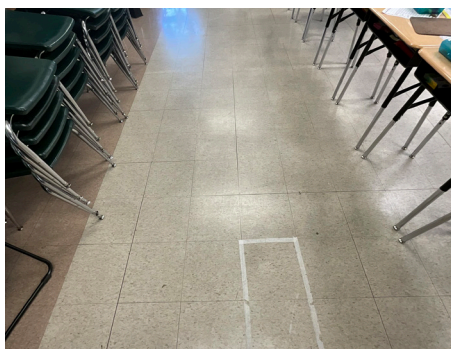
Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Interior Door



Interior Environment - Flooring



Interior Environment - Casework

CONDITION - MAINTENANCE NEEDED



Building Site - Landscaping



Building Site - Turf Grass

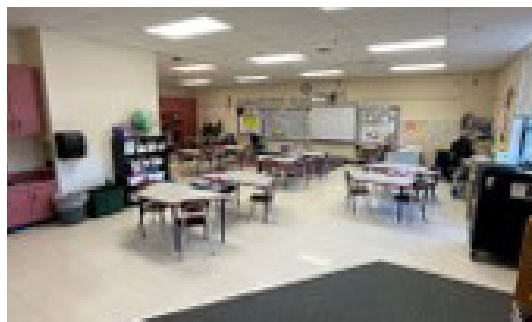
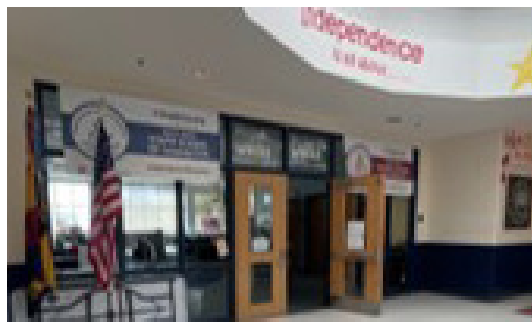
INDEPENDENCE ELEMENTARY

4800 Meadows Parkway, St. Charles, MO 63304

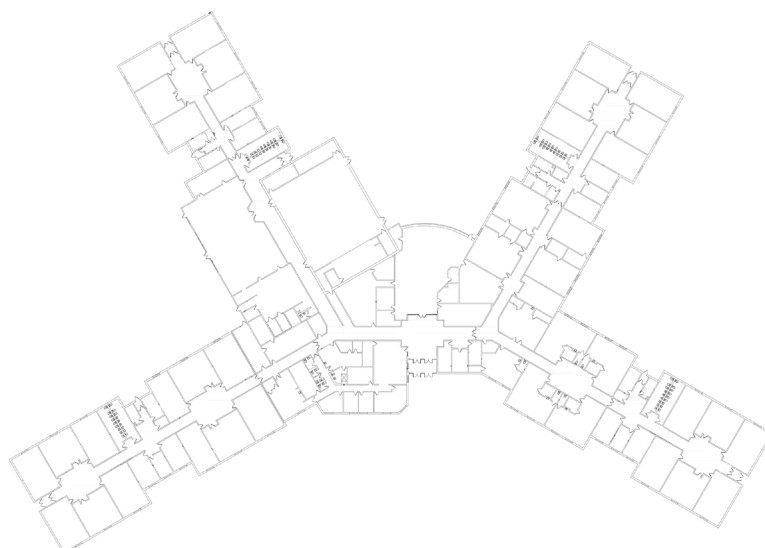
STUDENT CAPACITY

Current Enrollment: 758
Capacity Current: 783
Current % Utilized: 97%

OVERALL BUILDING PHOTOS



Year Built: 1998 Building Area: 95,276 SF Site Area: 24.44 Acres



LEVEL 1

SITE AERIAL

FLOOR PLANS

SCORE: 61.85%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	6.50
20	14.40
20	8.67
20	15.78
20	9
10	7.5
TOTAL	100
	61.85

FACILITY ASSESSMENT SCORE

INDEPENDENCE ELEMENTARY

4800 Meadows Parkway, St. Charles, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	The site has minimal landscaping overall, with limited plantings at the entrance and no visible landscaping in other areas, including the raised islands
	Turf Grass	The site contains several sparse turf areas, particularly along sidewalks, where vegetation is lacking. These areas should be seeded or sodded to prevent erosion and the formation of muddy conditions.
	Drive Surface	Driveways exhibit significant cracking and weathering.
	Parking Lot	Parking lot is in generally poor condition. Longitudinal and transverse cracking, fatigue cracking and weathering.
	Sidewalk	The sidewalks are in generally good condition, with some isolated cracking observed; however, no immediate repairs are necessary at this time.
	Curbs	The concrete curbs are generally in good condition, with some sections exhibiting cracking and chipping. While immediate repairs are not necessary, deteriorated sections should be replaced in conjunction with future pavement work.
	Hardscape Play	The playground equipment areas are in excellent condition and have been recently updated. In contrast, the hardscape play areas show signs of deterioration similar to those observed in the driveway and parking areas and are in need of maintenance.
	Loading Area	
	Entrances to City ROW	Pavement in ROW at entrance is currently in good condition but cracking. No prompt action needed.
	Retaining Wall	
	Fencing	
	Inlets	Most inlets on the site are in good condition, with the exception of those located within the drive aisles. These inlets should be reset in conjunction with any planned pavement improvements.
	Site Lighting	Light fixtures appear to be mainly metal halide with 1 upgraded pole to LED. Would recommend replacement to LED for improved site illumination. Would also recommend for fixture upgrade with controls to meet current energy codes.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	Slab settlement prevalent. Load bearing elements appear largely unaffected. Consider poly-jacking floor to level in future.
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Rooftop units are 27 years old. Typical lifespan is 10-15 years. Terminal units are 27 years old. Heat Recovery units are 27 years old. Typical lifespan is 10-15 years. Mechanical equipment replacement planned.
	Plumbing Fixtures - Restroom	Fixtures appear worn; some discoloration, slight surface defects. Restroom lavatories lack trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Classroom sinks lack thermostatic mixing valves.
	Drinking Fountains	
	Water Heaters	Water heaters are 26 years old. Typical lifespan is 10-15 years.
	Main Electrical Service	No additional capacity in main switchboard. Existing gear will not be able to be expanded for future additional needs. Existing gear utilizes fuse buckets, which are difficult to replace if needed. No main disconnect observed serving the electric service entrance and switchboard appears to be at the maximum 6 service disconnects.
	Panelboards	Existing panelboards appear to have average level of additional capacity. Existing panels appear to be in a good working condition.
	Interior Lighting - Classrooms	Recommend upgrade to LED fixtures.
	Interior Lighting - Public areas	Recommend upgrade to LED fixtures.
	Lighting Controls	Existing lighting controls do not meet current energy code.
	Intercom System	Recommend upgrade to a 2-way talkback intercom system.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	Frames have chipped paint, would recommend touch up in future
	Interior Wall	Some cracking in exterior walls, otherwise walls have minimal wear and tear
	Flooring	Tiles have some separation/damage from settlement/slab movement
	Ceiling	ACT ceiling is beginning to bow/chip in areas, would recommend replacement of tiles
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	Only (1) interior camera provided near cafeteria
	Access/Door Controls	
	Building Safety (General)	No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Secure Vestibule/Entry existing in building. Additional opportunities for layered lockdown points exist. Minimal interior security camera coverage provided

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Hardscape Play



Building Site - Inlets



Building Systems - Mechanical System



Building Systems - Water Heaters

CONDITION - FUTURE NEED



Building Site - Landscaping



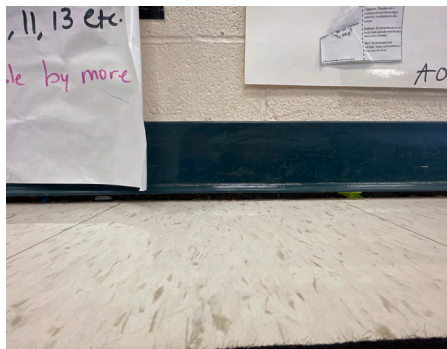
Building Site - Sidewalks



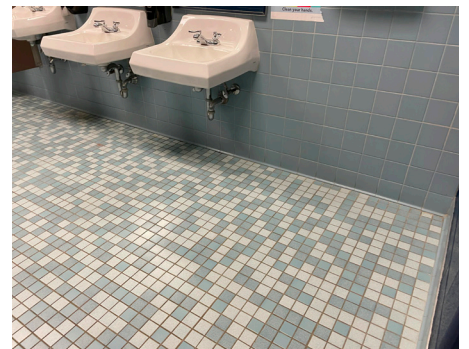
Building Site - Curbs



Building Site - Entrances to City ROW



Building Structure / Exterior - Structural System



Building Systems - Plumbing Fixtures (Restrooms)

CONDITION - FUTURE NEED (cont.)



Building Systems - Plumbing Fixtures (Classrooms)



Building Systems - Main Electrical Service



Building Systems - Panelboards



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Interior Doors



Interior Environment - Interior Windows



Interior Environment - Interior Walls



Interior Environment - Flooring



Interior Environment - Ceiling

INDEPENDENCE ELEMENTARY

4800 Meadows Parkway, St. Charles, MO 63304

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass

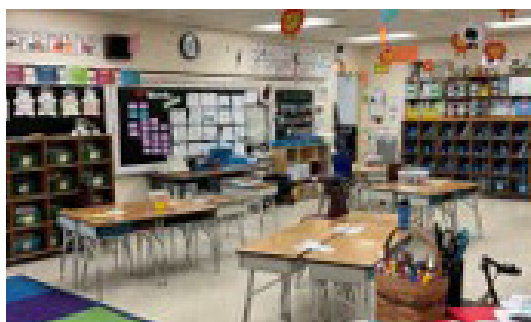
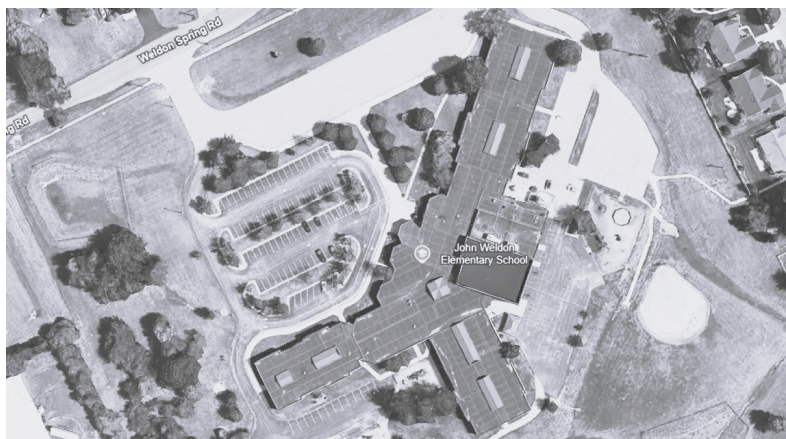
JOHN WELDON ELEMENTARY

7370 Weldon Spring Road, Dardenne Prairie, MO 63368

STUDENT CAPACITY

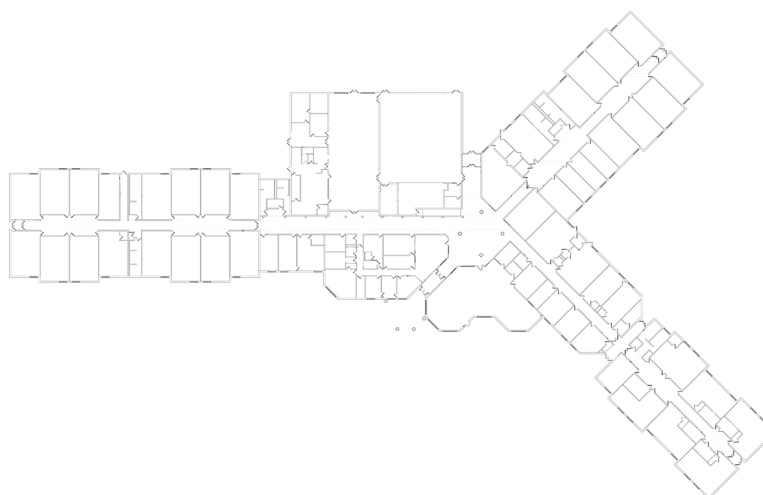
Current Enrollment: 643
Capacity Current: 631
Current % Utilized: 102%

OVERALL BUILDING PHOTOS



Year Built: 1991 Building Area: 79,463 SF Site Area: 19.33 Acres

SITE AERIAL



FLOOR PLANS

LEVEL 1

SCORE: 61.74%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	6.75
20	12.80
20	9.33
20	15.74
20	11
10	6.11
TOTAL	61.74

FACILITY ASSESSMENT SCORE

1. Building Site, Landscaping etc.		
Drainage System		Erosion within the pond does not currently require urgent attention; however, maintenance is recommended at the outlet structures and the immediately surrounding area to remove large rocks obstructing flow into the inlet. Energy dissipater at south side of parking near playground needs to be repaired.
Landscaping		
Turf Grass		Overall, the turf throughout the site is in good condition; however, selective infill through seeding—and potentially sodding—is needed along cracked pavement edges and adjacent to sidewalks. Additionally, areas affected by recent construction on the southeast side of the school require reseeding.
Drive Surface		Driveway pavement exhibits longitudinal and transverse cracking and weathering. Severe edge cracking was observed in several locations.
Parking Lot		Similar to driveways, parking lots have longitudinal and transverse cracking, weathering and some block and fatigue cracking.
Sidewalk		The concrete sidewalks are in good condition with the exception of a few panels that have edge cracking; however, the asphalt walkways exhibit significant edge cracking and are likely to deteriorate further if not addressed in a timely manner.
Curbs		The asphalt curbing is in poor condition and requires removal and replacement. While the concrete curbing is generally in better condition, the flag/gutter section at the front entrance should be replaced.
Hardscape Play		
Loading Area		
Entrances to City ROW		
Retaining Wall		
Fencing		Chain link fencing is in good condition. Fencing around the detention basins is showing signs of rust, but not in prompt need of repair.
Inlets		
Site Lighting		Pole locations appear to be adequate at main parking area. Would recommend LED head replacements and control upgrades to meet energy code compliance and improve night time illumination. There also appears to be adequate building mounted light locations, would recommend an LED fixture replacement.
2. Building Structure & Exterior Envelope		
Exterior Façade		Building shows signs of past repair throughout, joints show cracking/have completely separated, some areas of efflorescence/water damage, could use a good clean in general.
Exterior Door		
Exterior Window		
Building Structural System		North wall of gym may be settling. Re-seal cracks and gym and monitor. Wide-spread slab settlement without significant impacts on load bearing elements. Consider poly-jacking floor to level in future.
Roof		
Roof Screen		
3. Building Systems / Maintainability		
Mechanical System		Boilers are 16 years old. Typical lifespan is 20-25 years. Heat loop pumps are 35 years old. Typical lifespan is 20-25 years. Cooling tower is 5 years old. Typical lifespan is 20-25 years.
Plumbing Fixtures - Restroom		Restroom lavatories lacking trap guards and thermostatic mixing valves.
Plumbing Fixtures - Classroom		Classroom sinks lacking trap guards and thermostatic mixing valves.
Drinking Fountains		Some of the drinking fountains are older models that are reaching end-of-life.
Water Heaters		At least one water heater is 15 years old, at least one other is 34 years old. Typical lifespan is 15-20 years. Portions of the hot water piping are not insulated.
Main Electrical Service		Switchboard will need to be upgraded if any future projects require additional panels to be fed from service. Service appears to be in good operational condition. Fuse buckets are used for overcurrent protection.
Panelboards		
Interior Lighting - Classrooms		Recommend upgrade to LED.
Interior Lighting - Public areas		Recommend upgrade to LED.
Lighting Controls		Existing lighting controls do not meet current energy codes.
Intercom System		
Master Clock System		
4. Interior Environment / Maintainability		
Interior Door		
Interior Window/Glazing		
Interior Wall		Some areas have some cracking that needs repair, otherwise walls just have general wear and tear
Flooring		Flooring as a whole is in fine condition, some areas have some cracking/slab concerns that needs to be repaired
Ceiling		
Casework		Casework is beginning to age with general wear and tear, recommend replacement in future
Furniture		
Plumbing Fixtures		
5. Accessibility / Safety & Security		
Accessibility (General)		
Secure Entry		
Security Cameras		Minimal exterior cameras provided
Access/Door Controls		
Building Safety (General)		No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Secure Vestibule/Entry existing in building. Additional opportunities for layered lockdown points exist. Minimal exterior security camera coverage provided

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Curbs



Building Systems - Water Heaters



Interior Environment - Flooring

CONDITION - FUTURE NEED



Building Site - Sidewalk



Building Site - Fencing



Building Site - Site Lighting



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Structural System



Building Systems - Mechanical System

CONDITION - FUTURE NEED (cont.)



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Plumbing Fixtures (Classrooms)



Building Systems - Drinking Fountains



Building Systems - Main Electrical Service



Building Systems - Interior Lighting (Public Areas)



Building Systems - Interior Lighting (Classrooms)



Interior Environment - Interior Wall



Interior Environment - Casework

CONDITION - MAINTENANCE NEEDED



Building Site - Drainage System



Building Site - Turf Grass

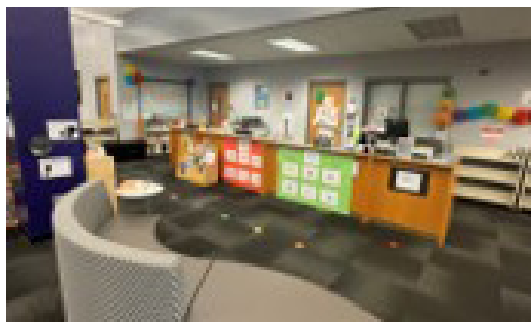
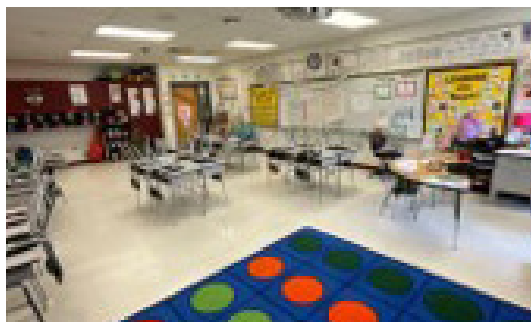
WARREN ELEMENTARY SCHOOL

141 Weiss Road, St. Peters, MO 63376

STUDENT CAPACITY

Current Enrollment: 728
Capacity Current: 791
Current % Utilized: 92%

OVERALL BUILDING PHOTOS



Year Built: 1999 Building Area: 97,642 SF Site Area: 18.03 Acres

SITE AERIAL

MAIN LEVEL



UPPER LEVEL



FLOOR PLANS

SCORE: 65.60%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8.25
20	12.80
20	10.67
20	15.52
20	11
10	6.56
TOTAL	64.80

FACILITY ASSESSMENT SCORE

WARREN ELEMENTARY SCHOOL

141 Weiss Road, St. Peters, MO 63376

1. Building Site, Landscaping etc.		
Drainage System		A few areas on the site are experiencing water ponding, which can be effectively addressed through minor grading adjustments and seeding. Overall, the site demonstrates good drainage.
Landscaping		
Turf Grass		The site contains several areas with sparse or absent turf grass. Reseeding is recommended to stabilize the soil, prevent erosion, and reduce muddy conditions.
Drive Surface		Driveway along the west side of the building exhibits serious alligator (fatigue) cracking.
Parking Lot		The parking lots are in good condition overall, with some isolated areas exhibiting cracking, but no major concerns at this time.
Sidewalk		Sidewalks are generally in good condition; however, some areas show widened and deteriorating joints, and older sections are exhibiting surface scaling. While repairs are not immediately urgent, addressing these issues will help prevent further deterioration over time.
Curbs		Curbs are largely in good condition; however, the dropped curbs at ADA-accessible points require maintenance to prevent potential tripping hazards. Some of the older curbing is showing signs of chipping and spalling and should be monitored for further deterioration.
Hardscape Play		
Loading Area		The concrete in the loading area is in good condition overall. One section exhibits joint spalling, which should be addressed to prevent further deterioration, though it does not currently require urgent repair.
Entrances to City ROW		
Retaining Wall		
Fencing		
Inlets		
Site Lighting		Recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures with new controls meeting current energy code. Existing pole locations appear to be sufficient.
2. Building Structure & Exterior Envelope		
Exterior Façade		
Exterior Door		
Exterior Window		
Building Structural System		Minor settlement cracks. Route and seal CMU cracks, monitor for future.
Roof		The parapets need immediate attention due to bubbling throughout roof. The remainder of roof is in decent condition and may need replacement as a future need.
Roof Screen		
3. Building Systems / Maintainability		
Mechanical System		Roof top units are 24-25 years old. Typical lifespan is 15-20 years. Energy recovery ventilators are 13 years old. Typical lifespan is 15-20 years. Boilers are 5 years old. Typical lifespan is 20-25 years. Pumps appear to be 15 years old. 20-25 years. Mechanical equipment upgrades planned.
Plumbing Fixtures - Restroom		Restroom lavatories are lacking thermostatic mixing valves.
Plumbing Fixtures - Classroom		Classroom sinks appear to lack thermostatic mixing valves.
Drinking Fountains		Some of the drinking fountains are older models that are reaching end-of-life.
Water Heaters		Electric tank is 11 years old. Typical lifespan is 10-15 years. Gas-fired tank is 2 years old. Typical lifespan is 10-15 years. Tankless is 6 years old. Typical lifespan is 10-15 years.
Main Electrical Service		Additional capacity may only use the existing spares in the switchboard. If future needs require larger sizes than provided in existing spares, then existing switchboard will need to be upgraded to a new circuit breaker style with additional spaces.
Panelboards		
Interior Lighting - Classrooms		Recommend upgrade to LED.
Interior Lighting - Public areas		Recommend upgrade to LED.
Lighting Controls		Existing lighting controls do not meet current energy code.
Intercom System		Building appears to be mainly paging only but a few call in stations were observed
Master Clock System		
4. Interior Environment / Maintainability		
Interior Door		Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
Interior Window/Glazing		Frames have chipped paint, would recommend touch up in future
Interior Wall		Overall walls are in good condition, some cracking that needs to be repaired
Flooring		Specials areas (art, music, gymnasium), flooring is worn, would recommend replacement in future
Ceiling		ACT ceiling is beginning to bow/chip in areas, would recommend replacement of tiles
Casework		
Furniture		
Plumbing Fixtures		
5. Accessibility / Safety & Security		
Accessibility (General)		
Secure Entry		
Security Cameras		
Access/Door Controls		
Building Safety (General)		No lockdown hardware provided in classrooms/occupiable spaces, recommend installing.

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Sidewalk



Building Site - Curbs



Building Structure / Exterior - Roof

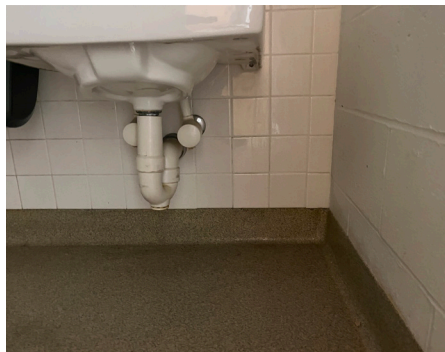


Building Systems - Mechanical System

CONDITION - FUTURE NEED



Building Site - Loading Area



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Plumbing Fixtures (Classroom)



Building Systems - Drinking Fountains

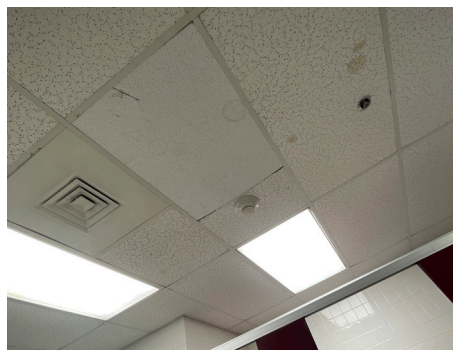


Building Systems - Water Heaters



Building Systems - Main Electrical Service

CONDITION - FUTURE NEED (cont.)



Building Systems - Interior Lighting (Classrooms)



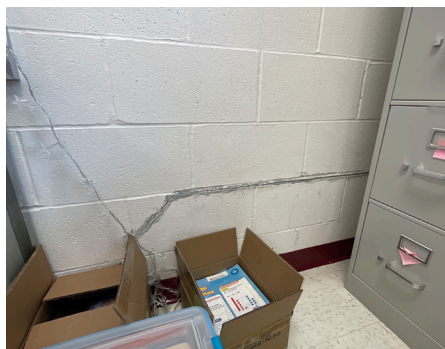
Building Systems - Interior Lighting (Public Areas)



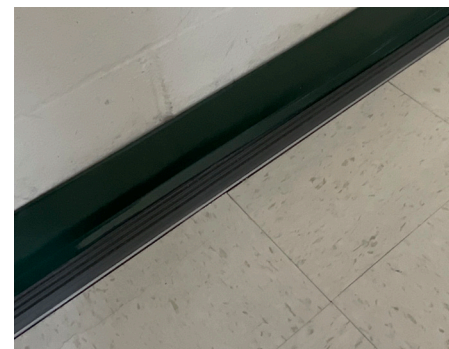
Interior Environment - Interior Doors



Interior Environment - Interior Windows



Interior Environment - Interior Walls



Interior Environment - Flooring



Interior Environment - Ceiling

CONDITION - MAINTENANCE NEEDED



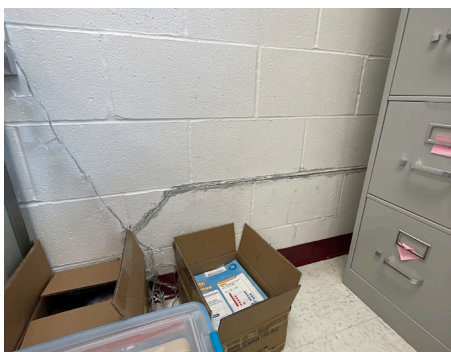
Building Site - Drainage System



Building Site - Turf Grass



Building Site - Parking Lot



Building Structure / Exterior - Structural System

3.2 MIDDLE SCHOOL ASSESSMENT REPORTS

MIDDLE SCHOOL OVERVIEW

FACILITY OVERVIEW / COMPARISON

CAPACITY INFORMATION - SUMMARY

FACILITY SCORES - SUMMARY

FACILITY ASSESSMENT REPORTS - BY BUILDING

GENERAL BUILDING INFORMATION

CURRENT ENROLLMENT / CAPACITY INFORMATION

STAFF / ADMIN SURVEY DATA

FACILITY ASSESSMENT SCORE

FACILITY CONDITION / NEEDS ASSESSMENT - LIST & PHOTOS

MIDDLE SCHOOL ATHLETIC FACILITY OVERVIEW



Step 2
Collect Data

MIDDLE SCHOOL OVERVIEW

OVERVIEW

- 5 Middle School Facilities
- Current Total Enrollment = 3,906 students
- Facility Scores range from 55% to 67%
- Newest Facility = 2000 (25 years old)
- Oldest Facility = 1971 (54 years old)

FACILITY SCORES

FACILITY MASTER PLAN - ASSESSMENT SCORING

School	Barnwell MS	Bryan MS	Francis Howell MS	Hollenbeck MS	Saeger MS
Year Built	1980	2000	1992	1971	1996
1. Building Site, Landscaping etc.	4.75	8.25	8.00	6.25	7.50
2. Building Structure & Exterior Envelope	12.80	14.40	13.60	14.40	14.40
3. Building Systems / Maintainability	10.67	11.33	11.33	9.33	10.67
4. Interior Environment/ Maintainability	13.84	17.97	15.99	12.54	16.70
5. Accessibility / Safety & Security	11.00	11.00	11.00	9.00	11.00
6. Future Ready Learning Environments	5.14	4.73	4.45	3.77	6.40
OVERALL TOTAL	58.19	67.68	64.38	55.30	66.67

SCHOOL SCORE RANKING	SCORE	YEAR
Bryan MS	67.68	2000
Saeger MS	66.67	1996
Francis Howell MS	64.38	1992
Barnwell MS	58.19	1980
Hollenbeck MS	55.30	1971

FACILITY AGE:
 2000 – Current Facilities (1)
 1990 – 1999 Facilities (2)
 1980 - 1989 Facilities (1)
 Pre 1979 Facilities (1)

CAPACITY DATA

MIDDLE SCHOOL CAPACITIES

	Barnwell MS	Bryan MS	Francis Howell MS	Hollenbeck MS	Saeger MS
Current Enrollment	776	826	799	737	768
School Capacity	1023	1001	1065	880	998
% Utilized	76%	82%	75%	84%	77%
Square Footage	103,954	128,365	121,682	104,298	127,080
Current Planning Capacity	594-693	734-856	695-811	596-695	726-847
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200					

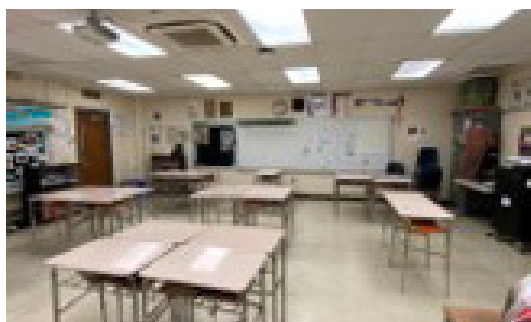
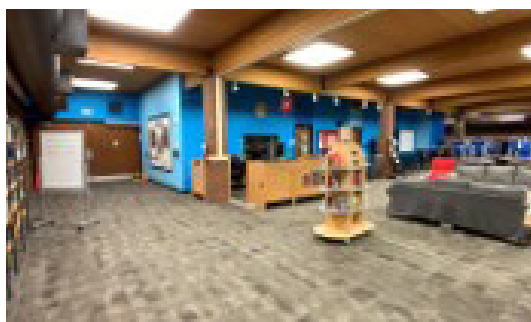
FACILITY UTILIZATION:

Over Capacity = 100%+
 Nearing Capacity = 90 - 99%
 Under Capacity = Below 75%

STUDENT CAPACITY

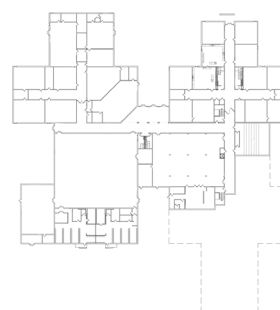
Current Enrollment: 776
Capacity Current: 1023
Current % Utilized: 76%

OVERALL BUILDING PHOTOS



Year Built: 1980 Building Area: 103,954 SF Site Area: 19.57 Acres

SITE AERIAL



LOWER LEVEL



UPPER LEVEL

FLOOR PLANS

SCORE: 58.19%

	Possible Points	Actual Points
1. SCHOOL BUILDING SITE, LANDSCAPING ETC.	10	4.75
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE	20	12.80
3. BUILDING SYSTEMS / MAINTAINABILITY	20	10.67
4. INTERIOR ENVIRONMENT / MAINTAINABILITY	20	13.84
5. ACCESSIBILITY, SAFETY & SECURITY	20	11
6. FUTURE READY LEARNING ENVIRONMENTS	10	5.14
TOTAL	100	58.19

FACILITY ASSESSMENT SCORE

BARNWELL MIDDLE SCHOOL

1035 Jungs Station Road, St. Charles, MO 63303

1. Building Site, Landscaping etc.		
Drainage System		The site is situated in a naturally low, flat area, which presents challenges for effective drainage. While runoff eventually exits the site, several low-lying areas retain water, leading to poor drainage and contributing to pavement deterioration due to prolonged exposure to standing water.
Landscaping		The existing landscaped areas have been recently mulched and appear well-maintained. However, due to the timing of the site visit, it was difficult to assess whether any plants require replacement. Additionally, the edging along the sidewalk on the south side of the building needs to be reset.
Turf Grass		Eroded areas need to be stabilized through seeding or sodding, while other sparsely vegetated sections also require attention—particularly behind curbs and at corners where foot and vehicle traffic frequently cut across.
Drive Surface		While there are a few areas that need attention, the driveways into the site are generally in good condition. Driveway improvements should be coordinated and completed in conjunction with the parking lot improvements for efficiency and consistency.
Parking Lot		The parking areas are in poor condition, with multiple sections requiring removal and replacement, along with widespread crack sealing to address surface deterioration.
Sidewalk		Concrete sidewalks are generally in good condition - just a few locations that need to be patched. There is an existing asphalt walk/path to the northwest of the building that needs to be removed and replaced if it is to be used.
Curbs		Most asphalt curbs on site are in very poor condition and need to be removed and replaced. Portland Concrete Cement is recommended for curbs throughout the site.
Hardscape Play		
Loading Area		The loading area requires patching, but a full removal and replacement is recommended. Using concrete for the replacement would be ideal, particularly given the location of the dumpsters.
Entrances to City ROW		
Retaining Wall		
Fencing		Fence is rusting and not anchored in some areas. Replacement is recommended.
Inlets		Most inlets on site have rusted grates and pavement surrounds are cracked and failing. They seem to be functioning but should be replaced when new pavement is installed.
Site Lighting		Pole mounted light fixtures appear to be flood lights. Recommend replacement of existing pole fixture heads and building mounted light fixtures.
2. Building Structure & Exterior Envelope		
Exterior Façade		Organic growth spots throughout, control joints are at half-life life or worse, major past brick repairs through out, expansion joints are in poor condition and need to be replaced completely
Exterior Door		Door 12 complete sealant failure at head and jamb, steel at head is rusting
Exterior Window		Sealant failure at most windows, most sealant is at half life but are failing due to poor install (to thinly applied)
Building Structural System		
Roof		
Roof Screen		
3. Building Systems / Maintainability		
Mechanical System		VRF condensing units are 14 years old. Typical lifespan is 20-25 years. Rooftop units are 13 years old. Typical lifespan is 10-15 years old.
Plumbing Fixtures - Restroom		Fixtures appear to be in good condition. Some of the sinks are lacking trap guards. None appear to have thermostatic mixing valves.
Plumbing Fixtures - Classroom		
Drinking Fountains		
Water Heaters		Hot water boiler is 19 years old. Typical lifespan is 20-25 years.
Main Electrical Service		No additional capacity in main switchboard. Existing gear will not be able to be expanded for future additional needs. Existing gear is old and utilizes fuse buckets, which are difficult to replace if needed. Existing gear does appear to be in an operational condition.
Panelboards		Majority of panelboards appear to be low on future capacity.
Interior Lighting - Classrooms		Recommend upgrade to LED.
Interior Lighting - Public areas		Recommend upgrade to LED.
Lighting Controls		Recommend upgrade to low voltage switches / dimming / occupancy sensing to meet current energy code.
Intercom System		
Master Clock System		
4. Interior Environment / Maintainability		
Interior Door		Door are significantly damaged, recommend door replacements. Common spaces do not have panic hardware currently
Interior Window/Glazing		
Interior Wall		Walls have significant peeling, recommend repair and refinish
Flooring		VCT is worn throughout the classrooms, recommend floor replacement in future
Ceiling		Ceiling is damaged, 75% of ceiling needs to be replaced
Casework		Classroom casework is old and falling apart, recommend replacement in future
Furniture		
Plumbing Fixtures		Staff restrooms are aged, need to be updated
5. Accessibility / Safety & Security		
Accessibility (General)		
Secure Entry		
Security Cameras		
Access/Door Controls		
Building Safety (General)		Some spaces do not have lockdown hardware provided, recommend installing.

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Sidewalk



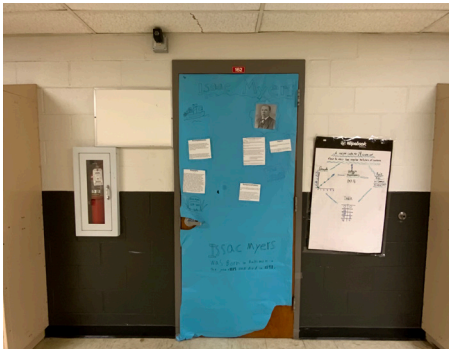
Building Site - Curbs



Building Site - Loading Area



Building Site - Fencing



Interior Environment - Interior Doors



Interior Environment - Interior Walls

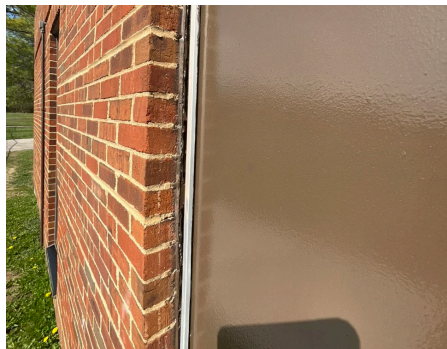


Interior Environment - Ceiling

CONDITION - FUTURE NEED



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Door



Building Structure / Exterior - Exterior Window

CONDITION - FUTURE NEED (cont.)



Building Systems - Mechanical System



Building Systems - Plumbing Fixtures (Restrooms)



Building System - Water Heaters



Building Systems - Main Electrical Service



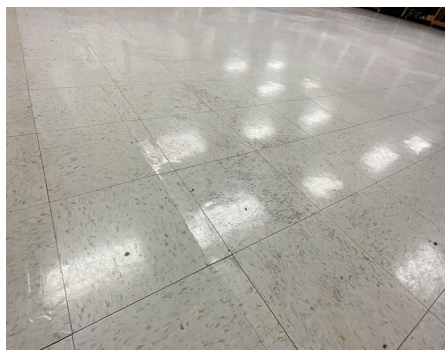
Building System - Panelboards



Building Systems - Interior Lighting (Classrooms)



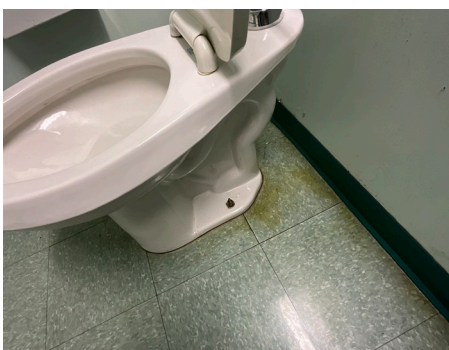
Building Systems - Interior Lighting (Public Areas)



Interior Environment - Flooring



Interior Environment - Casework



Interior Environment - Plumbing Fixtures

CONDITION - MAINTENANCE NEEDED



Building Site - Drainage System



Building Site - Landscaping



Building Site - Turf Grass



Building Site - Inlets

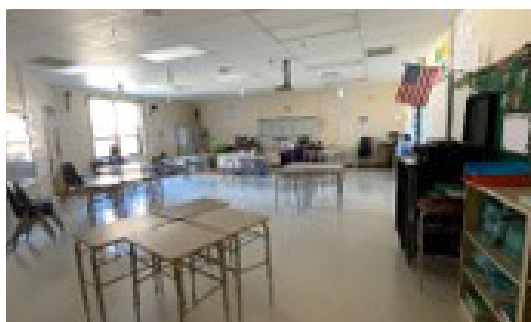
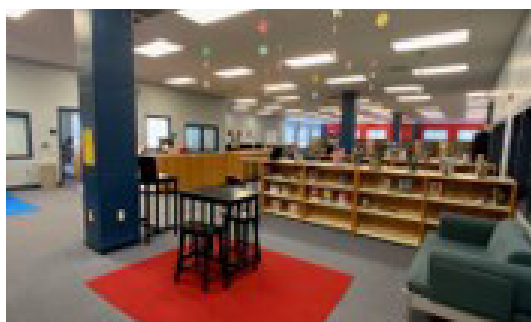
BRYAN MIDDLE SCHOOL

605 Independence Road, St. Charles, MO 63304

STUDENT CAPACITY

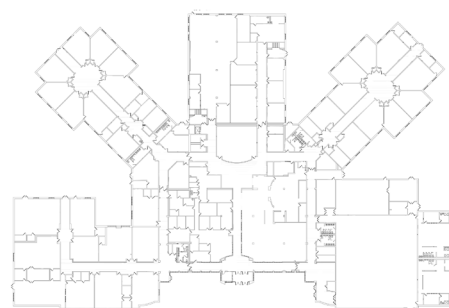
Current Enrollment: 826
Capacity Current: 1001
Current % Utilized: 82%

OVERALL BUILDING PHOTOS



Year Built: 2000 Building Area: 128,365 SF Site Area: 24.7 Acres

LOWER LEVEL



UPPER LEVEL



SITE AERIAL

FLOOR PLANS

SCORE: 67.68%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8.25
20	14.40
20	11.33
20	17.97
20	11
10	4.73
TOTAL	67.68

FACILITY ASSESSMENT SCORE

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	The turf is generally in good condition, aside from a few sparse areas. Sections located behind pavement and sidewalks require seeding or sodding, and areas affected by erosion should be addressed accordingly.
	Drive Surface	Driveway exhibits longitudinal and transverse cracking along with some alligator (fatigue) and block cracking.
	Parking Lot	Similar to the driveway area, both longitudinal and transverse cracking were observed, though they are less prevalent in comparison.
	Sidewalk	The sidewalks are generally in good condition, with some intermittent cracking observed. No immediate repairs are necessary at this time
	Curbs	
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	South end of wall is unstable and blocks need to be reset.
	Fencing	
	Inlets	
	Site Lighting	Recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures with new controls meeting current energy code. Existing pole locations appear to be sufficient.
2. Building Structure & Exterior Envelope		
	Exterior Façade	Bricks are dirty, some areas, heavier, grime others. The front entrance soffit shows minor cracking at edge. About 50% of the control joints are starting to crack and separate at half-life or worse. Some control joints have completely failed especially at the upward facing detailed brick elements.
	Exterior Door	
	Exterior Window	2/3rds of steel at window heads show peeling paint and beginning spots of rust. Most windows sealant is at half-life or worse, those that are in the shade or in better shape than those that are not, most sealant at the sides of the cell have failed and cracked.
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Energy recovery units are 42 years old. Typical lifespan is 10-15 years. Cooling towers are 27 years old. Typical lifespan is 20-25 years. Boilers are 21 years old. Typical lifespan is 20-25 years. Heat loop pumps appear to 39 years old. Typical lifespan is 20-25 years. Mechanical equipment replacements scheduled/ongoing.
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Classroom sinks lacking thermostatic mixing valves.
	Drinking Fountains	Some of the drinking fountains are older models that are reaching end-of-life.
	Water Heaters	
	Main Electrical Service	
	Panelboards	
	Interior Lighting - Classrooms	Recommend upgrade to LED.
	Interior Lighting - Public areas	Recommend upgrade to LED.
	Lighting Controls	Majority of existing lighting controls do not meet current energy code.
	Intercom System	No call in stations observed in classrooms, staff indicated that they use school phones for "talkback" to the admin office.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	Overall walls are in fine condition, repaint is recommended in the future
	Flooring	VCT is cracking in multiple areas, recommend repair
	Ceiling	Overall ceiling is fine, but multiple tiles are damaged and need of repair throughout
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	No lockdown hardware provided in classrooms/occupiable spaces, recommend installing.

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Systems - Mechanical System

CONDITION - FUTURE NEED



Building Site - Sidewalk



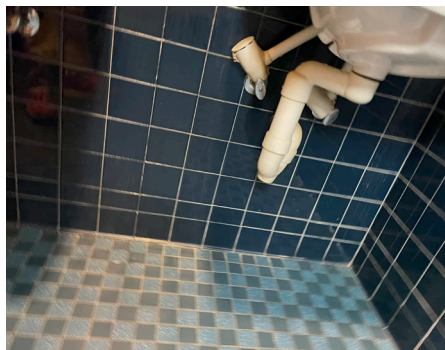
Building Site - Site Lighting



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Window



Building Systems - Plumbing Fixtures (Restroom)



Building Systems - Plumbing Fixtures (Classroom)



Building Systems - Drinking Fountains



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)

CONDITION - FUTURE NEED (cont.)



Interior Environment - Interior Walls



Interior Environment - Flooring



Interior Environment - Ceiling

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Retaining Wall

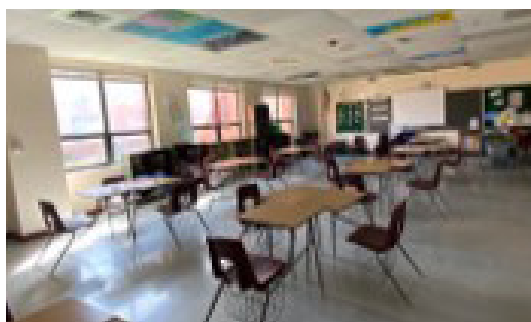
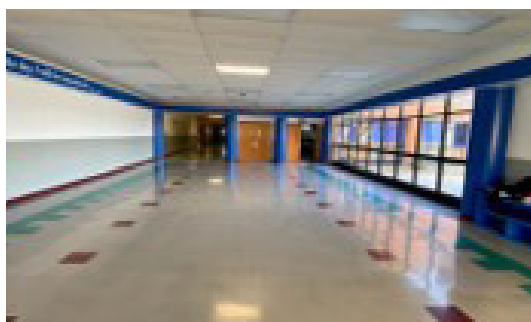
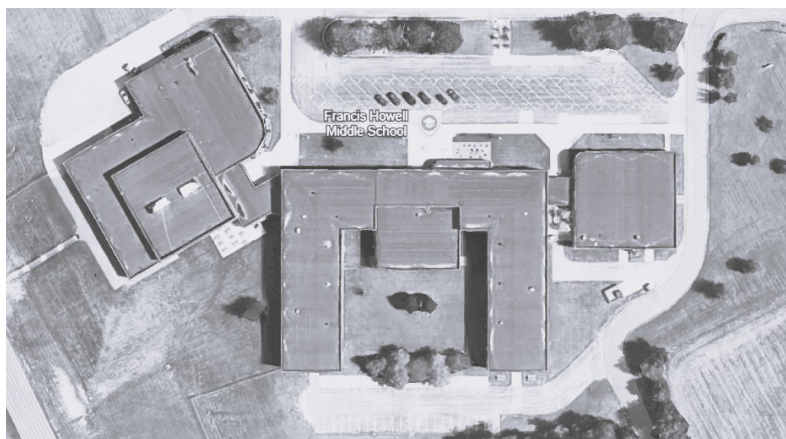
FRANCIS HOWELL MIDDLE SCHOOL

825 O'Fallen Road, St. Charles, MO 63304

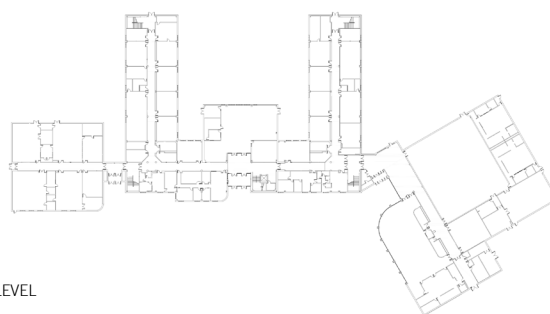
STUDENT CAPACITY

Current Enrollment: 799
Capacity Current: 1065
Current % Utilized: 75%

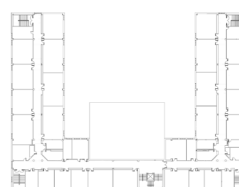
OVERALL BUILDING PHOTOS



Year Built: 1992 Building Area: 121,682 SF Site Area: 28.14 Acres



LOWER LEVEL



UPPER LEVEL

SITE AERIAL

FLOOR PLANS

SCORE: 63.58%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8
20	13.60
20	11.33
20	15.99
20	11
10	4.45
TOTAL	64.38

FACILITY ASSESSMENT SCORE

1. Building Site, Landscaping etc.		
Drainage System		Drainage on site is well managed; however, the north bank of the detention pond is exhibiting signs of erosion and requires seeding.
Landscaping		Landscaping near the building is well maintained and freshly mulched. The rock ground cover on the slopes between the parking lots is spreading beyond its intended boundary, and the edging also needs to be reset to keep it in place.
Turf Grass		Several areas are currently without grass cover due to recent construction activities. Some sections appear to have been recently seeded, may require further attention to ensure proper establishment. Erosion control netting should be removed or adjusted as needed. Sparse growth in certain areas may also be attributed to the season.
Drive Surface		
Parking Lot		
Sidewalk		Sidewalks are in generally good condition. Other areas exhibit cracking and weathering at joints. Maintenance is required to prevent further erosion of the concrete. Sidewalks between parking levels show significant settling and the creation of a tripping hazard that should be addressed.
Curbs		
Hardscape Play		
Loading Area		
Entrances to City ROW		
Retaining Wall		
Fencing		Fence in good condition. One support pole needs to be reset and attached to mesh.
Inlets		
Site Lighting		Would recommend upgrading existing pole mounted fixtures / building mounted fixtures to be LED. Would also recommend adding a few additional light poles on North end of parking lot to achieve full parking lot coverage.
2. Building Structure & Exterior Envelope		
Exterior Façade		Brick is dirty, especially at the brick detail. Cleaning recommended. Control joints are at half-life or worse. The vast majority of the brick is in good condition. There are a handful of large significant cracks along the soldier course dark brown brick. Small cracks are visible throughout the whole building.
Exterior Door		
Exterior Window		Most window sealant is beyond half-life cracked, and breaking. Replacement recommended. Majority of window head steel is pin holing and starting to rust. Three cases of window damage at frame and gasket. Insulated glass windows showing moisture or signs of previously trapped moisture. Repairs needed immediately.
Building Structural System		Minor cracking in room A213 non-load bearing exterior wall. Route and seal crack, then monitor for future.
Roof		
Roof Screen		
3. Building Systems / Maintainability		
Mechanical System		Rooftop unit is 32 years old. Typical lifespan is 10-15 years. Cooling towers are 4 years old. Typical lifespan is 20-25 years. Boilers are 19 years old. Typical lifespan is 20-25 years. Heat loop pumps are approximately 26 years old. Typical lifespan is 20-25 years. Mechanical equipment upgrades scheduled/ongoing.
Plumbing Fixtures - Restroom		Restroom lavatories lacking trap guards and thermostatic mixing valves.
Plumbing Fixtures - Classroom		
Drinking Fountains		Some of the drinking fountains are older models that are reaching end-of-life.
Water Heaters		Water heater ages range between 8 and 33 years old. Typical lifespan is 15-20 years.
Main Electrical Service		No main disconnect, appear to be at code maximum of 6 service disconnects. Fuse buckets are used in main gear and fuse buckets are becoming obsolete and difficult to retrofit. Would recommend replacement of main electrical switchgear at / or before next building renovation requiring extra capacity.
Panelboards		Majority of existing panels appear to be in a good, operational condition. Majority of branch panels appear to be getting low on additional capacity.
Interior Lighting - Classrooms		Would recommend upgrading to LED
Interior Lighting - Public areas		Would recommend upgrading to LED
Lighting Controls		Existing lighting controls do not meet current energy code.
Intercom System		
Master Clock System		
4. Interior Environment / Maintainability		
Interior Door		Doors/hardware have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend door replacement in the future
Interior Window/Glazing		
Interior Wall		Paint and maintenance is recommended throughout
Flooring		
Ceiling		Overall ceiling is fine, but multiple tiles are damaged and need of repair throughout
Casework		Core classrooms have metal casework that is outdated and worn, recommend replacement
Furniture		
Plumbing Fixtures		
5. Accessibility / Safety & Security		
Accessibility (General)		
Secure Entry		
Security Cameras		Only (1) exterior camera provided at main entrance
Access/Door Controls		
Building Safety (General)		No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Minimal exterior security cameras provided

CONDITION - IMMEDIATE NEED



Building Site - Sidewalk



Building Structure / Exterior - Window



Building Systems - Mechanical System



Building Systems - Water Heaters

CONDITION - FUTURE NEED



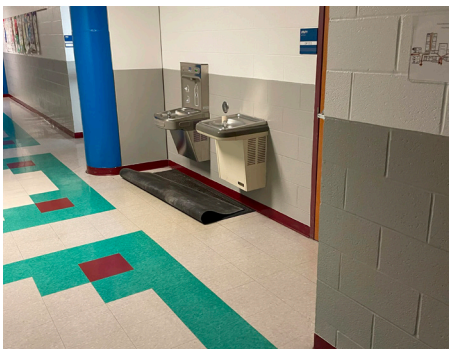
Building Site - Site Lighting



Building Structure / Exterior - Exterior Facade



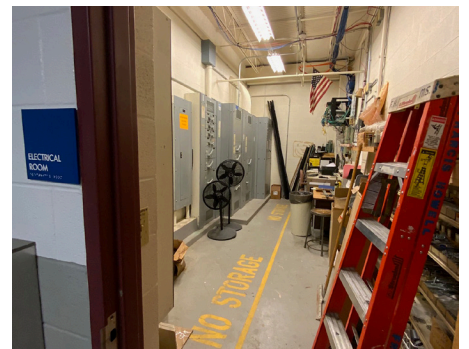
Building Systems - Plumbing Fixtures (Restroom)



Building Systems - Drinking Fountains



Building Systems - Main Electrical Service



Building Systems - Panelboards

CONDITION - FUTURE NEED (cont.)



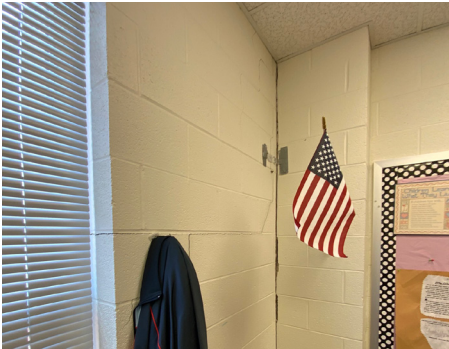
Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Interior Doors



Interior Environment - Interior Walls



Interior Environment - Ceiling



Interior Environment - Casework

CONDITION - MAINTENANCE NEEDED



Building Site - Drainage System



Building Site - Landscaping



Building Site - Turf Grass



Building Site - Fencing



Building Structure / Exterior - Structural System

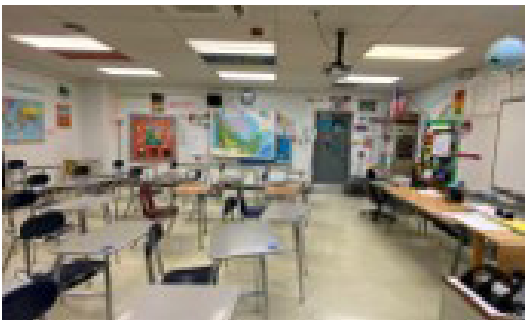
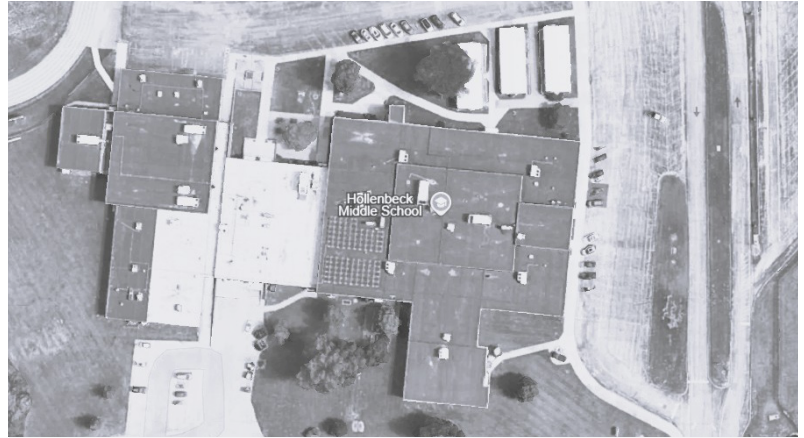
HOLLENBECK MIDDLE SCHOOL

4555 Central School Road, St. Charles, MO 63304

STUDENT CAPACITY

Current Enrollment: 737
Capacity Current: 880
Current % Utilized: 84%

OVERALL BUILDING PHOTOS

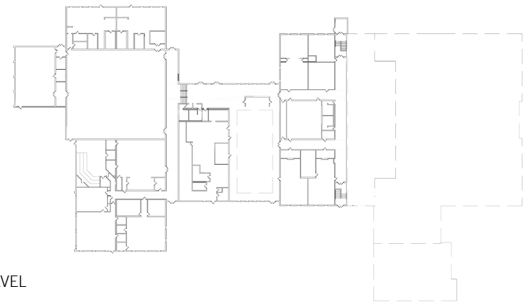


Year Built: 1971

Building Area: 104,298 SF

Site Area: 18.58 Acres

SITE AERIAL



LOWER LEVEL



UPPER LEVEL

FLOOR PLANS

SCORE: 53.70%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	6.25
20	14.40
20	9.33
20	12.54
20	9
10	3.77
TOTAL	55.30

FACILITY ASSESSMENT SCORE

HOLLENBECK MIDDLE SCHOOL

4555 Central School Road, St. Charles, MO 63304

1. Building Site, Landscaping etc.		
Drainage System		The site has limited drainage structures, and the area to the southwest, where runoff is directed, is in very poor condition and is not draining off the site properly.
Landscaping		Very little landscaping. Rocked area southeast of building is overgrown and needs attention. Mulched areas have recently been refurbished.
Turf Grass		There are several areas with sparse growth, possibly due to the timing of the site visit, that may require seeding or sodding. Additionally, there is a noticeable presence of weeds throughout the site.
Drive Surface		Front driveway has large transverse and longitudinal cracks and areas of alligator (fatigue) and block cracking. Large cracks should be filled and other areas patched.
Parking Lot		The north and southwest parking lots are in very poor condition, with a large pothole in the southwest lot that requires immediate attention. It is recommended to fully remove and replace both parking lots.
Sidewalk		The sidewalks show multiple areas of cracking that require repair.
Curbs		Concrete curbs are in good condition with the exception of a few locations of deterioration. Asphalt curb is failing and needs to be replaced. Would recommend concrete curbs throughout.
Hardscape Play		Hardscape play is limited to the north parking lot which is in need of significant repairs.
Loading Area		Raised loading area is deteriorating and should be considered for improvement in the next few years
Entrances to City ROW		Area needs crack-filling and patching. Shared entrance with other school facilities.
Retaining Wall		Walls look good in general. Segmented wall has a few blocks that need to be adjusted.
Fencing		Starting to rust in some areas.
Inlets		The inlets are in decent condition, but the surrounding pavement is deteriorating, which may be causing silt buildup in the structures. Given the age of the inlets, they should be evaluated and possibly refurbished when the surrounding pavement is replaced.
Site Lighting		Pole mounted light fixtures appear to be flood lights, 1 LED pole fixture was observed. Recommend replacement of existing pole mounted fixtures and add additional poles around N, S, E parking lots for more even site illumination. Would also recommend replacement of existing building mounted light fixtures to LED.
2. Building Structure & Exterior Envelope		
Exterior Façade		Brick overall is in fine condition; limited areas of tuckpointing needed. Metal panel under windows, soffits, etc. needs replacing in future. Brick staining at areas. Damaged drip edge at brick/concrete ledge
Exterior Door		Exterior HM Doors appear to be recently repainted. In okay condition but don't match metal panel that is fading. Replace with aluminum in future recommended.
Exterior Window		
Building Structural System		Crack / offset slab in media center. Consider grinding floor level at crack, no structural concerns observed.
Roof		
Roof Screen		
3. Building Systems / Maintainability		
Mechanical System		DOAS units are 15 years old. Typical lifespan is 10-15 years. Energy recovery units are 28 years old. Typical lifespan is 15-20 years. VRF system is 10 years. Typical lifespan is 20-25 years.
Plumbing Fixtures - Restroom		Restroom lavatories are lacking thermostatic mixing valves. Some restroom lavatories are lacking trap guards.
Plumbing Fixtures - Classroom		
Drinking Fountains		Some of the drinking fountains are older models that are reaching end-of-life.
Water Heaters		Water heaters are 21 years old. Typical lifespan is 10-15 years.
Main Electrical Service		No additional capacity in main switchboard. Existing gear will need to be replaced for future additional needs. Existing gear is old and replacement parts for existing fused switches may be difficult to source. Old service that was backed from this service (Zinsco) should also be replaced.
Panelboards		Panelboards are old, recommend replacement of existing Zinsco and Federal Pacific panels.
Interior Lighting - Classrooms		Recommend upgrade to LED.
Interior Lighting - Public areas		Recommend upgrade to LED for all non-LED fixtures.
Lighting Controls		Existing lighting controls do not meet current energy code.
Intercom System		2-way talkback intercom call in stations observed. Old wall intercom speakers were observed.
Master Clock System		
4. Interior Environment / Maintainability		
Interior Door		Hardware is old and not functioning, recommend updating doors
Interior Window/Glazing		
Interior Wall		Recommend paint refinish throughout
Flooring		VCT is cracked and in poor shape throughout, recommend flooring replacement
Ceiling		Recommend ceiling replacement in the future, very old ACT throughout
Casework		Casework is not standardized, recommend updating
Furniture		Furniture is not standardized throughout and is old, recommend future replacement
Plumbing Fixtures		Fixtures are old, recommend updating in near future
5. Accessibility / Safety & Security		
Accessibility (General)		No elevator provided in multi level building
Secure Entry		
Security Cameras		Only (1) exterior camera provided near loading dock
Access/Door Controls		
Building Safety (General)		No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Minimal exterior security cameras provided

CONDITION - IMMEDIATE NEED



Building Site - Drainage System



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Sidewalk



Building Site - Curbs



Building Site - Hardscape Play



Building Site - Entrances to City ROW



Building Systems - Mechanical System



Building Systems - Water Heaters



Interior Environment - Flooring

CONDITION - FUTURE NEED



Building Site - Loading Area



Building Site - Fencing



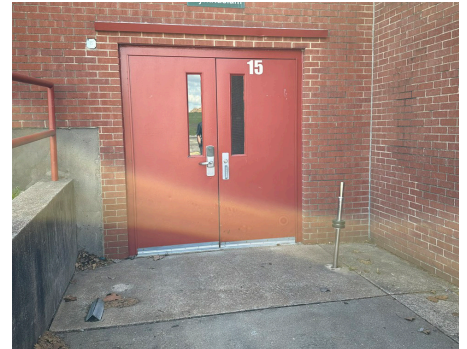
Building Site - Inlets



Building Sites - Site Lighting



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Door



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Drinking Fountains



Building Systems - Main Electrical System



Building Systems - Panelboards



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)

CONDITION - FUTURE NEED (cont.)



Interior Environment - Interior Door



Interior Environment - Interior Wall



Interior Environment - Ceiling



Interior Environment - Casework



Interior Environment - Furniture



Interior Environment - Plumbing Fixture

CONDITION - MAINTENANCE NEEDED



Building Site - Landscaping



Building Site - Turf Grass



Building Site - Retaining Wall

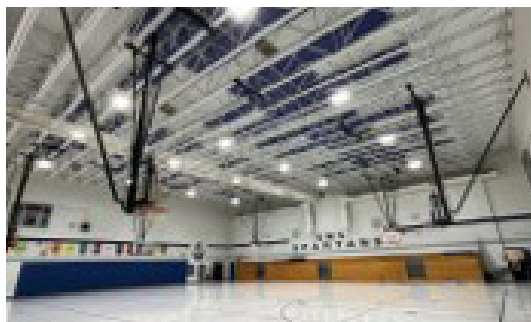
SAEGER MIDDLE SCHOOL

5201 Highway N, St. Charles, MO 63304

STUDENT CAPACITY

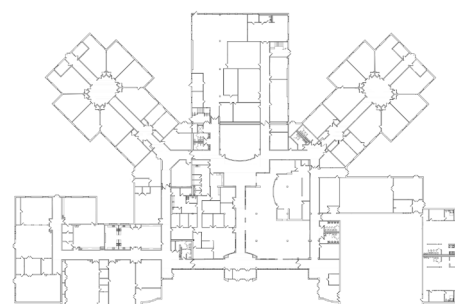
Current Enrollment: 768
Capacity Current: 998
Current % Utilized: 77%

OVERALL BUILDING PHOTOS



Year Built: 1996 Building Area: 127,080 SF Site Area: 11 Acres

MAIN LEVEL



UPPER LEVEL



SITE AERIAL

FLOOR PLANS

SCORE: 65.87%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	7.5
20	14.40
20	10.67
20	16.70
20	11
10	6.40
TOTAL	66.67

FACILITY ASSESSMENT SCORE

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	Several areas have sparse or no grass and need to be reseeded or sodded to stabilize the turf.
	Drive Surface	Several areas show significant longitudinal and transverse cracking, along with spalling and fatigue cracking. Removal and replacement of these damaged sections is recommended. Smaller, isolated cracks can be sealed to prevent further deterioration.
	Parking Lot	Sealing of cracks recommended - otherwise in good condition.
	Sidewalk	Several walkway areas require removal and replacement to prevent further deterioration. The walk and step near the northeast entrance need to be backfilled, and the use of flowable fill or mud jacking may be necessary to eliminate underlying voids and ensure stability.
	Curbs	
	Hardscape Play	
	Loading Area	Although not a designated loading area, the trash dumpster area has deteriorating asphalt pavement. Given the frequent heavy vehicle traffic, replacing the asphalt with concrete would provide a more durable and long-term solution.
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	
	Site Lighting	Recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures with new controls meeting current energy code. Existing pole locations appear to be sufficient.
2. Building Structure & Exterior Envelope		
	Exterior Façade	Control joints and lower sealant are at half-life or worse. Select areas have organic growth, ~1/4 of the control joints have completely failed. Minimal cracking, a few busted corners in need of repair.
	Exterior Door	
	Exterior Window	Steel at header is starting to rust. 1 Insulated glass is in complete failure in need of repair. Most sealant is at half life, some complete failure. Repair is needed in future.
	Building Structural System	Minor floor and wall cracking throughout. Route and seal cracks, monitor for future.
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	One boiler is 29 years old, the other is 10 years old. Typical lifespan is 20-25 years. Cooling towers are 29 years old. Typical lifespan is 15-20 years. ERVs are 28-29 years old. Typical lifespan is 10-15 years. Mechanical equipment upgrades scheduled/ongoing.
	Plumbing Fixtures - Restroom	Some restroom lavatories are lacking trap guards. All appear to be lacking thermostatic mixing valves.
	Plumbing Fixtures - Classroom	
	Drinking Fountains	Some of the drinking fountains are older models that are reaching end-of-life.
	Water Heaters	Water heaters are 29 years old. Typical lifespan is 15-20 years.
	Main Electrical Service	Additional capacity may only use the existing spares in the switchboard, if more space required, then existing switchboard will need to be upgraded to a new circuit breaker style with additional spaces. - (1) 480v 200A spare left in existing switchgear. No main shutoff observed for electrical service.
	Panelboards	Panels appear to be in good working condition, with majority of panels having at least a few spares / spaces for future needs.
	Interior Lighting - Classrooms	Recommend upgrade to LED.
	Interior Lighting - Public areas	Recommend upgrade to LED.
	Lighting Controls	Existing lighting controls do not meet current energy code.
	Intercom System	Call in stations were observed in various areas of building indicating a 2-way intercom system is installed.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	
	Flooring	
	Ceiling	
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	Minimal exterior cameras provided - at front and tennis courts
	Access/Door Controls	
	Building Safety (General)	No lockdown hardware provided in classrooms/occupiable spaces, recommend installing. Minimal exterior security cameras provided

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Sidewalk



Building Site - Loading Area



Building Systems - Mechanical System



Building Systems - Water Heaters

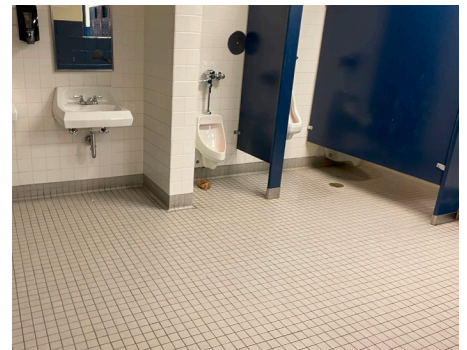
CONDITION - FUTURE NEED



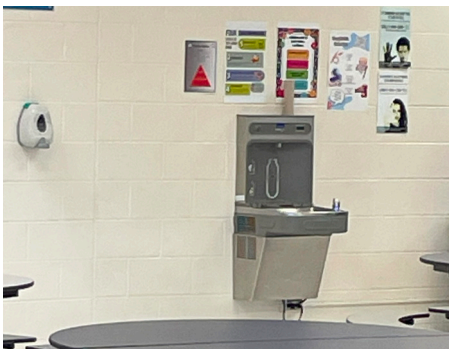
Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Window



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Drinking Fountains



Building Systems - Main Electrical Service



Building Systems - Panelboards

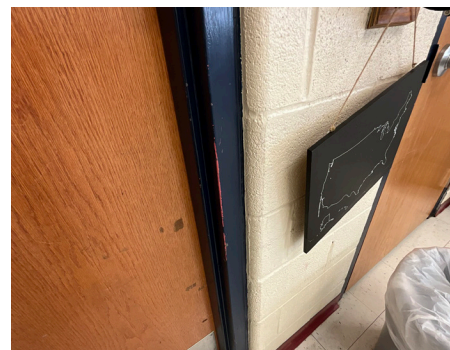
CONDITION - FUTURE NEED (cont.)



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Interior Door

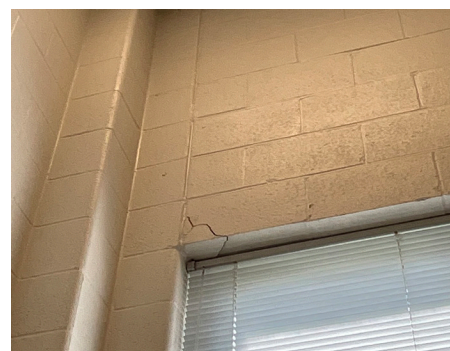
CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Parking Lot



Building Structure / Exterior - Structural System

3.3 HIGH SCHOOL ASSESSMENT REPORTS

HIGH SCHOOL OVERVIEW

FACILITY OVERVIEW / COMPARISON

CAPACITY INFORMATION - SUMMARY

FACILITY SCORES - SUMMARY

FACILITY ASSESSMENT REPORTS - BY BUILDING

GENERAL BUILDING INFORMATION

CURRENT ENROLLMENT / CAPACITY INFORMATION

STAFF / ADMIN SURVEY DATA

FACILITY ASSESSMENT SCORE

FACILITY CONDITION / NEEDS ASSESSMENT - LIST & PHOTOS



Step 2
Collect Data

HIGH SCHOOL OVERVIEW (1 OF 2)

OVERVIEW

- 3 High School Facilities
- Current Total Enrollment = 5,026 students
- Facility Scores range from 68% to 73%
- Newest Facility = 2024 (under 1 years old)
- Oldest Facility = 1998 (27 years old)

FACILITY SCORES

FACILITY MASTER PLAN - ASSESSMENT SCORING

School	Francis Howell Central HS	Francis Howell HS
Year Built	1998	2012
1. Building Site, Landscaping etc.	8.25	7.00
2. Building Structure & Exterior Envelope	15.20	15.20
3. Building Systems / Maintainability	12.00	16.00
4. Interior Environment/ Maintainability	15.74	17.30
5. Accessibility / Safety & Security	12.00	11.00
6. Future Ready Learning Environments	5.55	6.60
OVERALL TOTAL	68.74	73.10

SCHOOL SCORE RANKING	SCORE	YEAR
Francis Howell HS	73.10	2012
Francis Howell Central HS	68.74	1998

FACILITY AGE:

2000 – Current Facilities (2)

1990 – 1999 Facilities (1)

*FHNHS Opened Fall 2024 - was not part of assessment

CAPACITY DATA

HIGH SCHOOL CAPACITIES

	FH Central HS	Francis Howell HS	FH North HS
Current Enrollment	1664	1762	1600
School Capacity	1794	2028	1951
% Utilized	93%	87%	82%
Square Footage	295,340	361,368	309,875
Current Planning Capacity	1477-1688	1808-2067	2050-2343
*Current Design Standards / Planning range is square foot per student : EC 100-125, ES 125-150, MS 150-175, HS 175-200			

FACILITY UTILIZATION:

Over Capacity = 100%+

Nearing Capacity = 90 - 99%

Under Capacity = Below 75%

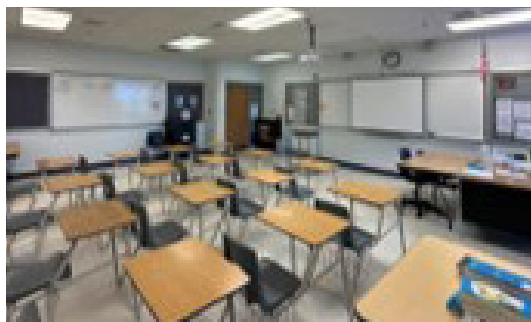
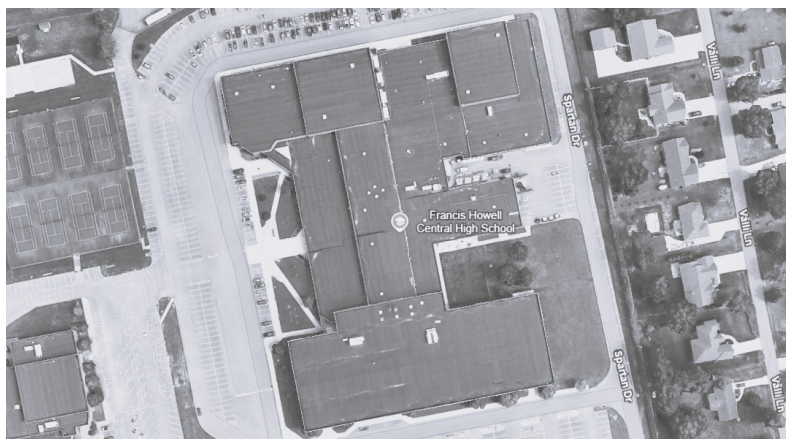
FRANCIS HOWELL CENTRAL HS

5199 Highway N, Cottleville, MO 63304

STUDENT CAPACITY

Current Enrollment: 1664
Capacity Current: 1794
Current % Utilized: 93%

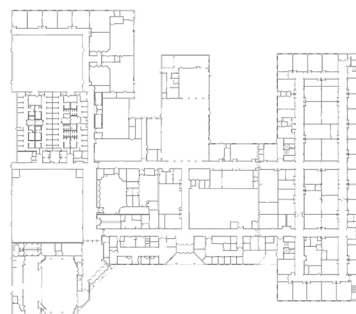
OVERALL BUILDING PHOTOS



Year Built: 1998 Building Area: 295,340 SF Site Area: 61.21 Acres

SITE AERIAL

MAIN LEVEL



UPPER LEVEL



FLOOR PLANS

SCORE: 67.94%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8.25
20	15.20
20	12
20	15.74
20	12
10	5.55
TOTAL	68.74

FACILITY ASSESSMENT SCORE

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	Several areas lack grass or require seeding. In locations with heavy foot traffic or limited sunlight, alternative ground cover materials may be more suitable than traditional turf.
	Drive Surface	Pavement exhibits longitudinal and transverse cracking. Smaller cracks need to be filled and several areas with larger cracking and block cracking need to be patched. - Concrete trash enclosure area is in poor condition and should be repaired.
	Parking Lot	Smaller cracks need to be filled and several other areas need to be patched due to spreading and block and fatigue cracking.
	Sidewalk	Certain sidewalk areas require immediate repair, while others can be addressed over the next few years as part of a phased maintenance plan. - The walks show considerable spalling, which isn't an urgent issue at the moment but will continue to worsen over time if not addressed.
	Curbs	There are several areas of curb cracking and deterioration, which extend into the sidewalk. Additionally, the curb near the handrail on the north side of the school is deteriorating around the posts.
	Hardscape Play	There are significant, wide cracks in the outdoor commons area that need to be addressed. These cracks have been filled previously but are now allowing weeds to grow through.
	Loading Area	Alligator (fatigue) cracking is present in several areas, and the concrete at the trash enclosure is cracked and requires replacement.
	Entrances to City ROW	
	Retaining Wall	
	Fencing	The fencing is in good condition, but the railings on the north side of the school leading to the athletic fields are beginning to rust, and the curb is deteriorating. These issues will need attention in the near future.
	Inlets	Inlet needs to be backfilled to prevent undermining and sinking of the inlet.
	Site Lighting	Pole mounted light appeared to have an LED retrofit bulbs in existing HID fixtures. Recommend replacement of existing pole mounted fixtures and building mounted exterior lighting to be LED for improved site illumination and updated exterior controls to meet current energy codes.
2. Building Structure & Exterior Envelope		
	Exterior Façade	Reseal control joints is recommended in approximately 6 years. Minor mortar cracks on the roof and select location through out. Minor cleaning needed at several locations
	Exterior Door	
	Exterior Window	Moisture is visible in approximately 10% of panes, need to be replaced.
	Building Structural System	Non-load bearing wall settlement at east wall of south classroom wing. Recommend routing and sealing cracks and monitor for future.
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Boilers are 13 years old. Typical lifespan is 20-25 years. Cooling Towers are 4 years old. Typical lifespan is 15-20 years. Pumps are between 13-19 years old. Typical lifespan is 15-20 years. DOAS units are 27-29 years old. Typical lifespan is 10-15 years. Expansion tank is 29 years old and in poor condition.
	Plumbing Fixtures - Restroom	Restroom lavatories lack trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	
	Drinking Fountains	Some of the drinking fountains are older models that are reaching end-of-life.
	Water Heaters	Water heaters are 28 years old. Typical lifespan is 15-20 years.
	Main Electrical Service	Appears to be existing space/spares in switchboard, but existing switchboard utilizes fused switches which may be difficult to retrofit/replace. Replacement of existing switchboard(s) may be required and upgraded to new circuit breaker style switchboards for future expansion. Existing switchgear appears to be in good working order.
	Panelboards	
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade all outstanding fluorescent lighting to LED
	Lighting Controls	Existing lighting controls do not meet current energy code.
	Intercom System	
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	Demountable walls are in poor condition, recommend replacing in future. Remainder of school need general paint refinsh
	Flooring	VCT is yellowing starting to wear, recommend floor replacement in future
	Ceiling	Overall ceiling is in fine shape, areas of water damage need to be addressed
	Casework	Spaces with countertops having peeling laminate, recommend replacement in future
	Furniture	
	Plumbing Fixtures	Some of the fixtures are old, or have exposed pipes, recommend updating
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	Some spaces do not have lockdown hardware provided, recommend installing.

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Sites - Sidewalk



Building Site - Curbs



Building Site - Hardscape Play



Building Site - Loading Area



Building Systems - Water Heaters

CONDITION - FUTURE NEED



Building Site - Fencing



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Window



Building Systems - Mechanical System



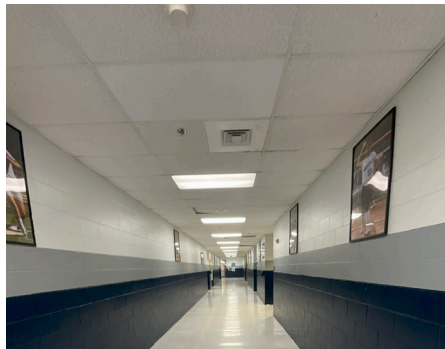
Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Drinking Fountains



Building Systems - Main Electrical Service



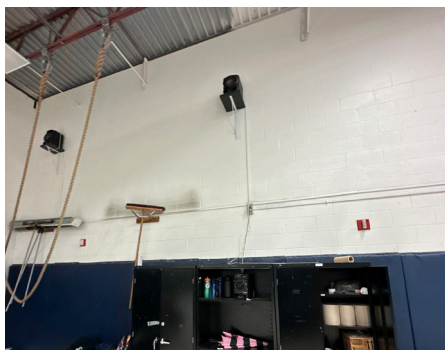
Building Systems - Interior Lighting (Public Areas)



Building Systems - Interior Lighting (Classrooms)



Interior Environment - Interior Doors



Interior Environment - Interior Walls



Interior Environment - Flooring

CONDITION - FUTURE NEED (cont.)



Interior Environment - Ceiling



Interior Environment - Casework



Interior Environment - Plumbing Fixtures

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Inlets



Building Structure / Exterior - Building Structural System

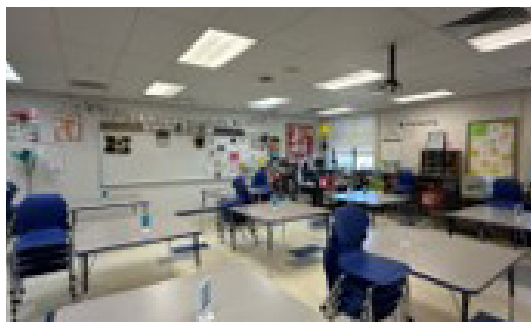
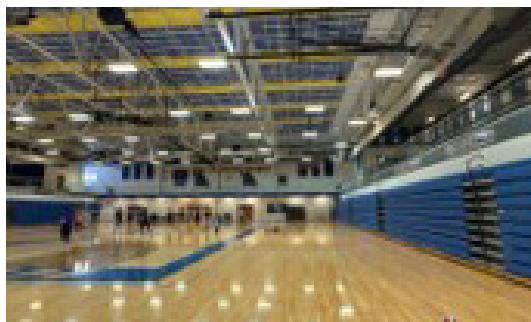
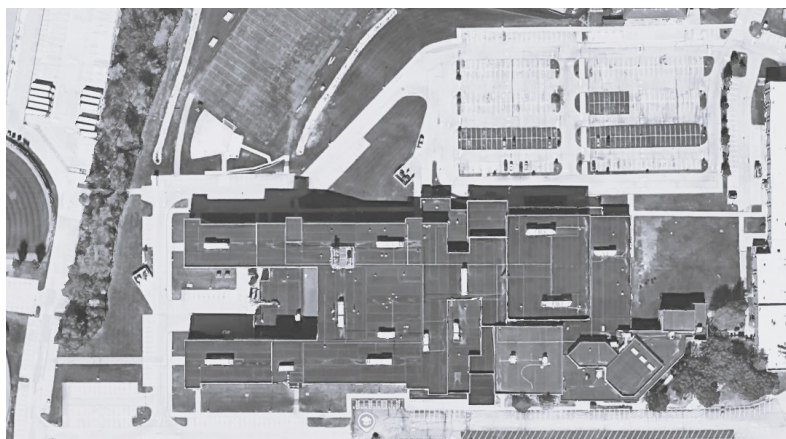
FRANCIS HOWELL HIGH SCHOOL

7001 Highway 94 South, St. Charles, MO 63304

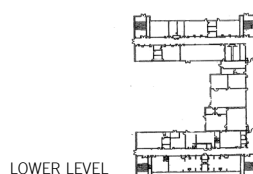
STUDENT CAPACITY

Current Enrollment: 1762
Capacity Current: 2028
Current % Utilized: 87%

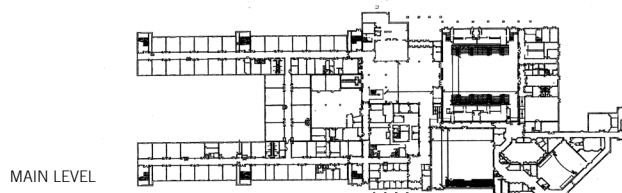
OVERALL BUILDING PHOTOS



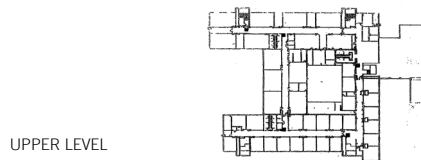
Year Built: N/A Building Area: 361,638 SF Site Area: 36.06 Acres



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

SITE AERIAL

FLOOR PLANS

SCORE: 72.30%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	7
20	15.20
20	16
20	17.30
20	11
10	6.60
TOTAL	73.10

FACILITY ASSESSMENT SCORE

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	There are a few sparse areas, which may be due to the timing of the site visit. The interior of the island near the baseball field requires fill and reseeding. Additional areas need attention where erosion is present.
	Drive Surface	
	Parking Lot	Significant areas of transverse and longitudinal cracking, fatigue and block cracking and spalling have created deterioration and poor conditions. Full removal and replacement recommended in many areas.
	Sidewalk	Sidewalk is generally in good condition. One panel is unlevel and could be a tripping hazard
	Curbs	Curbs are in good condition throughout the site, with only a few minor exceptions. The asphalt curb is failing and should be replaced, but the concrete curbs are generally in good condition.
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	Shifting blocks will need attention in the coming years.
	Fencing	The fencing is showing signs of rust and is completely overgrown with brush and vines. The fence will continue to deteriorate and should either be replaced or have the vegetation removed to help prolong its lifespan before replacement.
	Inlets	The inlets appear to be functioning properly, but siltation and pavement failure around those in the pavement may be hindering their full capacity. The inlets near the east-west stairs on the north side of the school need to be lowered, as water is not entering them and is instead causing erosion around the inlet and down the slope.
	Site Lighting	Recommend replacement of existing pole mounted fixtures and building mounted exterior lighting to be LED for improved site illumination and updated exterior controls to meet current energy codes. Existing pole mounted light locations appear adequate.
2. Building Structure & Exterior Envelope		
	Exterior Façade	Small gym flashing- not allowing positive drainage. Control joints have failed, beyond half-life. Minimal Spalding and efflorescence visible. Dirt/grime below lambs tongue is causing deterioration. Far east EIFS is showing major deterioration/discoloration, chipped finish, showing mesh behind multiple locations, repair or replace
	Exterior Door	
	Exterior Window	Kalwall showing signs of deterioration. (1) storefront has .5" gap in opening. Some instances of window repair/replacement recommended due to moisture or cracking. Insulation visible at storefront and mismatch repair of spandrel/opaque glass at auditorium entrance. All storefronts on the east angled wall have rusted headers
	Building Structural System	Signs of settling throughout, problem areas in Auditorium were resolved in Summer 2025. Additional cracking/settling throughout school should be monitored
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Lab exhaust fans look old (2010). All other equipment appears to be in good shape.
	Plumbing Fixtures - Restroom	Restroom lavatories lack trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	
	Drinking Fountains	
	Water Heaters	Water heaters are 15 years old. Typical lifespan is 15-20 years.
	Main Electrical Service	
	Panelboards	
	Interior Lighting - Classrooms	Recommend upgrade to LED.
	Interior Lighting - Public areas	Recommend upgrade to LED.
	Lighting Controls	Existing lighting controls do not meet current energy code.
	Intercom System	
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	Walls have damage that needs to be repair, and paint refinishing is recommended in future
	Flooring	
	Ceiling	
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	Some spaces do not have lockdown hardware provided, recommend installing.

CONDITION - IMMEDIATE NEED



Building Site - Parking Lot



Building Site - Curbs



Building Site - Fencing



Building Site - Inlets



Building Structure / Exterior - Exterior Facade

CONDITION - FUTURE NEED



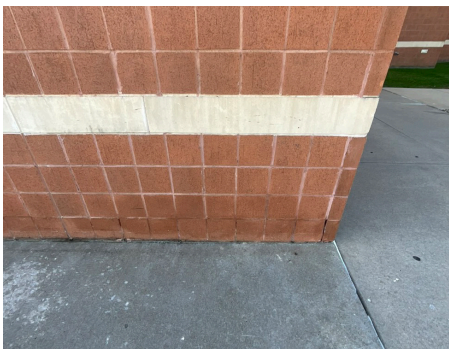
Building Site - Retaining Wall



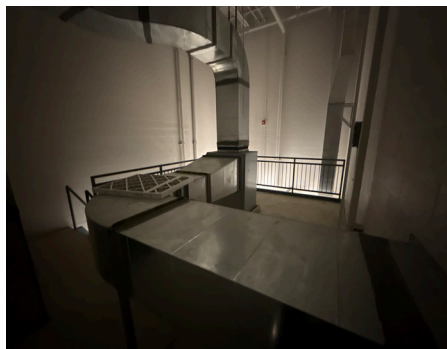
Building Site - Site Lighting



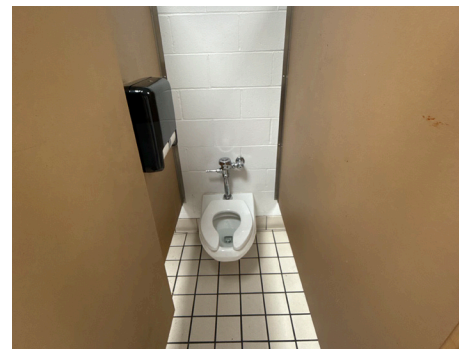
Building Structure / Exterior - Exterior Window



Building Structure / Exterior - Exterior Building Structural System



Building Systems - Mechanical Systems



Building Systems - Plumbing Fixtures (Restroom)

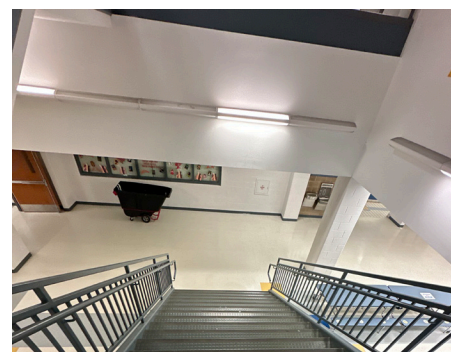
CONDITION - FUTURE NEED (cont.)



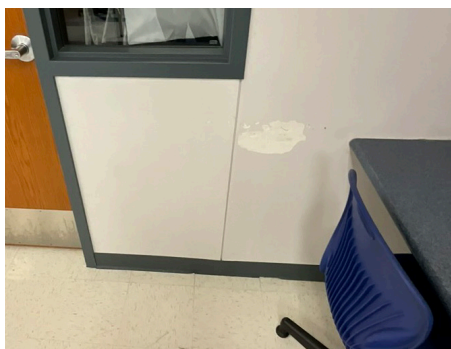
Building Systems - Water Heaters



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Interior Walls

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Sidewalk

3.4 EARLY CHILDHOOD ASSESSMENT REPORTS

EARLY CHILDHOOD OVERVIEW

FACILITY OVERVIEW / COMPARISON

FACILITY SCORES - SUMMARY

FACILITY ASSESSMENT REPORTS - BY BUILDING

GENERAL BUILDING INFORMATION

CURRENT ENROLLMENT / CAPACITY INFORMATION

STAFF / ADMIN SURVEY DATA

FACILITY ASSESSMENT SCORE

FACILITY CONDITION / NEEDS ASSESSMENT - LIST & PHOTOS



Step 2
Collect Data

EARLY CHILDHOOD CENTER OVERVIEW

OVERVIEW

- 3 Early Childhood Facilities
- Current Total Enrollment = 641 students
- Facility Scores range from 63% to 70%
- Newest Facility = 2000 (25 years old)
- Oldest Facility = 1993 (32 years old)

FACILITY SCORES

FACILITY MASTER PLAN - ASSESSMENT SCORING

School	Central School Rd. ECC	Hackmann Rd. ECC	Meadows Parkway ECC
Year Built	1993	1997	2000
1. Building Site, Landscaping etc.	8.25	8.50	9.00
2. Building Structure & Exterior Envelope	12.00	16.80	16.80
3. Building Systems / Maintainability	10.00	10.67	10.00
4. Interior Environment/ Maintainability	15.86	12.19	15.46
5. Accessibility / Safety & Security	11.00	12.00	11.00
6. Future Ready Learning Environments	6.00	7.33	8.50
OVERALL TOTAL	63.11	67.49	70.76

SCHOOL SCORE RANKING	SCORE	YEAR
Meadows Parkway ECC	70.76	2000
Hackmann Rd. ECC	67.49	1997
Central School Rd. ECC	63.11	1993

FACILITY AGE:

2000 – Current Facilities (1)

1990 – 1999 Facilities (2)

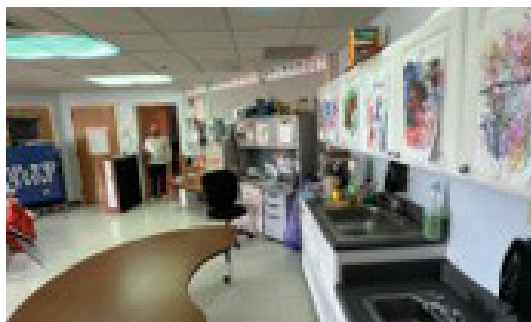
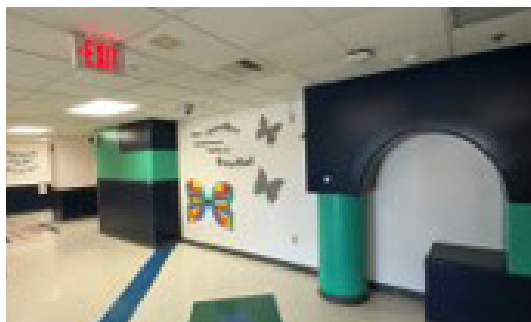
CENTRAL SCHOOL ROAD ECC

4535 Central School Road, St. Charles, MO 63304

STUDENT CAPACITY

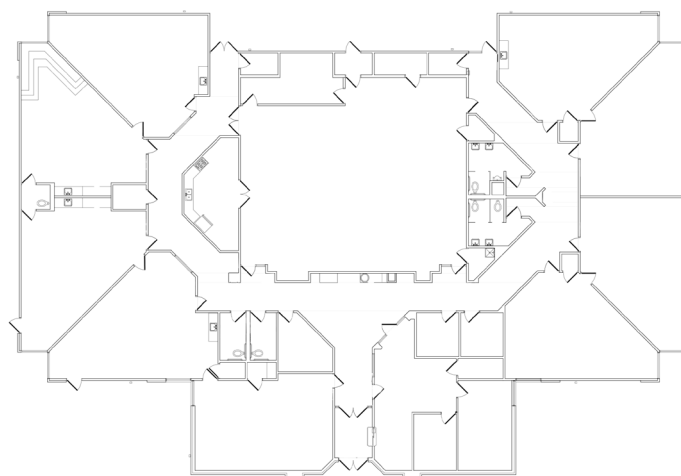
Current Enrollment: 159
Capacity Current: NA
Current % Utilized: NA

OVERALL BUILDING PHOTOS



Year Built: 1993 Building Area: 11,837 SF Site Area: 1.08 Acres

SITE AERIAL



LEVEL 1

FLOOR PLANS

SCORE: 63.11%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8.25
20	12
20	10
20	15.86
20	11
10	6
TOTAL	63.11

FACILITY ASSESSMENT SCORE

CENTRAL SCHOOL ROAD ECC

4535 Central School Road, St. Charles, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	Landscape west of building needs to be maintained and new edging installed.
	Turf Grass	Shaded conditions may hinder the healthy turf/ground cover in certain areas. Several locations, particularly within the playground area, require reseeding or sodding. Additionally, extending the existing manmade playground surfacing to cover worn sections within the fenced area could help improve durability and reduce
	Drive Surface	Entrance drive is in generally good condition, but at the front building entrance cracking needs to be filled and sealed.
	Parking Lot	Parking lot pavement at north side of building needs to be removed and replaced. Recommend installing concrete in the area of dumpster access if not entire lot. Concrete in dumpster area will need attention soon.
	Sidewalk	
	Curbs	Minor chipping and cracking
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	Exhibiting initial signs of rust but remains fully functional at this time.
	Inlets	
	Site Lighting	Recommend upgrade existing pole and building mounted exterior fixtures to be LED and add additional lighting for front entry / Southwest parking area.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Furnaces serving the multipurpose room are 3 years old. Typical lifespan is 10-15 years. Condensing units are 1 year old. Typical lifespan is 10-15 years.
	Plumbing Fixtures - Restroom	Plumbing fixtures appear somewhat worn. Restroom lavatories lack thermostatic mixing valves and trap guards.
	Plumbing Fixtures - Classroom	Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Drinking Fountains	
	Water Heaters	Water heater is 34 years old. Typical lifespan is 10-15 years. Recommend replacing
	Main Electrical Service	Appear to be no main disconnect for panel MP. This panel appears to then have 10 service disconnects which exceeds the code maximum of 6.
	Panelboards	Does not appear to have any spaces / spares.
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade to LED
	Lighting Controls	Majority of lighting controls do not meet current energy code.
	Intercom System	Would recommend to a 2-way talkback intercom system.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	
	Flooring	Carpet is dated and worn, VCT is in rough condition, recommend full replacement in future
	Ceiling	Ceiling has multiple locations of damage, sagging tile, and cracking. recommend replacement in Core Classrooms/SPED rooms
	Casework	
	Furniture	Recommend future replacement of furniture to more modern, functional pieces
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	Secure Vestibule/Entry and Door Locks existing in building. Additional opportunities for layered lockdown points exist.

CONDITION - IMMEDIATE NEED



Building Site - Turf Grass



Building Site - Drive Surface



Building Site - Parking Lot



Building Systems - Water Heaters



Building Systems - Main Electrical Service

CONDITION - FUTURE NEED



Building Site - Curbs



Building Site - Fencing



Building Site - Site Lighting



Building Systems - Mechanical System



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Plumbing Fixtures (Classrooms)

CONDITION - FUTURE NEED (cont.)



Building Systems - Panelboards



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Flooring



Interior Environment - Ceiling



Interior Environment - Casework

CONDITION - MAINTENANCE NEEDED



Building Site - Landscaping

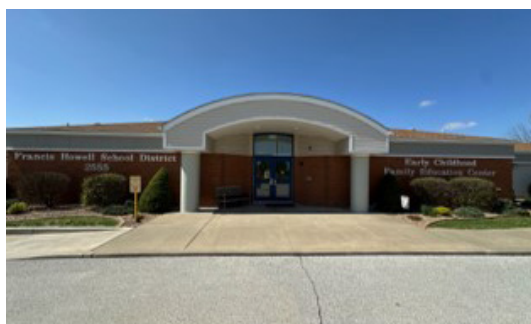
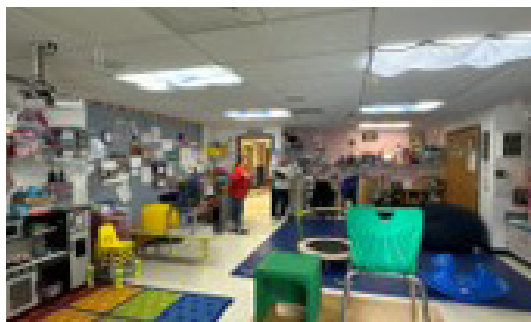
HACKMANN ROAD ECC

2555 Hackmann Road, St. Charles MO 63304

STUDENT CAPACITY

Current Enrollment: 229
Capacity Current: NA
Current % Utilized: NA

OVERALL BUILDING PHOTOS

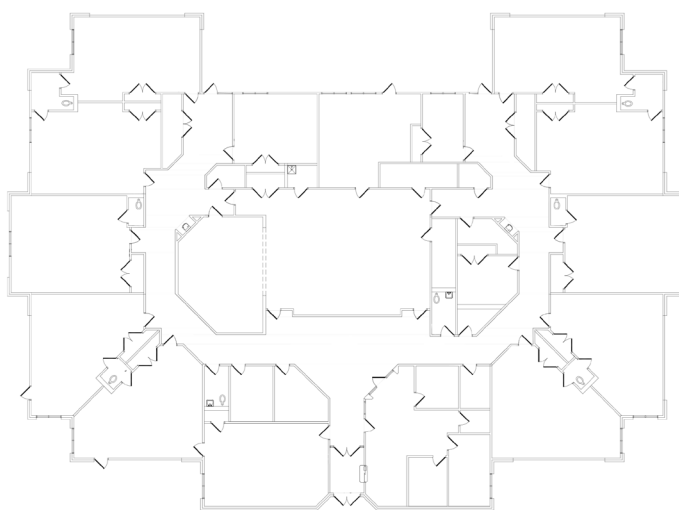


Year Built: 1997

Building Area: 14,984 SF

Site Area: 0.68 Acres

SITE AERIAL



LEVEL 1

FLOOR PLANS

SCORE: 67.49%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	8.50
20	16.80
20	10.67
20	12.19
20	12
10	7.33
TOTAL	67.49

FACILITY ASSESSMENT SCORE

HACKMANN ROAD ECC

2555 Hackmann Road, St. Charles MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	
	Drive Surface	
	Parking Lot	Some cracking at rear parking area. Crack filling and patching recommended.
	Sidewalk	
	Curbs	
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	Undermining around inlet - needs to be backfilled.
	Site Lighting	Recommend upgrade existing pole and building mounted exterior fixtures to be LED and add additional lighting in parking area behind building.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Didn't see evidence of outside air being provided to the inside units; does not meet mechanical code requirements for ventilation. Approximately 30% of the condensing units have been replaced within the last five years. The rest appear to be past life.
	Plumbing Fixtures - Restroom	Fixtures look a little worn but sufficient for current use. Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Fixtures look a little worn but sufficient for current use. Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Drinking Fountains	Older drinking fountains are not refrigerated.
	Water Heaters	Hot water heater appears to be functional, but without recirculation, sinks on other side of building never get hot water.
	Main Electrical Service	
	Panelboards	
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade to LED
	Lighting Controls	Lighting controls do not meet current energy code.
	Intercom System	Recommend to a 2-way talkback intercom system.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Doors have general wear and tear, chipping of paint on frames and minimal damage to doors. Recommend full door replacement in the future
	Interior Window/Glazing	
	Interior Wall	Walls have general wear and tear, may need refinish in future
	Flooring	Overall flooring is in fine condition, some areas in need of repair
	Ceiling	Overall ceiling is in fine shape, areas of water damage need to be addressed
	Casework	
	Furniture	
	Plumbing Fixtures	Some fixtures do no meet ADA requirements
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	Secure Vestibule/Entry and Door Locks existing in building. Additional opportunities for layered lockdown points exist.

NOT APPLICABLE
IMMEDIATE NEED
MAINTENANCE NEEDED
FUTURE NEED
NO ATTENTION NEEDED

*Refer to Exhibit 'B' for Additions details / Structural Report from 2020.

CONDITION - IMMEDIATE NEED



Building Systems - Mechanical System

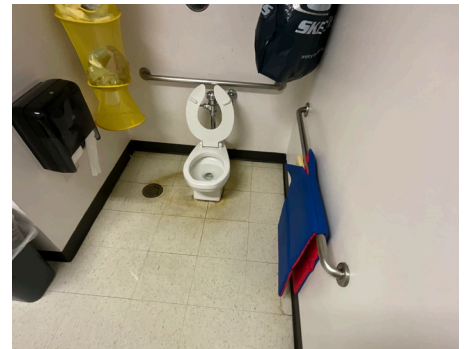
CONDITION - FUTURE NEED



Building Site - Site Lighting



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Plumbing Fixtures (Classrooms)



Building Systems - Drinking Fountains



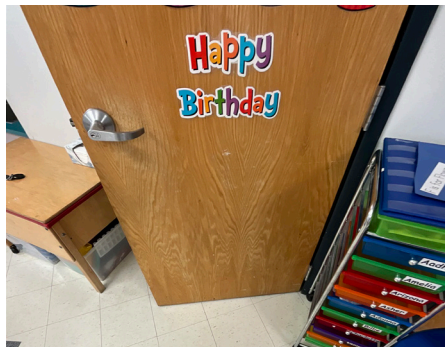
Building Systems - Water Heaters



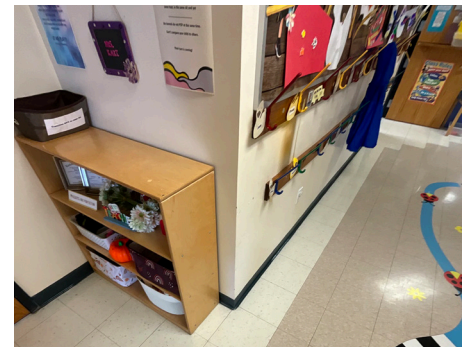
Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Interior Doors

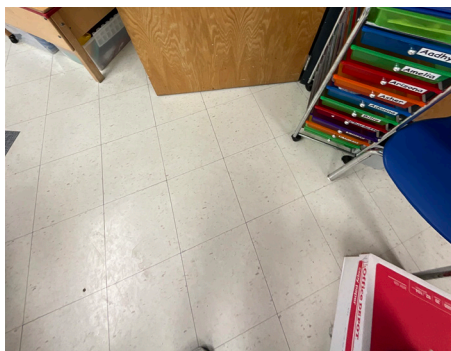


Interior Environment - Interior Wall

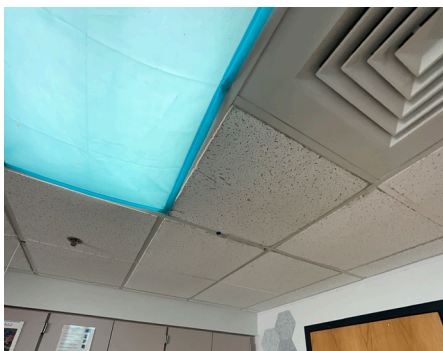
HACKMANN ROAD ECC

2555 Hackmann Road, St. Charles MO 63304

CONDITION - FUTURE NEED (cont.)



Interior Environment - Flooring



Interior Environment - Ceiling

CONDITION - MAINTENANCE NEEDED



Building Site - Parking Lot



Building Site - Inlets

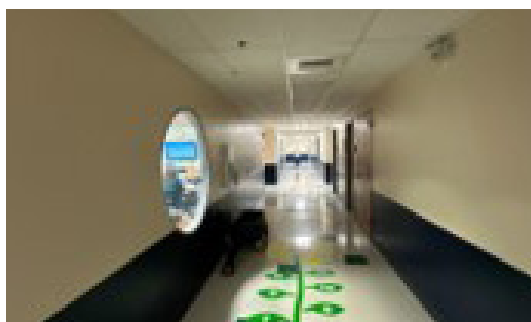
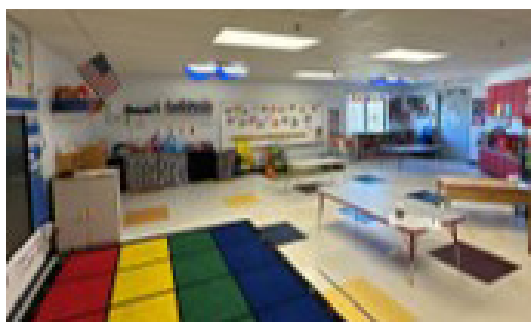
MEADOWS PARKWAY ECC

4810 Meadows Pkwy, Weldon Spring, MO 63304

STUDENT CAPACITY

Current Enrollment: 253
Capacity Current: NA
Current % Utilized: NA

OVERALL BUILDING PHOTOS



Year Built: 2000

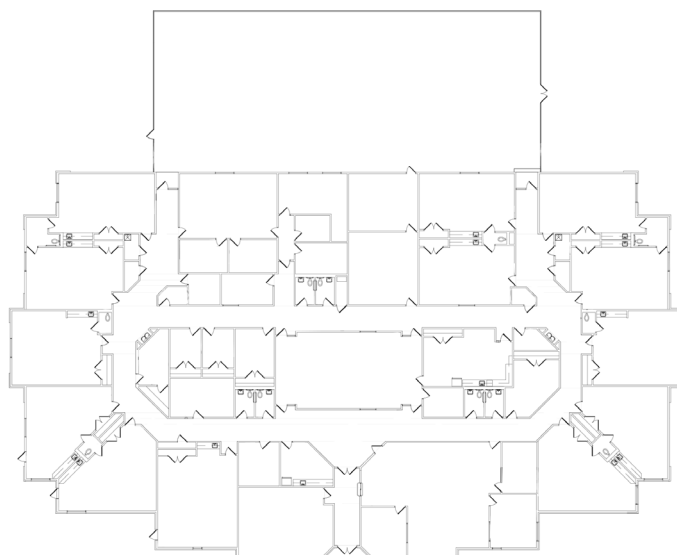
Building Area: 22,378 SF

Site Area: 11.6 Acres

SITE AERIAL



FLOOR PLANS



LEVEL 1

SCORE: 70.76%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY
6. FUTURE READY LEARNING ENVIRONMENTS

Possible Points	Actual Points
10	9.00
20	16.80
20	10
20	15.46
20	11
10	8.50
TOTAL	70.76

FACILITY ASSESSMENT SCORE

MEADOWS PARKWAY ECC

4810 Meadows Pkwy, Weldon Spring, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	Landscaping near building is in good condition with recently placed mulch. Parking lot island is lacking grass and/or landscape materials.
	Turf Grass	Sparse turf areas may require seeding or sodding, though the seasonal timing of the photographs may influence the perceived condition. Specific attention is needed in areas adjacent to sidewalks and behind curbs.
	Drive Surface	
	Parking Lot	Crack sealing and minor patching areas.
	Sidewalk	
	Curbs	Curb has a couple of areas of separation and cracking, but generally in good condition.
	Hardscape Play	The hardscape play area is in generally fair condition; however, several large cracks have developed and should be sealed in the near term. Full replacement should be considered within a 3-5 year timeframe.
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	The inlets are in good condition; however, surrounding erosion has created voids that need to be backfilled to restore proper grading and prevent further degradation.
	Site Lighting	Recommend upgrade existing pole and building mounted exterior fixtures to be LED
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Didn't see evidence of outside air being provided to the inside units; does not meet mechanical code requirements for ventilation. Approximately 60% of the condensing units are 6-8 years old, the remaining condensing units are older than 10 years. Typical lifespan is 10-15 years.
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Classroom sinks lacking thermostatic mixing valves.
	Drinking Fountains	
	Water Heaters	Water heater is 15 years old. Typical lifespan is 10-15 years. Recommend replacing
	Main Electrical Service	Appear to be no main disconnect for main panel. Panel has reached the maximum of 6 service disconnects. If future renovation / addition requires additional capacity, main panel will need to be replaced.
	Panelboards	
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade to LED
	Lighting Controls	Lighting controls do not meet current energy code.
	Intercom System	Would recommend to a 2-way talkback intercom system.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	
	Flooring	
	Ceiling	
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility / Safety & Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	Only Interior cameras provided at Main Entry & MPR, recommend additional
	Access/Door Controls	
	Building Safety (General)	Secure Vestibule/Entry and Door Locks existing in building. Additional opportunities for layered lockdown points exist. Interior does not have full camera coverage, recommend additional cameras.

MEADOWS PARKWAY ECC

4810 Meadows Pkwy, Weldon Spring, MO 63304

CONDITION - IMMEDIATE NEED



Building Site - Hardscape Play



Building Systems - Water Heaters

CONDITION - FUTURE NEED



Building Site - Curbs



Building Systems - Mechanical System



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Plumbing Fixtures (Classrooms)



Building Systems - Main Electrical System



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)

MEADOWS PARKWAY ECC

4810 Meadows Pkwy, Weldon Spring, MO 63304

CONDITION - MAINTENANCE NEEDED



Building Site - Landscaping



Building Site - Turf Grass



Building Site - Parking Lot



Building Site - Inlets

3.5 SUPPORT FACILITY ASSESSMENT REPORTS

SUPPORT FACILITY OVERVIEW

FACILITY OVERVIEW / COMPARISON

FACILITY SCORES - SUMMARY

FACILITY ASSESSMENT REPORTS - BY BUILDING

GENERAL BUILDING INFORMATION

FACILITY ASSESSMENT SCORE

FACILITY CONDITION / NEEDS ASSESSMENT - LIST & PHOTOS



Step 2
Collect Data

SUPPORT FACILITIES OVERVIEW

OVERVIEW

- 5 Support Facilities
- Facility Scores range from 60% to 67%
- Newest Facility = 1998 (27 years old)
- Oldest Facility = 1975 (50 years old)

FACILITY SCORES

FACILITY MASTER PLAN - ASSESSMENT SCORING

School	4545 Transportation Admin. Building	Central Office	Burbes	Heritage Building (PAT)	Westwood Trail Academy
Year Built	1991	1975	1997	1998	1975
1. Building Site, Landscaping etc.	8.50	8.75	9.00	7.75	7.75
2. Building Structure & Exterior Envelope	12.80	13.60	12.80	15.20	13.60
3. Building Systems / Maintainability	12.67	15.33	13.33	10.00	12.00
4. Interior Environment/ Maintainability	16.42	18.47	15.75	18.29	17.62
5. Accessibility / Safety & Security	14.00	11.00	10.00	10.00	11.00
6. Future Ready Learning Environments					
OVERALL TOTAL	64.38	67.15	60.88	61.24	61.97

SCHOOL SCORE RANKING	SCORE	YEAR
Central Office	67.15	1975
4545 Transportation Admin. Building	64.38	1991
Westwood Trail Academy	61.97	1975
Heritage Building (PAT)	61.24	1998
Burbes	60.88	1997

FACILITY AGE:
1990 – 1999 Facilities (3)
Pre 1979 Facilities (2)

4545 TRANSPORTATION ADMIN.

4545 Central School Road, St. Charles, MO 63304

OVERALL BUILDING PHOTOS



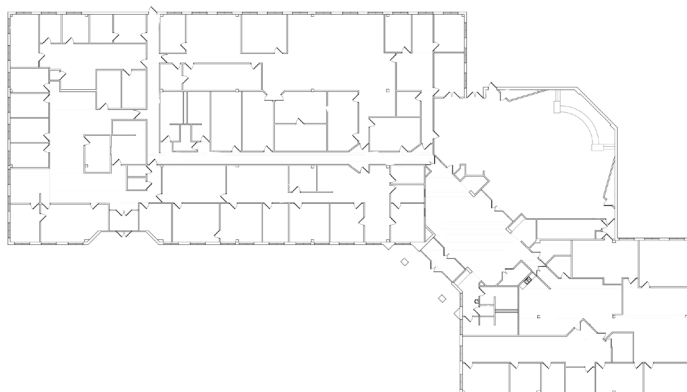
Year
Built: 1991

Building
Area: 26,844 SF

Site
Area: 4.12 Acres

SITE AERIAL

FLOOR PLANS



LEVEL 1

SCORE: 71.53%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY

Possible Points	Actual Points
10	8.50
20	12.80
20	12.67
20	16.42
20	14
TOTAL	64.38

FACILITY ASSESSMENT SCORE

4545 TRANSPORTATION ADMIN.

4545 Central School Road, St. Charles, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	The turf grass across the site is generally in good condition. However, some shaded areas are unable to sustain healthy growth, while other sections require re-seeding or sodding to address sparsity.
	Drive Surface	Access drive at south side of building needs to be removed and replaced.
	Parking Lot	Certain sections of the parking lot show transverse, longitudinal, and block cracking. These areas should be patched, and other sections should be treated with crack sealing.
	Sidewalk	The sidewalks adjacent to the building are generally in good condition, though some areas exhibit cracking. While not urgent, these areas should be repaired or replaced to prevent further deterioration.
	Curbs	The asphalt curbing is deteriorating and breaking apart, while the concrete curb is generally in good condition, aside from a few limited locations that require removal and replacement.
	Hardscape Play	
	Loading Area	The loading area is generally in good condition; however, the section where the trash dumpsters are located requires repair. It is recommended that this area be reconstructed with concrete instead of asphalt to enhance durability.
	Entrances to City ROW	Entrance to site is shared with Hollenbeck Middle School and Central Elementary. It is in poor condition and portions will require reconstruction.
	Retaining Wall	
	Fencing	
	Inlets	
	Site Lighting	
2. Building Structure & Exterior Envelope		
	Exterior Façade	Many areas have organic growth, minimal cracking, a few busted corners in need of repair. Some of the control joint sealant has cracked and is in need of future replacement
	Exterior Door	
	Exterior Window	Sealant around frames getting starting to degrade in some instances
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Pumps are 34 years old. Typical lifespan is 20-25 years. Boilers are 33 years old. Typical lifespan is 20-25 years. Cooling tower is 7 years old. Typical lifespan is 15-20 years.
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	
	Drinking Fountains	Some of the drinking fountains are older models that are reaching end-of-life
	Water Heaters	Hot water heater is 33 years old. Typical lifespan is 15-20 years.
	Main Electrical Service	Main electrical gear is equipped with fuse switches and may be hard to retrofit for future expansion. Existing switchgear may need to be replaced for future expansion. Light fixtures in electrical room appear to be burnt out. Light bulbs in electrical room shall be replaced as soon as possible to meet building code.
	Panelboards	Panelboards are old, do not appear to have much space / spares for future expansion.
	Interior Lighting - Classrooms	
	Interior Lighting - Public areas	Recommend upgrade to LED.
	Lighting Controls	Recommend lighting control upgrade so all lighting controls meet current energy code.
	Intercom System	
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	
	Flooring	
	Ceiling	Half of the ACT tiles are showing wear, and may need to be replaced in the future
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility, Environmental Concerns, Safety/Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Site -Curbs



Building Site - Loading Area



Building Site - Entrance to ROW



Building Systems - Mechanical System



Building Systems - Water Heaters

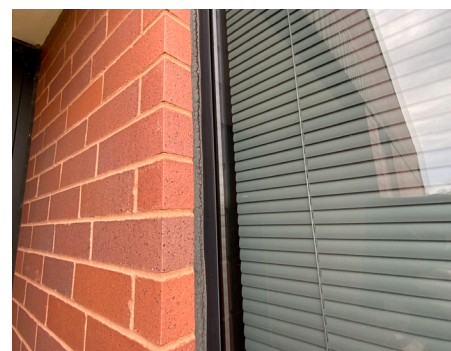
CONDITION - FUTURE NEED



Building Site - Sidewalk



Building Structure / Exterior - Exterior Facade



Building Structure / Exterior - Exterior Window

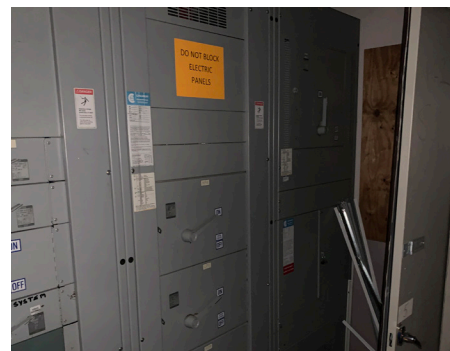
CONDITION - FUTURE NEED (cont.)



Building Systems - Plumbing Fixtures (Restrooms)



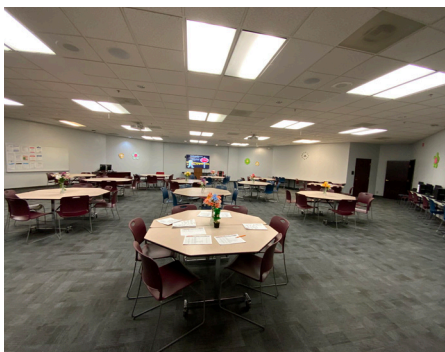
Building Systems - Drinking Fountains



Building Systems - Main Electrical Service



Building Systems - Panelboards



Building Systems - Interior Lighting (Public Areas)



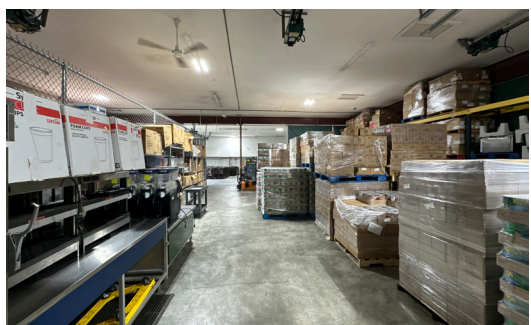
Interior Environment - Ceilings

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass

OVERALL BUILDING PHOTOS

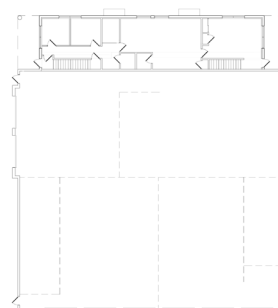


Year
Built: 1997

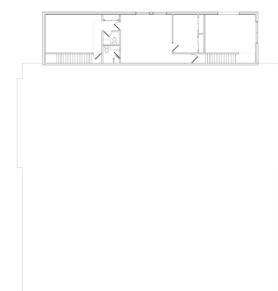
Building
Area: 12,875 SF

Site
Area: 2.67 Acres

MAIN LEVEL



UPPER LEVEL



SITE AERIAL

FLOOR PLANS

SCORE: 67.64%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY

Possible Points	Actual Points
10	9
20	12.80
20	13.33
20	15.75
20	10
TOTAL	60.88

FACILITY ASSESSMENT SCORE

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	
	Drive Surface	The entrance driveway is in poor condition and requires full replacement. Ownership and maintenance responsibility are unclear, as the driveway appears to be shared with an adjacent property owner.
	Parking Lot	The parking areas consist of both concrete and asphalt surfaces. Portions of the concrete have cracked and deteriorated, while the asphalt sections exhibit extensive alligator (fatigue) cracking.
	Sidewalk	There is minimal sidewalk along the building, with a small section of cracked concrete that, while not currently a tripping hazard, should be monitored for future deterioration.
	Curbs	
	Hardscape Play	
	Loading Area	Overhead door areas are in good condition other than adjoining pavement. Doors on east side of building have concrete with one small area of cracking.
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	
	Site Lighting	Recommend upgrade to LED fixtures.
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Heat pump is 29 years old. Typical lifespan is 10-15 years.
	Plumbing Fixtures - Restroom	Fixtures are worn; lavatory lacking thermostatic mixing valve.
	Plumbing Fixtures - Classroom	
	Drinking Fountains	
	Water Heaters	Water heater is 9 years old. Typical lifespan is 10-15 years.
	Main Electrical Service	2 service disconnects appear to be installed at electrical service entrance. Any future capacity will need to be evaluated at downstream branch panelboards.
	Panelboards	Panelboards do not appear to have room for additional capacity. Will need to replace existing panelboards for future expansion.
	Interior Lighting - Classrooms	
	Interior Lighting - Public areas	Recommend upgrade to all non-led fixtures.
	Lighting Controls	Existing lighting controls do not meet current energy code.
	Intercom System	
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	Some doors have knob hardware, need to be updated to levers
	Interior Window/Glazing	
	Interior Wall	
	Flooring	Floor is worn and scratched, showing wear and tear, may need to be replaced in the future
	Ceiling	
	Casework	
	Furniture	Furniture is dated and may need to be replaced in the future
	Plumbing Fixtures	
5. Accessibility, Environmental Concerns, Safety/Security		
	Accessibility (General)	No elevator provided in multi level building
	Secure Entry	
	Security Cameras	
	Access/Door Controls	
	Building Safety (General)	

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Systems - Mechanical Systems

CONDITION - FUTURE NEED



Building Site - Sidewalk



Building Site - Loading Area



Building Site - Site Lighting



Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Water Heaters



Building Systems - Main Electrical Service



Building Systems - Panelboards



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Door

CONDITION - FUTURE NEED (cont.)



Interior Environment - Flooring



Interior Environment - Furniture

CENTRAL OFFICE

1405 Highway Drive, St. Charles, MO 63304

OVERALL BUILDING PHOTOS



Year
Built: 1975

Building
Area: 3,389 SF

Site
Area: 9.48 Acres



LEVEL 3



LEVEL 2



LEVEL 1

SITE AERIAL

FLOOR PLANS

SCORE: 74.61%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY

Possible Points	Actual Points
10	8.75
20	13.60
20	15.33
20	18.47
20	11
TOTAL	67.15

FACILITY ASSESSMENT SCORE

CENTRAL OFFICE

1405 Highway Drive, St. Charles, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	There is a lack of turf grass in areas of limited sunlight and shaded locations.
	Drive Surface	Driveway exhibits signs of longitudinal and transitional cracking, alligator (fatigue) cracking and weathering.
	Parking Lot	Parking areas also exhibit signs of longitudinal and transitional cracking, alligator (fatigue) cracking and weathering.
	Sidewalk	
	Curbs	The concrete curbing shows signs of cracking and chipping in several areas. While repairs are necessary, they are not considered urgent at this time.
	Hardscape Play	
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	
	Inlets	
	Site Lighting	
2. Building Structure & Exterior Envelope		
	Exterior Façade	
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	Roof assessment still in progress
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	Rooftop units are 27 years old. Typical lifespan is 15-20 years.
	Plumbing Fixtures - Restroom	
	Plumbing Fixtures - Classroom	
	Drinking Fountains	
	Water Heaters	
	Main Electrical Service	
	Panelboards	
	Interior Lighting - Classrooms	
	Interior Lighting - Public areas	Recommend upgrade to LED.
	Lighting Controls	Toggle / Keyed switching does not meet current energy code.
	Intercom System	
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	
	Flooring	
	Ceiling	
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility, Environmental Concerns, Safety/Security		
	Accessibility (General)	
	Secure Entry	No secure entry provided
	Security Cameras	Minimal interior and exterior camera coverage
	Access/Door Controls	
	Building Safety (General)	May require additional lockdown hardware, and additional camera coverage

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot

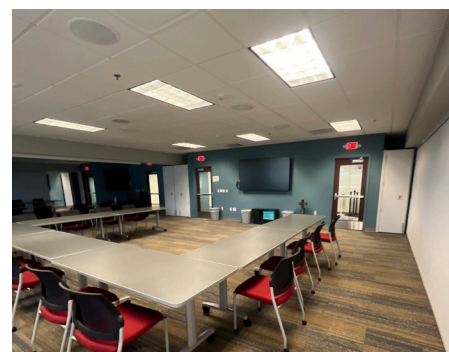
CONDITION - FUTURE NEED



Building Site - Curbs



Building Systems - Mechanical System



Building Systems - Interior Lighting (Public Areas)

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass

HERITAGE BUILDING (PAT)

1400 Gettysburg Landing, St. Charles, MO 63303

OVERALL BUILDING PHOTOS



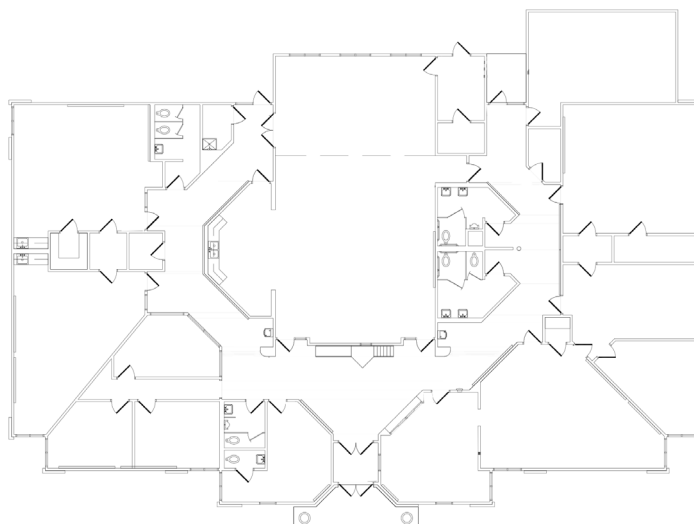
Year
Built: 1998

Building
Area: 9,039 SF

Site
Area: N/A Acres

SITE AERIAL

FLOOR PLANS



LEVEL 1

SCORE: 68.04%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY

Possible Points	Actual Points
10	7.75
20	15.20
20	10
20	18.29
20	10
TOTAL	61.24

FACILITY ASSESSMENT SCORE

HERITAGE BUILDING (PAT)

1400 Gettysburg Landing, St. Charles, MO 63303

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	A few sparse areas near sidewalks and on hillsides show limited growth, likely due in part to the timing of the site visit.
	Drive Surface	Driveway is in very poor condition. Previously patched - recommend full removal and replacement.
	Parking Lot	Parking area in very poor condition. Previously patched - recommend full removal and replacement.
	Sidewalk	
	Curbs	Curb in good condition other very limited chipping. No need for immediate action.
	Hardscape Play	Areas of pavement failure and sinking. Pavement patching and crack sealing recommended.
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	
	Fencing	The fence is currently in fair condition, though it is beginning to show signs of rust.
	Inlets	
	Site Lighting	Recommend upgrade existing pole and building mounted exterior fixtures to be LED and add additional pole lighting for Northwest parking area.
2. Building Structure & Exterior Envelope		
	Exterior Façade	Some of the canopy transitions are in need a future attention
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	~60% of the condensing units are between 5-10 years old. The rest are around 29 years old. Typical lifespan is 10-15 years.
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking trap guards and thermostatic mixing valves.
	Plumbing Fixtures - Classroom	Classroom sinks are lacking thermostatic mixing valves.
	Drinking Fountains	Some of the drinking fountains are older models that are reaching end-of-life.
	Water Heaters	
	Main Electrical Service	
	Panelboards	May need to upgrade / replace panels in the future if additional capacity is required as existing panels do not have much additional capacity.
	Interior Lighting - Classrooms	Recommend upgrade to LED
	Interior Lighting - Public areas	Recommend upgrade to LED
	Lighting Controls	Lighting controls do not meet current energy code.
	Intercom System	Would recommend to a 2-way talkback intercom system.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	
	Flooring	Some areas of VCT showing signs of separation and wear and tear
	Ceiling	
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility, Environmental Concerns, Safety/Security		
	Accessibility (General)	
	Secure Entry	
	Security Cameras	Has no interior camera coverage
	Access/Door Controls	
	Building Safety (General)	May require additional lockdown hardware, and additional camera coverage

HERITAGE BUILDING (PAT)

1400 Gettysburg Landing, St. Charles, MO 63303

CONDITION - IMMEDIATE NEED



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Hardscape Play

CONDITION - FUTURE NEED



Building Site - Curbs



Building Site - Fencing



Building Site - Site Lighting



Building Structure / Exterior - Exterior Facade



Building Systems - Mechanical System



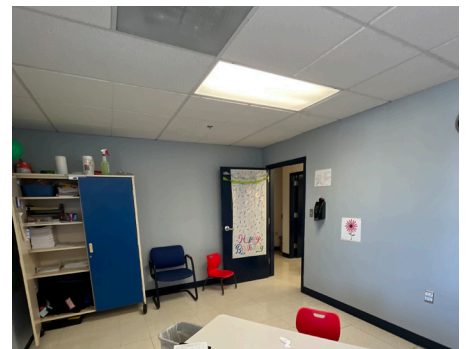
Building Systems - Plumbing Fixtures (Restrooms)



Building Systems - Drinking Fountains



Building Systems - Panelboards



Building Systems - Interior Lighting (Classrooms)

CONDITION - FUTURE NEED (cont.)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Flooring

CONDITION - MAINTENANCE NEEDED

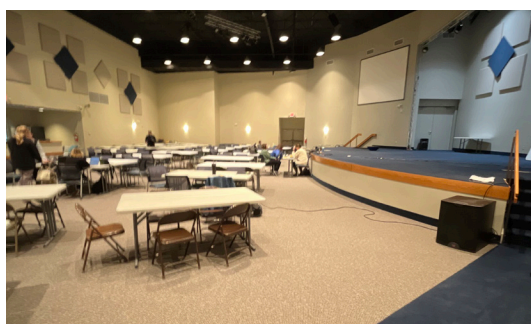
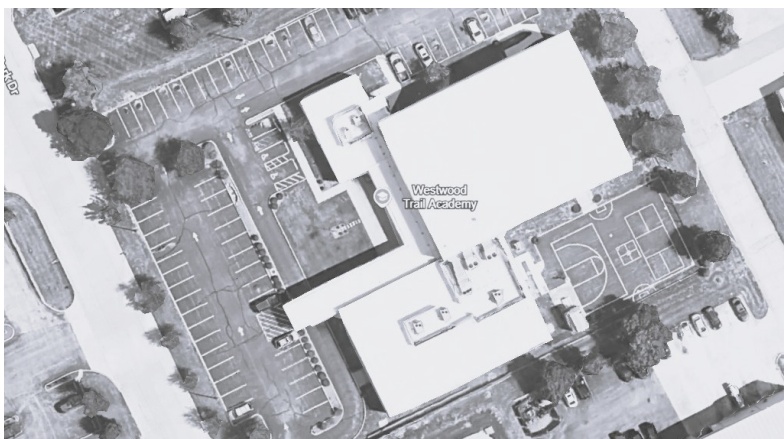


Building Site - Turf Grass

WESTWOOD TRAIL ACADEMY

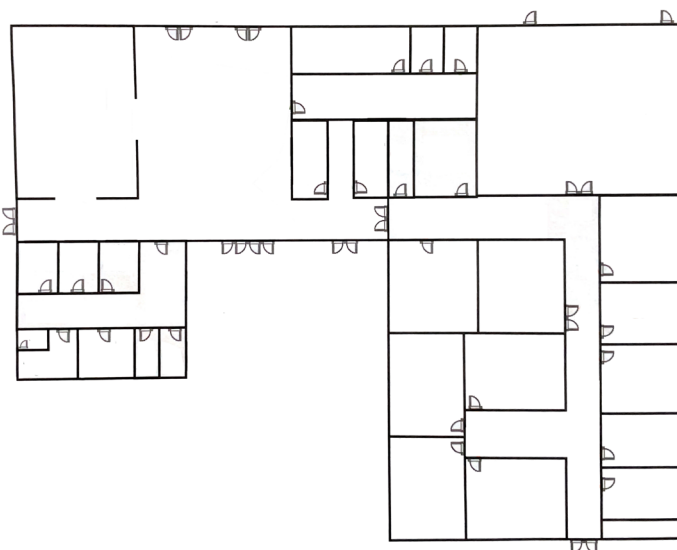
810 Westwood Industrial Park Dr., Weldon Spring, MO 63304

OVERALL BUILDING PHOTOS



Year Built: 1975 Building Area: 3,389 SF Site Area: 9.48 Acres

SITE AERIAL



LEVEL 1

FLOOR PLANS

SCORE: 68.85%

1. SCHOOL BUILDING SITE, LANDSCAPING ETC.
2. BUILDING STRUCTURE & EXTERIOR ENVELOPE
3. BUILDING SYSTEMS / MAINTAINABILITY
4. INTERIOR ENVIRONMENT / MAINTAINABILITY
5. ACCESSIBILITY, SAFETY & SECURITY

Possible Points	Actual Points
10	7.75
20	13.60
20	12
20	17.62
20	11
TOTAL	61.97

FACILITY ASSESSMENT SCORE

WESTWOOD TRAIL ACADEMY

810 Westwood Industrial Park Dr., Weldon Spring, MO 63304

1. Building Site, Landscaping etc.		
	Drainage System	
	Landscaping	
	Turf Grass	The turf is generally in good condition, but there are sparse areas, such as behind curbs and on the south side near the retaining wall, that should be seeded or sodded. These conditions may be due to the season of the photograph. The area near the wall is also experiencing some weed growth.
	Drive Surface	Pavement exhibits large longitudinal and transverse cracking. In need of crack sealing and some areas of patching. Alligator (fatigue) cracking, block cracking and weathering are also present.
	Parking Lot	Pavement exhibits large longitudinal and transverse cracking. In need of crack sealing and some areas of patching. Alligator (fatigue) cracking, block cracking and weathering are also present.
	Sidewalk	
	Curbs	
	Hardscape Play	Hardscape play area in need of crack sealing or patching.
	Loading Area	
	Entrances to City ROW	
	Retaining Wall	The wall on the south side of the building is beginning to lean at the shorter east end. The blocks should be removed and reset.
	Fencing	
	Inlets	
	Site Lighting	Recommend full led fixture replacement for existing pole mounted light fixtures and building mounted light fixtures with new controls meeting current energy code. Existing pole locations appear to be sufficient.
2. Building Structure & Exterior Envelope		
	Exterior Façade	At least one dent/crack in the envelope. Some of the metal panel looks in poor condition, unclear if it is dirty or something internal needs to be evaluated.
	Exterior Door	
	Exterior Window	
	Building Structural System	
	Roof	Roof assessment still in progress
	Roof Screen	
3. Building Systems / Maintainability		
	Mechanical System	
	Plumbing Fixtures - Restroom	Restroom lavatories are lacking thermostatic mixing valves.
	Plumbing Fixtures - Classroom	
	Drinking Fountains	
	Water Heaters	
	Main Electrical Service	Per 2023 NEC 110.26(C)(2) this switchboard is 1200A so must have 6.5' working clearance in front to meet current electrical code. Existing switchboard no main disconnect but rather has 5 service disconnects of the code required 6.
	Panelboards	
	Interior Lighting - Classrooms	Recommend upgrade remaining fluorescent fixtures to LED
	Interior Lighting - Public areas	Recommend upgrade fixtures to LED
	Lighting Controls	Recommend replacing toggle switches / non occupancy sensing rooms to current energy code controls.
	Intercom System	Paging is used from school phones.
	Master Clock System	
4. Interior Environment / Maintainability		
	Interior Door	
	Interior Window/Glazing	
	Interior Wall	
	Flooring	
	Ceiling	Multiple areas of ACT water damage that needs to be evaluated and resolved
	Casework	
	Furniture	
	Plumbing Fixtures	
5. Accessibility, Environmental Concerns, Safety/Security		
	Accessibility (General)	
	Secure Entry	No secure entry provided
	Security Cameras	Recommended to have additional exterior camera coverage
	Access/Door Controls	
	Building Safety (General)	Has minimal camera coverage

CONDITION - IMMEDIATE NEED



Building Systems - Main Electrical Service

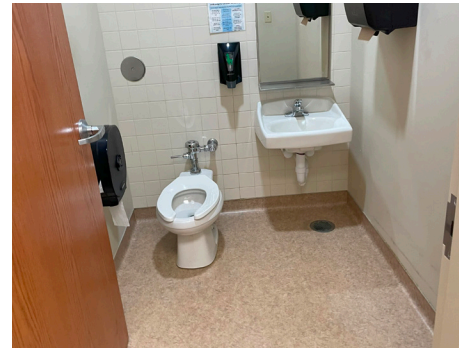
CONDITION - FUTURE NEED



Building Site - Site Lighting



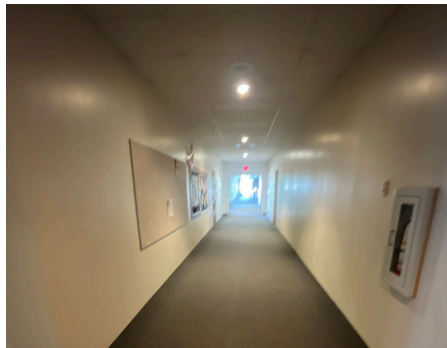
Building Structure / Exterior - Exterior Facade



Building Systems - Plumbing Fixtures (Restroom)



Building Systems - Interior Lighting (Classrooms)



Building Systems - Interior Lighting (Public Areas)



Interior Environment - Ceiling

CONDITION - MAINTENANCE NEEDED



Building Site - Turf Grass



Building Site - Drive Surface



Building Site - Parking Lot



Building Site - Hardscape Play



Building Site - Retaining Wall