



# FACILITY CONDITION ASSESSMENT UPDATE

St Louis Public Schools

May 28, 2024

# Master Planning Process: Data Driven Decision Making

**01**

## Data Gathering

Facility Conditions Assessment  
Demographic Analysis  
Facility Capacity and Utilization  
Educational Adequacy  
    Accessibility and Inclusivity  
    Safety and Security  
    Energy Efficiency and Sustainability  
    Equity between Facilities

**02**

## Space Needs Analysis

**03**

## Space Optimization Scenarios

**04**

## Recommendations

### for Capital Improvement Plan

Prioritization of repairs, renovations, new construction, relocations, and repurposing  
Diagrammatic floor plans and concept renderings  
Cost estimates for each recommended improvement  
Timeline and phasing of capital projects

**05**

## *Commitment to Act* on the Master Plan



**Community  
Engagement  
& Stakeholder  
Input**



# WHY FACILITY CONDITION ASSESSMENTS?

1. The first step in the master planning process
2. An analysis of existing educational facilities
3. Data driven
4. Provides cost information
5. Identifies deferred maintenance
6. Identifies critical infrastructure improvements
7. Aligns with current summer projects



# PROJECT APPROACH

1. System Expenditure Summary
2. Sample Project
3. FCI Definitions
4. FCI Analysis
5. Site Assessment Approach
6. Data Collection Process
7. Synthesis of Data
8. Immediate Needs
9. Sample Asset Data
10. Sample FCA Dashboard
11. Annual Report



# THE NUMBERS

Number of assessors:	20+
How many schools:	68
How many facilities:	72
How many square feet:	6,542,885



# THE PHYSICAL NEEDS ASSESSMENT





- Paving and Curbs
- Parking Lots
- Flatwork
- Landscaping / Appurtenances
- Topography
- Ingress / Egress
- Utilities
- Tunnel Systems
- Recreational and Park Facilities

**SITE AND INFRASTRUCTURE**

- Structural Frame
- Fenestration / Facades
- Walls / Curtain Wall
- Windows
- Doors / Sliders
- Commercial Overhead Doors
- Balconies / Decks
- Stairways



## EXTERIOR AND BUILDING ENVELOPE





- Roof Systems
- Membranes
- Flashings
- Parapets
- Skylights
- Pitchpans
- Appurtenances
- Rooftop Equipment



## ROOF AND ROOFTOP SYSTEMS



- Interior Elements
- Ceiling Finishes
- Wall Finishes
- Flooring
- Lighting
- Fixed Components
- Accessibility Barriers
- Kitchen Equipment



# INTERIORS

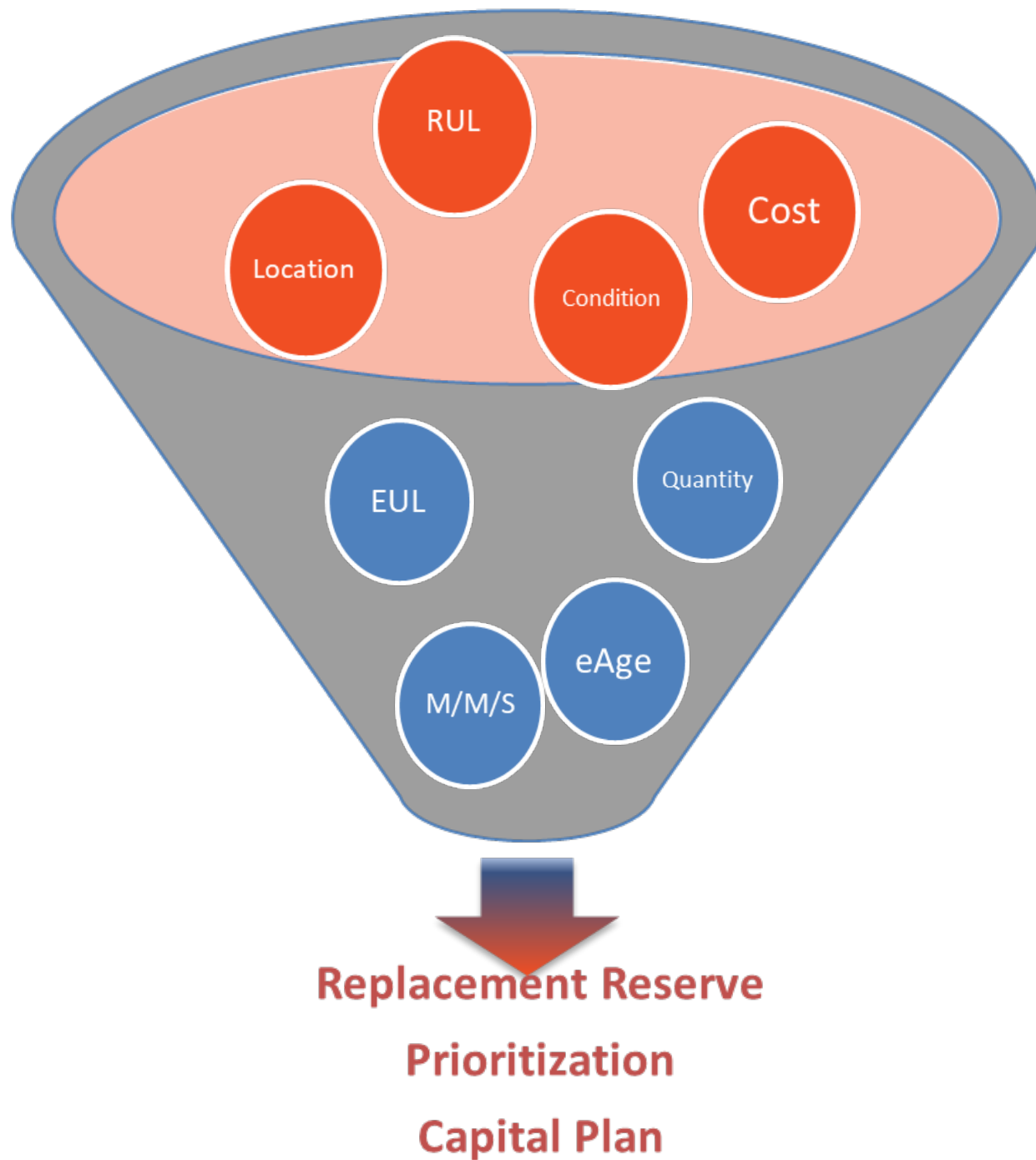


- Heating
- Air-Conditioning
- Electrical
- Mechanical Rooms
- Vertical Transportation
- Life Safety
- Fire Protection / Security
- Plumbing / Sanitary



**MECHANICAL / MEP SYSTEMS**





**Expected Useful Life (EUL)** – Industry standard life expectancies for facility assets.

**Effective Age** – The Assessors’ professional opinion of an assets condition in terms of years as it relates to that asset’s EUL.

**Remaining Useful Life (RUL)** – Difference between the EUL of an asset and its assigned effective age.

**Short term considerations** – A list of assets whose effective age has either reached or exceeded their industry accepted EULs.


**Reserve Items** – A list of assets whose effective age has not yet attained their industry accepted EULs and whose replacement falls sometime within the reserve term or beyond.

**Current Replacement Value (CRV)** – Researched value to rebuild a facility.


**Facility Condition Index** – A simple equation of :

$$\frac{\text{(all facility needs)}}{\text{CRV}} = \text{FCI percentage}$$

Building Name **Library Technology Center** 140526.7 Monterey Peninsula



Front Elevation




Rear Picnic Area


EXTRA PHOTO

EXTRA PHOTO

EXTRA PHOTO



Rear Elevation



Right Elevation

Size	Built	Renovated
67,044 sq ft	2002	

Asset Details Cost Inventory NA Condensing Unit/Heat Pump, Split System, 8 to 10 21399 | D3032

Label Condensing Unit/Heat Pump, Split System, 8 to 10 Ton, Replace

Quantity 1 EA Capacity 8.7 TON

Location Main Roof

Plan Type Lifecycle/Renewal Performance/Integrity Safety Modernization/Adaptation Accessibility Environmental

Asset Tag CU-2

Make Carrier

Model 38ARZ012---501LA

Serial 0406G30088

Barcode leave BLANK unless barcoding

Year Installed 2006 Built Renovated

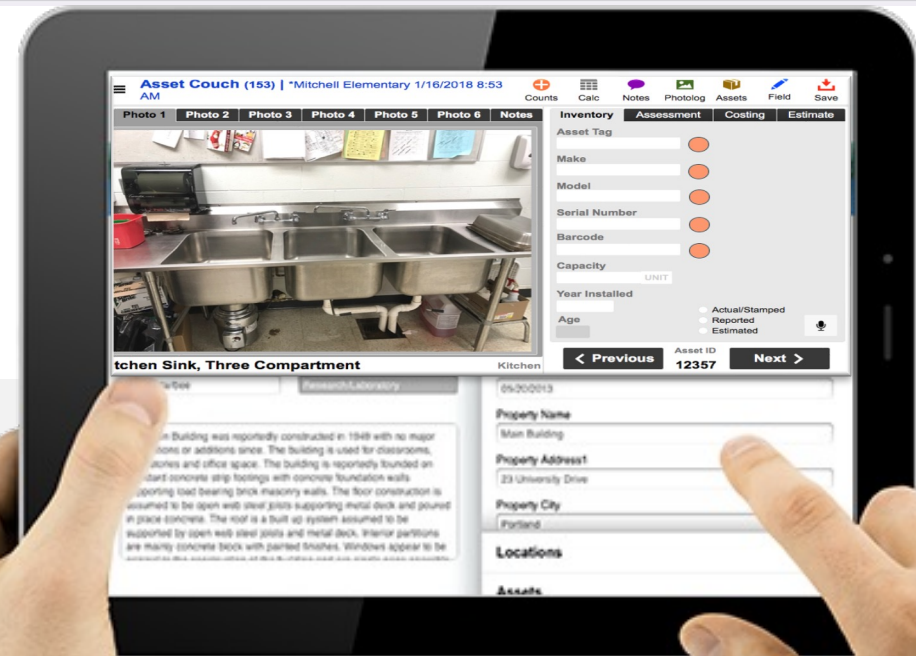
Age 14 EUL 15 RUL 3

100% complete

Complete & Close Duplicate Delete Add to Counts

Private Notes

Sketch Voice Note



# B3011 - Roof, Built-Up, Bitumen

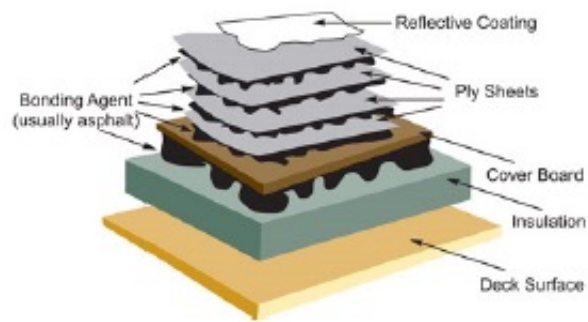
EUL 20 Years



**Excellent**  
RUL 20 to 19 (>95% of EUL)

- New (or indistinguishable from new)

No anticipated maintenance required.



**Good**  
RUL 18 to 13 (>66% EUL left)

- Aside from age there is little directly observable that will show degradation of the Asset from "Excellent" down to "Good" condition

Periodic inspection of flashing, parapets, curbs, and drainage components is recommended as part of routine maintenance.



**Fair**  
RUL 12 to 3

- Isolated instances of bubbles/blisters, soft areas, fish mouth openings at seams
- No significant or systemic leaks observed/reported
- No systemic instances of bubbles/blisters, soft areas, fish mouth openings at seams

Isolated repairs may be required.



**Poor**  
RUL 2 to 1

- Significant or systemic alligator cracking
- Systemic instances of bubbles/blisters, soft areas, fish mouth openings at seams
- Significant or systemic leaks observed/reported

Anticipate replacement. Replace roofing system only after substrate has been verified as acceptable.

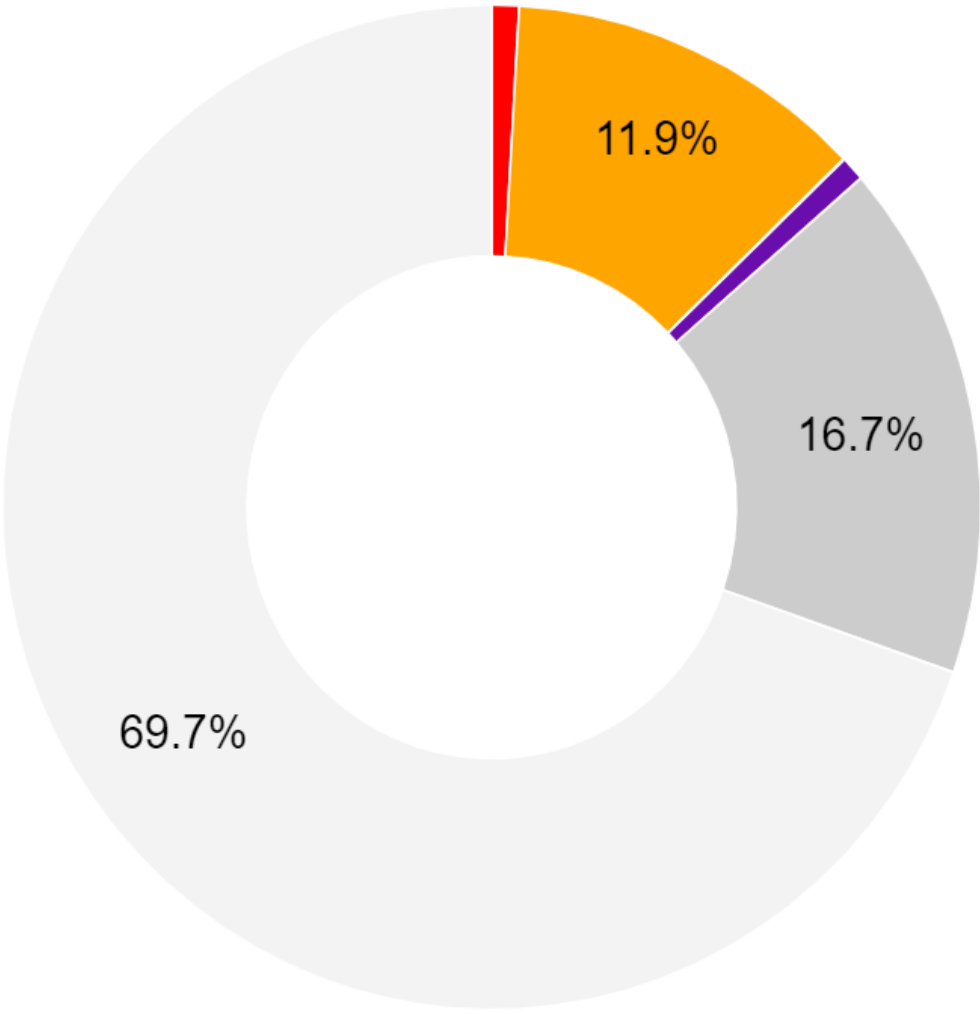


**Failed**  
RUL 0

- Asset needs repairs, but (Repair \$) ≥ (Replacement \$)

Replace roofing system. roofing system only after substrate has been verified as acceptable. Anticipate replacement of at least some substrate.





- Safety
- Performance/Integrity
- Accessibility
- Environmental
- Retrofit/Adaptation
- Aged But Functional
- Lifecycle/Renewal

### Plan Type Descriptions

<b>Safety</b>	<span style="color: red;">■</span> An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	<span style="color: orange;">■</span> Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	<span style="color: blue;">■</span> Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
<b>Environmental</b>	<span style="color: green;">■</span> Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	<span style="color: purple;">■</span> Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	<span style="color: grey;">■</span> Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.



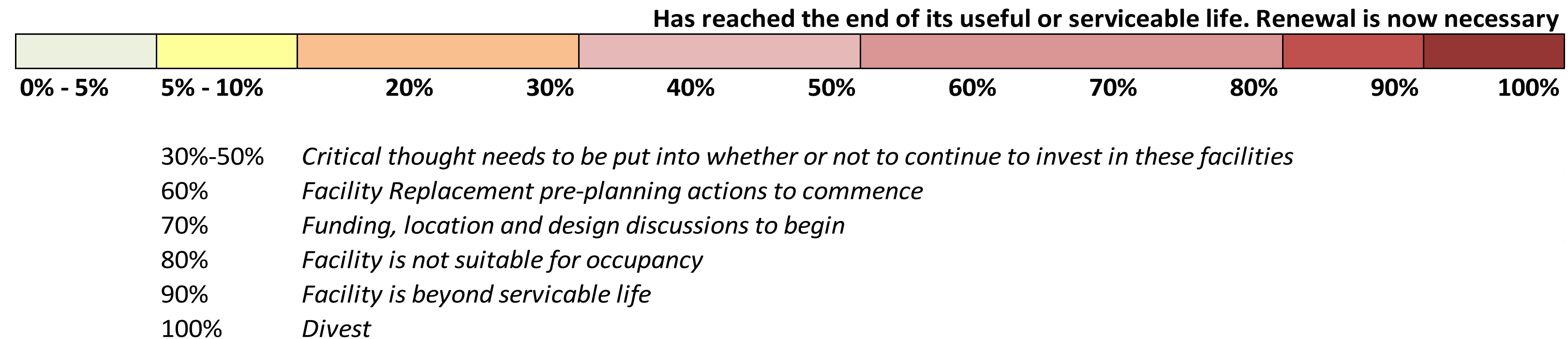
# FACILITY CONDITION INDEX





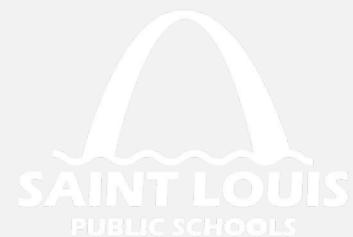
## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. **By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility.** The chart below presents the industry standard ranges and cut-off points.



# FACILITY CONDITION INDEX SUMMARY

● FCI SCORE  
>30%

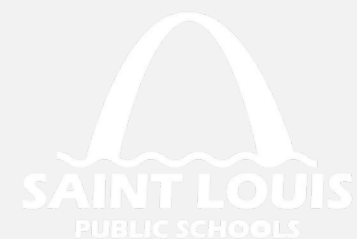


- Facility Condition Index = building needs/building replacement cost
- Higher Number indicates greater need

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Academy of Entrepreneurship Studies Middle @ L'Ov (1948)	\$400	83,803	\$33,521,200	0.1%	7.5%	12.3%	26.8%
● Adams Elementary School (1878)	\$400	63,201	\$25,280,400	1.9%	9.1%	19.7%	39.9%
Adult Education & Literacy Center (1958)	\$400	12,436	\$4,974,400	0.0%	10.6%	12.0%	26.4%
● Ames Visual/Performing Arts (1956)	\$400	93,712	\$37,484,800	0.0%	0.4%	2.6%	30.1%
Ashland Elementary School (1910)	\$650	74,146	\$48,194,900	0.6%	3.1%	15.4%	18.1%
● Beaumont Cte High School (1923)	\$400	274,599	\$109,839,600	6.6%	18.9%	23.3%	41.5%
Betty Wheeler Classical Junion Academy (1928)	\$400	53,151	\$21,260,400	0.4%	8.1%	11.7%	25.0%
Bryan Hill Elementary School (1906)	\$400	63,991	\$25,596,400	0.2%	11.6%	19.3%	28.7%
● Buder Elementary School (1921)	\$400	64,973	\$22,376,400	0.1%	3.7%	5.8%	39.3%
Buildings and Grounds (1930)	\$400	188,280	\$75,312,000	0.9%	18.6%	21.5%	22.9%
Busch Middle School of Character & Athletics (1953)	\$400	52,112	\$20,844,800	0.1%	14.3%	17.5%	26.5%
● Carnahan School Of The Future (2003)	\$400	73,500	\$29,400,000	0.0%	4.8%	14.9%	38.3%
Carr Lane VPA Middle School (1959)	\$400	114,191	\$45,676,400	0.1%	5.0%	6.7%	21.5%
Central Visual/Performing Arts High School (1935)	\$400	542,708	\$217,083,200	1.2%	7.5%	11.7%	19.1%
Clyde C. Miller - Green House (2008)	\$400	1,800	\$720,000	0.0%	2.6%	5.2%	11.5%
Clyde C. Miller - Main Building (2003)	\$400	141,000	\$56,400,000	0.3%	13.0%	19.6%	26.0%
● Columbia Elementary Community Ed. Center (1931)	\$400	59,663	\$23,865,200	0.9%	16.4%	21.9%	30.3%
Compton-Drew LLC Middle (1996)	\$400	91,025	\$36,410,000	0.0%	3.2%	22.7%	24.6%
Dewev International Studies (1918)	\$400	59.392	\$23,756.800	0.0%	6.1%	17.3%	25.7%

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Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
● Food Service Warehouse (1965)	\$350	32,790	\$11,476,500	6.7%	27.1%	41.7%	48.9%
Froebel Elementary School (1895)	\$400	82,828	\$33,131,200	0.1%	12.0%	14.7%	19.9%
Gateway Elementary School (1994)	\$400	122,000	\$48,800,000	1.1%	16.6%	19.9%	23.0%
Gateway Middle School (1994)	\$400	244,000	\$97,600,000	3.6%	4.6%	5.1%	18.1%
Gateway STEM High (1956)	\$650	470,791	\$306,014,150	0.7%	6.5%	13.0%	21.3%
Gateway STEM High - IT (1956)	\$650	2,850	\$1,852,500	0.6%	2.4%	14.0%	22.4%
● George Washington Carver Elementary (1978)	\$400	54,401	\$21,760,400	0.1%	5.7%	17.9%	31.9%
● Gilkey Pamoja Preparatory Academy @ Cole (1930)	\$400	55,233	\$22,093,200	0.1%	1.6%	9.6%	30.1%
● Hamilton Elementary Community Ed. (1918)	\$400	57,532	\$23,012,800	0.0%	4.4%	26.3%	37.5%
Herzog Elementary School (1935)	\$400	48,231	\$19,292,400	0.2%	2.8%	8.1%	15.7%
Hickey Elementary School (1965)	\$400	62,222	\$24,888,800	0.3%	18.0%	20.7%	27.8%
Hodgen Elementary School (2000)	\$400	58,403	\$23,361,200	0.0%	0.8%	13.9%	22.2%
● Humboldt Acad Of Higher Learning (1910)	\$400	74,628	\$29,851,200	0.7%	3.3%	6.4%	39.9%
Jefferson Elementary School (1960)	\$400	89,967	\$35,986,800	0.0%	2.2%	5.7%	21.3%
Lexington Elementary School (5100) (1996)	\$400	58,554	\$23,421,600	0.2%	10.4%	20.0%	23.3%
Long International Middle Community Education Cent (1922)	\$400	71,467	\$28,586,800	1.3%	11.7%	19.9%	27.4%
● Lyon Academy @ Blow School (1904)	\$400	88,397	\$35,358,800	0.0%	1.9%	5.3%	30.3%
Madison Middle School (1911)	\$400	79,950	\$31,980,000	1.7%	2.2%	7.3%	22.9%
Mallinckrodt ABI Elementary School (1939)	\$400	40,914	\$16,365,600	0.0%	3.7%	8.6%	24.6%
● Mann Elementary School (1901)	\$400	61,983	\$24,793,200	0.1%	2.3%	7.4%	39.9%

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Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Mason Elementary School (1919)	\$400	67,000	\$26,800,000	0.1%	3.3%	12.8%	28.2%
● McKinley Classic Leadership Academy High School (1904)	\$400	166,823	\$66,729,200	0.2%	17.9%	24.5%	30.7%
● Meramec Elementary School (1910)	\$400	45,278	\$18,111,200	0.1%	0.8%	8.0%	65.9%
Metro High School (1996)	\$400	56,726	\$22,690,400	0.2%	17.6%	24.5%	28.4%
Monroe Elementary School (1898)	\$400	48,498	\$19,399,200	0.1%	2.9%	16.4%	236.5%
● Mullanphy Botanical Gardens (ILC Elementary) (1915)	\$400	98,401	\$39,360,400	0.1%	3.9%	29.9%	40.7%
NCNAA ESOL @ Wyman Elm & Middle (1901)	\$650	58,224	\$37,845,600	3.0%	6.2%	15.9%	18.9%
NCNAA ESOL ECC & Office Complex @ Kottmeyer Eleme (1969)	\$400	34,179	\$13,671,600	0.2%	1.3%	10.5%	35.5%
● Nottingham CAJT High School (1953)	\$400	51,760	\$20,704,000	0.0%	11.7%	27.7%	40.6%
● Oak Hill Elementary School (1908)	\$400	54,531	\$21,812,400	1.6%	8.1%	25.1%	41.1%
● Patrick Henry Elementary School (1906)	\$400	71,645	\$28,658,000	0.1%	1.0%	4.1%	31.1%
Peabody Elementary School (1957)	\$400	103,373	\$41,349,200	0.0%	1.2%	5.0%	21.1%
Pierre Laclede Elementary School (1915)	\$650	69,020	\$44,863,000	0.0%	2.8%	13.4%	17.2%
Roosevelt High School (1922)	\$400	294,104	\$117,641,600	0.3%	1.1%	3.5%	16.7%
● Shaw Visual/Performing Arts Center (1907)	\$400	69,961	\$27,984,400	0.1%	8.1%	13.7%	30.5%
● Shenandoah Elementary School (1912)	\$400	40,344	\$16,137,600	0.3%	3.1%	12.7%	39.3%
● Sigel Elementary Community Education Center (1906)	\$400	67,605	\$27,042,000	0.1%	4.4%	10.6%	38.1%
Soldan - Field House (1963)	\$400	9,800	\$3,920,000	0.2%	1.8%	7.6%	16.9%
Soldan International Studies (1909)	\$650	293,097	\$190,513,050	0.3%	1.5%	4.3%	13.7%

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Stix ECC Elementary School (1996)	\$400	79,000	\$31,600,000	0.1%	1.1%	5.8%	27.8%
Sumner High School (1910)	\$400	250,612	\$100,244,800	0.4%	5.4%	19.3%	28.8%
● Vashon High School (2002)	\$400	250,612	\$100,244,800	0.1%	9.9%	11.9%	30.6%
Walbridge Elementary Community Ed. (1922)	\$400	79,077	\$31,630,800	0.3%	3.5%	5.6%	16.1%
Washington Montessori (1956)	\$400	70,362	\$28,144,800	1.6%	8.2%	20.7%	29.7%
● Wilkinson Early Childhood Center @ Govan Roe (1919)	\$400	52,683	\$21,073,200	4.1%	7.2%	13.9%	32.6%
● Woerner Elementary School (1931)	\$400	62,623	\$25,049,200	0.3%	7.1%	13.9%	38.3%
Woodward Elementary School (1922)	\$400	61,510	\$24,604,000	0.0%	3.2%	3.5%	15.4%
Wyman 2 (1901)	\$400	58,224	\$23,289,600	7.4%	18.0%	19.3%	21.6%
● Yeatman-Liddell Middle School (1966)	\$400	77,030	\$30,812,000	0.0%	24.6%	28.8%	34.3%

# ECC & ELEMENTARY SCHOOLS

TOTAL SCHOOLS= 41

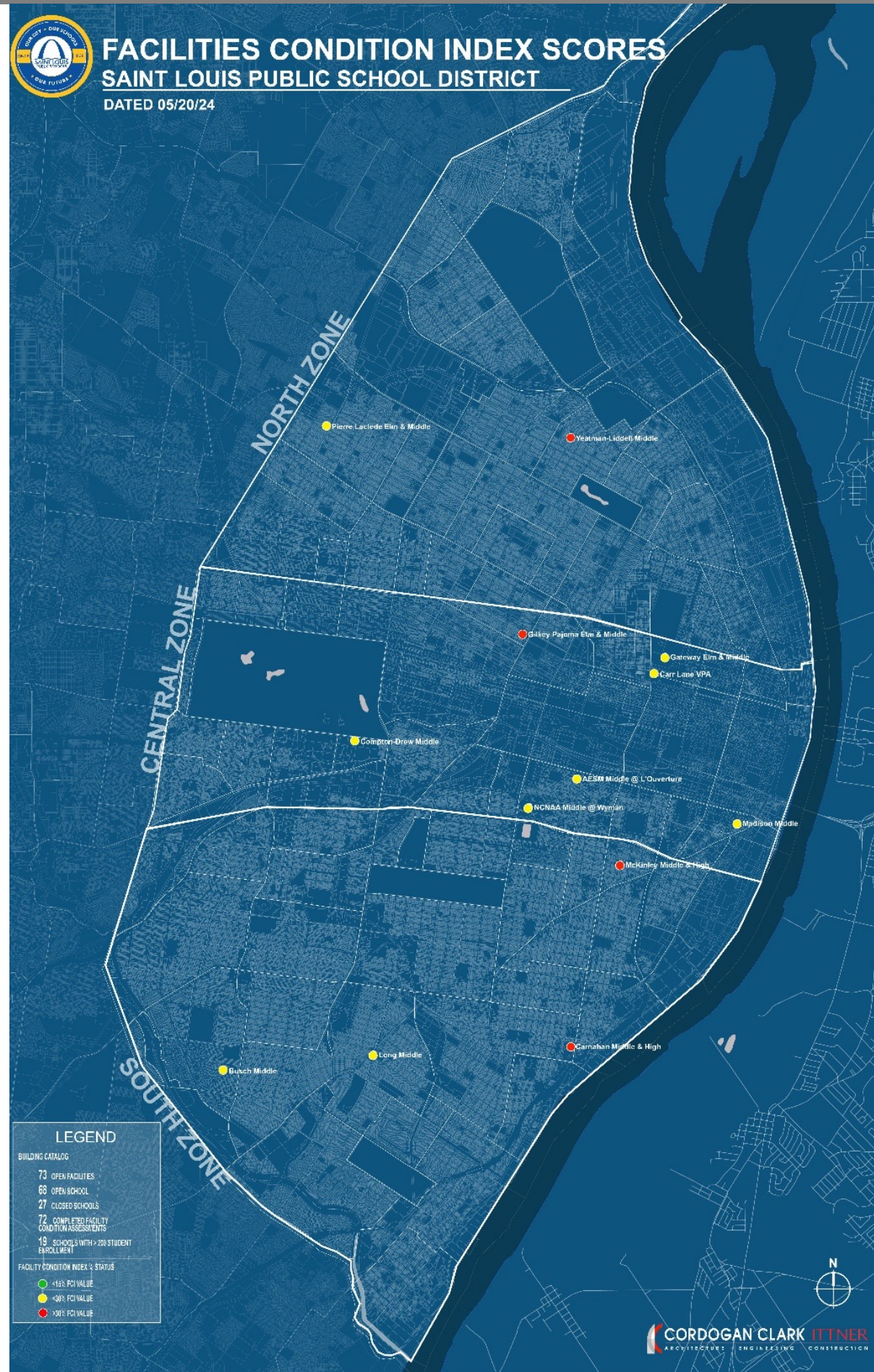
FCI SCORE >30% = 21



# DISTRICT FCI SCORE LOCATIONS: MIDDLE SCHOOLS

TOTAL SCHOOLS= 13

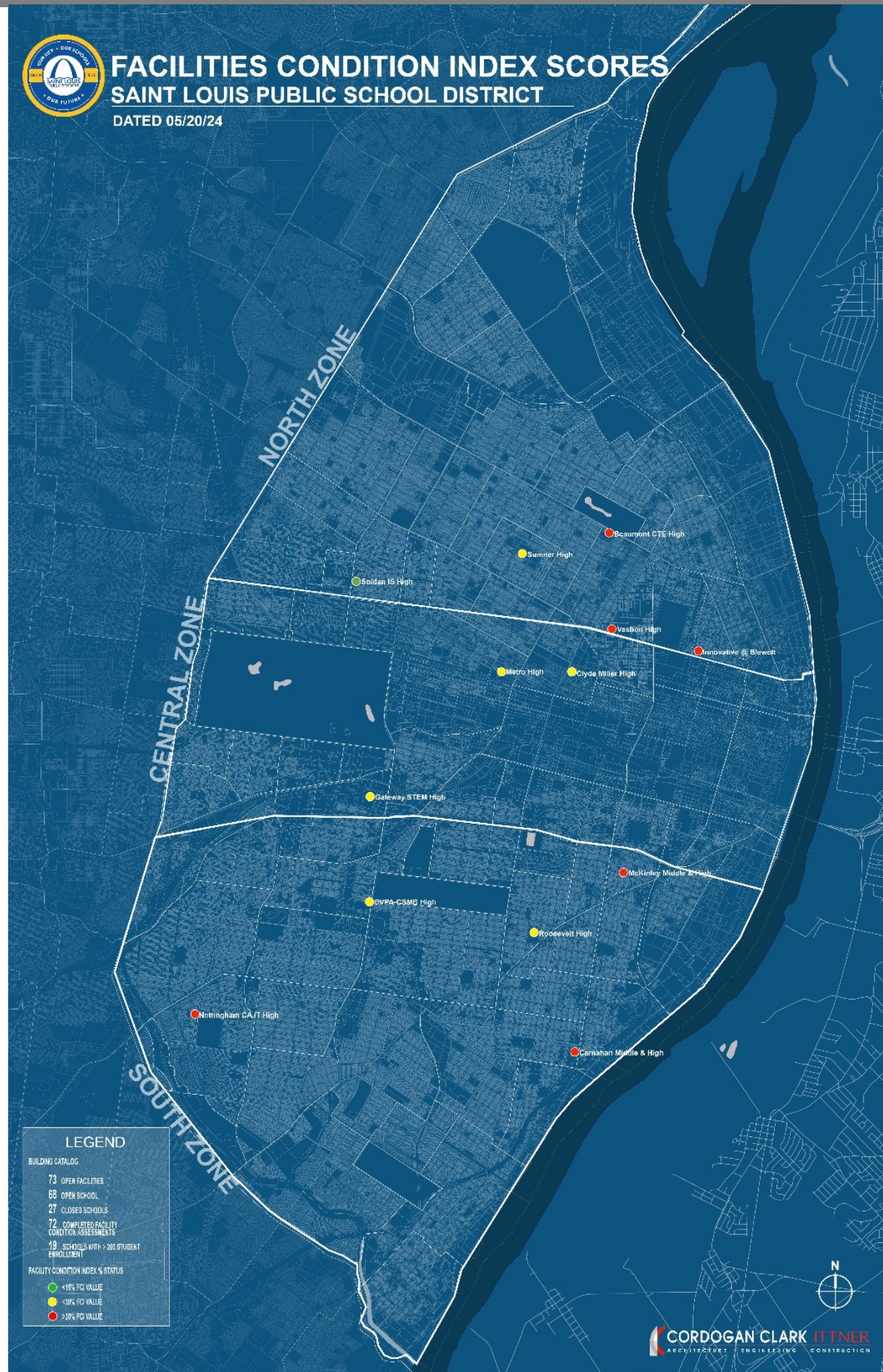
FCI SCORE >30% = 4



# DISTRICT FCI SCORE LOCATIONS: HIGH SCHOOLS

TOTAL SCHOOLS= 13

FCI SCORE >30% = 6





# REPLACEMENT RESERVE SCHEDULE



Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Academy of Entrepreneurship Studies											
Middle @ L'Ov	\$17,768	\$1,737,782	\$64,932	\$706,763	\$166,571	\$1,425,505	\$76,708	\$658,481	\$388,691	\$12,072	\$3,719,863
Adams Elementary School	\$489,250	\$43,808	\$983,059	\$789,257	\$1,710,329	\$972,331	\$370,594	\$1,987,235	\$1,010,970	\$467,486	\$1,263,441
Adult Education & Literacy Center	\$2,215	\$348,018	\$146,521	\$28,390	\$50,629	\$20,857	\$8,695	\$210,466	\$116,625	\$13,019	\$366,407
Ames Visual/Performing Arts	\$11,073	\$9,230	\$48,132	\$76,610	\$295,898	\$529,415	\$2,043,378	\$2,005,408	\$2,611,939	\$613,720	\$3,019,693
Ashland Elementary School	\$265,544	\$225,139	\$387,055	\$611,362	\$1,401,705	\$4,519,125	\$459,399	\$303,331	\$136,467	\$401,778	\$10,156
Beaumont Cte High School	\$7,270,126	\$9,049,688	\$3,001,180	\$1,477,088	\$463,152	\$4,370,499	\$230,607	\$10,689,924	\$5,294,577	\$373,278	\$3,349,759
Betty Wheeler Classical Junion Academy	\$79,117	\$310,241	\$1,063,460	\$265,797	\$280,487	\$496,916	\$64,149	\$217,909	\$616,645	\$0	\$1,923,040
Bryan Hill Elementary School	\$44,934	\$141,207	\$1,770,816	\$1,003,870	\$1,247,850	\$737,012	\$149,358	\$1,613,849	\$559,921	\$60,359	\$5,699
Buder Elementary School	\$12,875	\$0	\$667,628	\$140,359	\$33,280	\$436,228	\$695,589	\$922,946	\$1,233,113	\$615,169	\$4,046,743
Buildings and Grounds	\$684,113	\$4,754,845	\$117,040	\$8,479,892	\$1,521,180	\$652,611	\$645,158	\$0	\$99,547	\$70,300	\$235,035
Busch Middle School of Character & Athletics	\$14,098	\$681,649	\$1,709,260	\$578,484	\$466,298	\$204,374	\$380,062	\$804,358	\$30,358	\$335,311	\$323,528
Carnahan School Of The Future	\$4,635	\$423,220	\$527,580	\$444,388	\$2,206,503	\$765,696	\$73,482	\$0	\$4,452,501	\$1,061,133	\$1,298,266
Carr Lane VPA Middle School	\$65,984	\$1,021,233	\$870,284	\$333,019	\$682,823	\$84,041	\$2,442,106	\$1,687,344	\$460,683	\$1,301,859	\$881,382
Central Visual/Performing Arts High School	\$2,635,319	\$2,194,477	\$2,865,623	\$8,551,142	\$7,681,513	\$1,524,599	\$6,458,815	\$445,451	\$1,805,325	\$7,181,586	\$45,791
Clyde C. Miller - Green House	\$0	\$0	\$0	\$18,769	\$8,911	\$9,751	\$20,868	\$0	\$24,776	\$0	\$0
Clyde C. Miller - Main Building	\$167,375	\$5,851,187	\$475,679	\$831,901	\$1,852,803	\$1,851,598	\$133,514	\$1,386,014	\$764,192	\$1,310,712	\$62,558
Columbia Elementary Community Ed. Center	\$215,334	\$1,039,457	\$2,666,351	\$2,997	\$43,035	\$1,255,316	\$693,346	\$667,474	\$91,805	\$57,282	\$498,184
Compton-Drew LLC Middle	\$655	\$0	\$634,582	\$536,761	\$7,059,549	\$39,890	\$0	\$6,616	\$460,130	\$95,746	\$135,753
Dewey International Studies	\$9,721	\$0	\$681,881	\$767,408	\$1,621,372	\$1,021,439	\$0	\$677,876	\$447,963	\$563,113	\$315,195
Earl Nance Elementary School	\$10,332	\$0	\$63,016	\$859,361	\$0	\$808,233	\$0	\$637,703	\$2,044,704	\$0	\$2,310,716
Food Service Warehouse	\$771,863	\$0	\$958,208	\$1,380,395	\$35,778	\$1,638,949	\$0	\$0	\$27,873	\$49,234	\$755,137
Froebel Elementary School	\$30,836	\$710,262	\$2,061,194	\$1,176,118	\$872,826	\$19,683	\$0	\$28,117	\$0	\$1,683,008	\$1,900
Gateway Elementary School	\$530,708	\$5,731,747	\$839,845	\$1,003,284	\$418,098	\$1,172,659	\$525,556	\$321,487	\$583,127	\$74,324	\$0

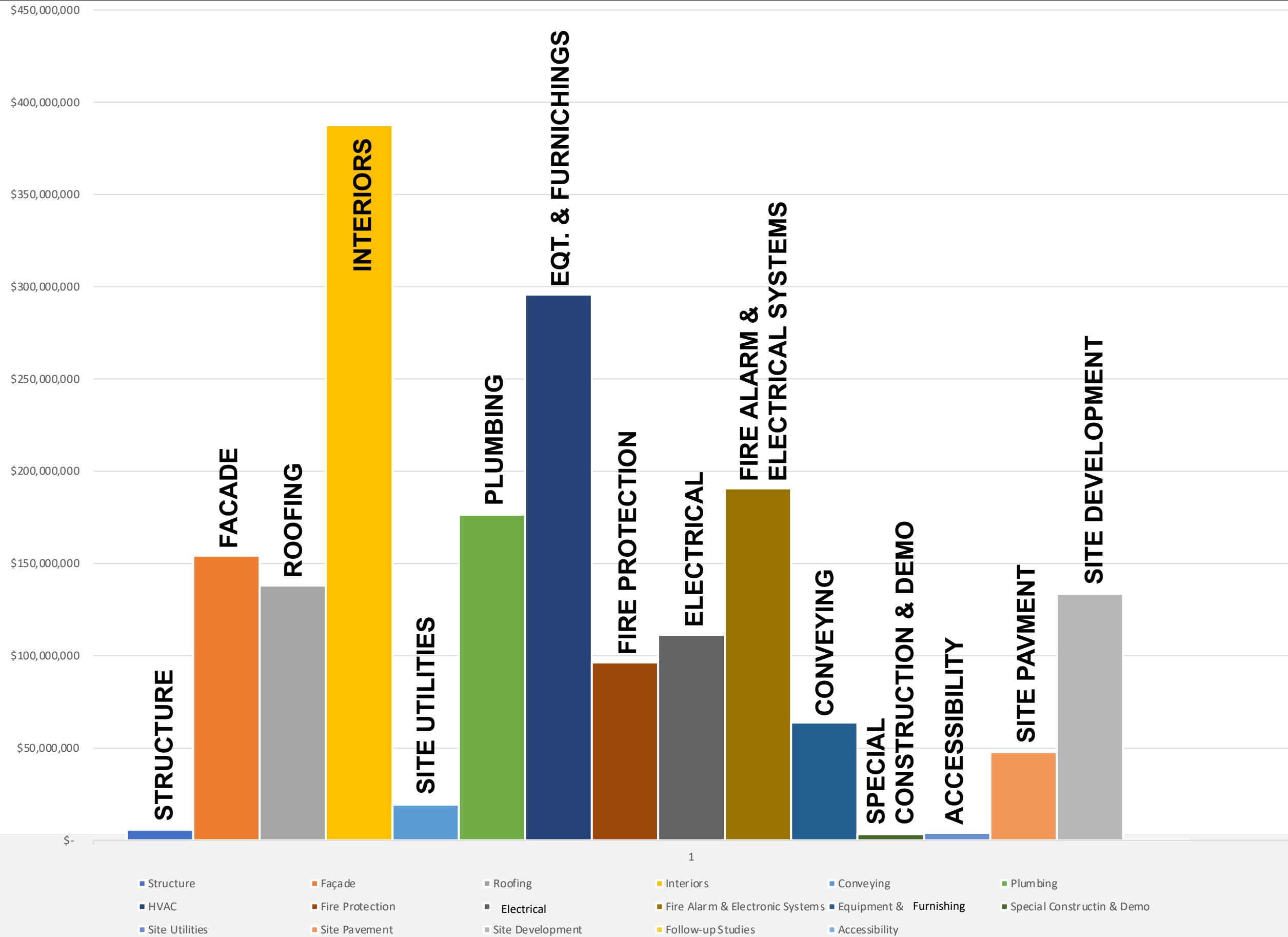


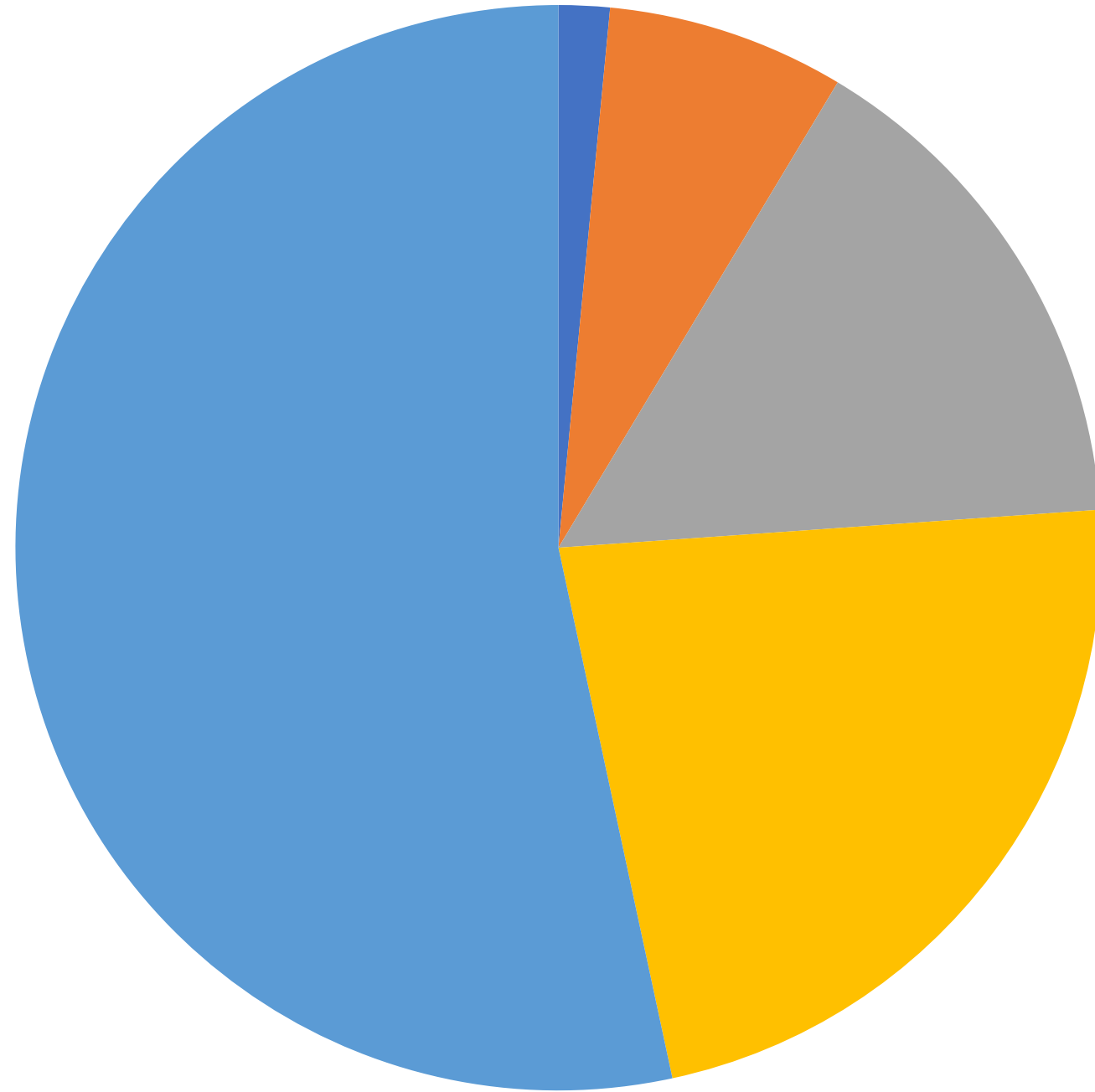
Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Gateway Middle School	\$3,561,657	\$0	\$794,274	\$171,047	\$108,219	\$311,524	\$1,238,268	\$996,588	\$292,027	\$110	\$10,176,320	\$26,311
Gateway STEM High	\$2,056,971	\$119,922	\$15,160,477	\$2,642,440	\$12,832,058	\$7,055,019	\$268,147	\$5,258,770	\$7,628,017	\$225,790	\$11,958,667	\$299,455
Gateway STEM High - IT	\$11,613	\$3,995	\$27,117	\$1,893	\$83,532	\$131,580	\$7,536	\$4,497	\$0	\$0	\$143,529	\$7,859
George Washington Carver Elementary	\$11,201	\$7,439	\$887,973	\$336,331	\$1,952,429	\$705,138	\$395,326	\$1,027,147	\$0	\$359,597	\$1,269,342	\$0
Gilkey Pamoja Preparatory Academy @ Cole	\$29,613	\$114,618	\$54,982	\$146,242	\$688,841	\$1,083,106	\$333,071	\$591,702	\$123,439	\$92,787	\$3,388,376	\$0
Hamilton Elementary Community Ed.	\$9,656	\$20,458	\$46,580	\$945,660	\$3,903,180	\$1,127,406	\$60,767	\$453,184	\$1,877,750	\$27,221	\$166,462	\$40,243
Herzog Elementary School	\$47,967	\$0	\$73,342	\$417,413	\$15,189	\$1,013,943	\$137,186	\$344,643	\$109,502	\$11,835	\$851,600	\$0
Hickey Elementary School	\$86,263	\$0	\$2,214,767	\$2,182,330	\$25,315	\$648,205	\$0	\$379,260	\$409,217	\$306,396	\$670,767	\$0
Hodgen Elementary School	\$0	\$106,077	\$0	\$69,399	\$3,062,475	\$12,315	\$1,218,536	\$0	\$456,447	\$42,926	\$224,525	\$4,336
Humboldt Acad Of Higher Learning	\$203,613	\$0	\$374,886	\$399,295	\$4,050	\$932,435	\$28,983	\$32,878	\$483,070	\$0	\$9,443,265	\$0
Jefferson Elementary School	\$1,931	\$8,955	\$757,696	\$25,344	\$450,851	\$806,418	\$693,480	\$1,419,906	\$1,507,262	\$995,982	\$1,007,655	\$0
Lexington Elementary School (5100)	\$53,972	\$0	\$715,147	\$1,656,452	\$148,513	\$2,121,906	\$0	\$78,149	\$349,301	\$0	\$335,330	\$0
Long International Middle Community Education Cent	\$372,125	\$869,201	\$1,101,705	\$997,951	\$83,072	\$2,275,672	\$154,219	\$1,640,869	\$168,167	\$112,606	\$60,490	\$1,382,230
Lyon Academy @ Blow School	\$16,969	\$59,389	\$396,485	\$187,637	\$1,014,784	\$182,565	\$0	\$456,890	\$514,140	\$2,724,199	\$5,146,206	\$0
Madison Middle School	\$535,394	\$0	\$73,285	\$83,752	\$535,491	\$1,094,592	\$682,353	\$94,557	\$850,966	\$0	\$3,386,407	\$0
Mallinckrodt ABI Elementary School	\$0	\$1,929	\$32,938	\$566,063	\$804,972	\$6,356	\$88,991	\$219,321	\$1,624,127	\$485,238	\$193,372	\$17,886
Mann Elementary School	\$35,664	\$3,444	\$496,087	\$36,434	\$1,174,765	\$98,415	\$248,221	\$146,792	\$1,467,550	\$0	\$6,183,762	\$0
Mason Elementary School	\$29,098	\$9,643	\$701,947	\$145,737	\$621,730	\$1,916,480	\$0	\$0	\$132,066	\$21,777	\$3,988,457	\$0
McKinley Classic Leadership Academy High School	\$158,169	\$0	\$7,725,038	\$4,037,108	\$2,559,593	\$1,877,724	\$0	\$1,555,691	\$1,010,097	\$281,202	\$1,286,869	\$0
Meramec Elementary School	\$9,656	\$86,790	\$36,336	\$9,306	\$1,036,862	\$266,119	\$0	\$465,175	\$260,274	\$1,211,676	\$8,548,248	\$0
Metro High School	\$40,556	\$953,868	\$35,525	\$2,961,122	\$322,172	\$1,239,689	\$385,762	\$181,728	\$254,399	\$21,303	\$54,453	\$216,529
Monroe Elementary School	\$21,244	\$234,954	\$84,979	\$224,757	\$1,520,741	\$1,096,901	\$377,453	\$747,265	\$489,994	\$0	\$41,083,667	\$434,548
Mullanphy Botanical Gardens (ILC Elementary)	\$27,868	\$0	\$1,175,863	\$329,786	\$10,152,345	\$66,554	\$282,873	\$2,226,066	\$135,053	\$162,827	\$1,465,045	\$41,192



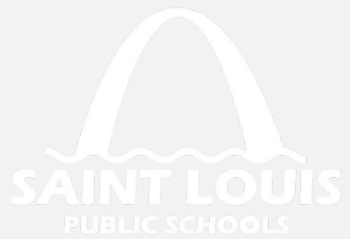
Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
NCNAA ESOL @ Wyman Elm & Middle	\$1,140,725	\$383,669	\$423,202	\$385,084	\$305,043	\$3,378,291	\$211,528	\$537,556	\$69,020	\$0	\$326,719	\$1,361,231
NCNAA ESOL ECC & Office Complex @ Kottmeyer Eleme	\$26,857	\$0	\$21,558	\$130,280	\$1,148,833	\$110,052	\$1,651,434	\$326,915	\$326,759	\$287,948	\$821,357	\$657,948
Nottingham CAJT High School	\$901	\$11,159	\$72,546	\$2,341,365	\$1,647,180	\$1,661,525	\$14,491	\$373,225	\$432,644	\$556,722	\$1,287,811	\$65,582
Oak Hill Elementary School	\$339,385	\$287,304	\$388,064	\$746,427	\$638,980	\$3,079,947	\$955,468	\$714,943	\$478,850	\$579,446	\$765,891	\$539,289
Patrick Henry Elementary School	\$16,094	\$192,000	\$61,852	\$4,889	\$438,080	\$452,465	\$781,721	\$1,104,779	\$1,674,936	\$1,250,264	\$2,922,077	\$0
Peabody Elementary School	\$19,313	\$349,896	\$55,130	\$91,117	\$12,151	\$1,547,260	\$55,908	\$82,233	\$499,449	\$1,018,290	\$4,988,472	\$78,414
Pierre Laclede Elementary School	\$9,656	\$0	\$1,254,200	\$10,342	\$3,621,951	\$1,095,452	\$457,465	\$583,238	\$14,505	\$2,840	\$669,015	\$18,699
Roosevelt High School	\$361,440	\$300,116	\$417,822	\$209,694	\$1,096,382	\$1,697,763	\$17,776	\$2,321,636	\$1,821,718	\$2,152,565	\$9,232,124	\$478,585
Shaw Visual/Performing Arts Center	\$15,836	\$0	\$714,935	\$1,529,545	\$559,861	\$1,003,470	\$13,139	\$589,587	\$733,020	\$168,058	\$3,202,008	\$2,439
Shenandoah Elementary School	\$49,891	\$336,416	\$84,878	\$31,545	\$51,596	\$1,497,827	\$1,062,523	\$580,987	\$2,876	\$0	\$2,651,192	\$0
Sigel Elementary Community Education Center	\$15,316	\$0	\$30,587	\$1,137,508	\$29,314	\$1,657,986	\$0	\$349,424	\$833,101	\$41,115	\$6,209,901	\$33,604
Soldan - Field House	\$7,081	\$10,883	\$43,043	\$9,463	\$215,175	\$12,099	\$51,203	\$13,232	\$54,419	\$0	\$245,673	\$6,504
Soldan International Studies	\$656,664	\$1,623,393	\$153,892	\$398,964	\$3,109,817	\$2,223,373	\$714,524	\$2,064,756	\$5,578,195	\$1,504,935	\$8,152,481	\$1,668,572
Stix ECC Elementary School	\$21,469	\$0	\$24,764	\$286,112	\$177,710	\$1,329,925	\$243,224	\$1,836,097	\$1,449,189	\$35,505	\$3,367,665	\$0
Sumner High School	\$393,940	\$0	\$2,751,154	\$2,226,219	\$7,954,596	\$6,063,425	\$0	\$1,181,077	\$1,561,208	\$1,313,457	\$5,454,821	\$0
Vashon High School	\$143,827	\$0	\$3,656,182	\$6,173,022	\$0	\$1,921,608	\$628,155	\$258,265	\$7,620,815	\$10,652	\$10,256,072	\$0
Walbridge Elementary Community Ed.	\$94,000	\$29,736	\$538,461	\$458,780	\$45,830	\$616,868	\$605,647	\$26,420	\$900,332	\$0	\$1,789,117	\$111,379
Washington Montessori	\$459,638	\$0	\$6,633	\$1,840,907	\$3,490,659	\$15,385	\$0	\$89,934	\$2,412,565	\$44,311	\$0	\$0
Wilkinson Early Childhood Center @ Govan Roe	\$861,483	\$79,558	\$490,125	\$79,651	\$227,495	\$1,198,498	\$172,776	\$639,150	\$480,040	\$0	\$2,648,239	\$115,852
Woerner Elementary School	\$65,791	\$0	\$424,971	\$1,279,070	\$135,350	\$1,583,865	\$700,999	\$252,449	\$161,046	\$0	\$4,995,793	\$0
Woodward Elementary School	\$9,811	\$0	\$750,900	\$26,655	\$0	\$76,493	\$29,369	\$73,766	\$1,146,620	\$0	\$1,681,871	\$119,240
Wyman 2	\$1,721,493	\$99,644	\$2,375,647	\$0	\$296,158	\$0	\$5,628	\$22,401	\$24,055	\$0	\$478,261	\$1,899,084
Yeatman-Liddell Middle School	\$8,884	\$0	\$4,651,090	\$2,931,071	\$3,375	\$1,279,002	\$0	\$432,096	\$997,819	\$11,835	\$252,258	\$130,080
<b>Grand Total</b>	<b>\$27,810,193</b>	<b>\$41,960,769</b>	<b>\$84,592,292</b>	<b>\$84,847,635</b>	<b>\$102,985,224</b>	<b>\$87,853,657</b>	<b>\$33,025,681</b>	<b>\$58,505,568</b>	<b>\$74,642,302</b>	<b>\$33,058,936</b>	<b>\$215,977,465</b>	<b>\$37,987,176</b>







■ Immediate   ■ Short Term (1-2 year)   ■ Near Term (3-5 year)   ■ Medium Term (6-10 year)   ■ Long Term (11-20 year)



SCHOOL NAME	ADDRESS	GRADES	ORIGINAL BUILT	GROSS SQFT	BUILDING STUDENT CAPACITY2	BUILDING UTILIZATION	FCI SCORE % CURRENT	FCI SCORE % 10-YEAR	EST RESERVE COST 2034 (10-YEARS)
Buder Elem.	5319 Lansdowne Avenue St. Louis, MO 63109-2311	Grades: PK-05	1920	64,973 sf	410	91%	0.1%	39.3%	\$ 8,803,900
Gilkey Pamoja Elem. @ Cole School	3935 Enright Avenue St. Louis, MO 63108-3559	Grades: PK-08		55,233 sf	368	90%	0.1%	30.1%	\$ 22,093,200
Lyon Academy @ Blow School	516 Loughborough St. Louis, MO 63111	Grades: PK-08	1904	88,397 sf	294	88%	0.0%	30.3%	\$ 35,358,800
Earl Nance Elem	8959 Riverview Boulevard St. Louis, MO 63147-1475	Grades: PK-06	2002	61,000 sf	375	87%	0.0%	27.6%	\$ 24,400,000
Mason Elem.	6031 Southwest Avenue St. Louis, MO 63139-2757	Grades: PK-06	1921	67,000 sf	454	86%	0.1%	28.2%	\$ 26,800,000
Mallinckrodt A.B.I Elem.	6020 Pernod Avenue St. Louis, MO 63139-1909	Grades: PK-05	1940	43,044 sf	333	85%	0.0%	24.6%	\$ 16,365,600
Mann Elem.	4047 Juniata St. St. Louis, MO 63116-3913	Grades: PK-06	1902	61,983 sf	325	82%	0.1%	39.9%	\$ 9,891,100
Hickey Elem.	3111 Cora Avenue St. Louis, MO 63115-2304	Grades: PK-06	1966	62,222 sf	400	77%	0.3%	27.8%	\$ 24,888,800
<b>Mullanphy Botanical Gardens (ILC Elementary)</b>	<b>4221 Shaw Boulevard St. Louis, MO 63110-3526</b>	<b>Grades: PK-05</b>	<b>1915</b>	<b>103,904 sf</b>	<b>550</b>	<b>76%</b>	<b>0.1%</b>	<b>40.7%</b>	<b>\$ 16,024,280</b>
Dewey International Studies	6746 Clayton Avenue	Grades: PK-05	1918	59,392 sf	500	74%	0.0%	25.7%	\$ 6,105,900
Meramec Elem.	2745 Meramec St. St. Louis, MO 63118-4533	Grades: PK-05	1909	45,278 sf	261	71%	0.1%	65.9%	\$ 11,930,400
Hodgen Elem.	1616 California St. Louis, MO 63104-2046	Grades: PK-06	2000	51,000 sf	338	64%	0.0%	22.2%	\$ 23,361,200
Bryan Hill Elem.	2128 Gano St. Louis, MO 63107-0000	Grades: PK-05	1912	63,991 sf	292	62%	0.2%	28.7%	\$ 7,337,100
Columbia Elem. Comm. Ed. Center	3120 St. Louis Avenue St. Louis, MO 63106-1122	Grades: PK-05	1930	59,663 sf	351	59%	0.9%	30.3%	\$ 23,865,200
Monroe Elem.	3641 Missouri Avenue St. Louis, MO 63118-4020	Grades: PK-06	1999	48,498 sf	384	55%	0.1%	23.5%	\$ 45,882,000
Lexington Elem. (5100)	5030 Lexington Avenue St. Louis, MO 63115-1594	Grades: PK-05	1995	58,554 sf	420	54%	0.2%	23.3%	\$ 23,421,600
Hamilton Elem. Community Ed.	5819 Westminster Place St. Louis, MO	Grades: PK-05	1918	65,110 sf	453	48%	0.0%	37.5%	\$ 23,012,800
Ashland Elem. and Br.	3921 N Newstead St. Louis, MO 63115-2748	Grades: PK-06	1909	74,146 sf	447	44%	0.6%	18.1%	\$ 8,721,000
Herzog Elem.	5831 Pamplin Pl St. Louis, MO 63147-1055	Grades: PK-06	1937	48,231 sf	503	44%	0.2%	15.7%	\$ 19,292,400
Adams Elem.	1311 Tower Grove Avenue St. Louis, MO 63110-3837	Grades: PK-06	1978	63,201 sf	367	42%	1.9%	39.9%	\$ 10,087,700
George Washington Carver Elementary	3325 Bell Ave, Saint Louis, MO 63106	Grades: PK-05		51,760 sf	294	40%	0.1%	31.9%	\$ 6,951,800
Humboldt Acad Of Higher Learning	2516 S. 9th St. St. Louis, MO 63104-0000	Grades: 03-05	1910	74,628 sf	375	35%	0.7%	39.9%	\$ 11,902,500
Ames Visual/Perf. Arts	2900 Hadley St. Louis, MO 63107-3911	Grades: PK-05	1956	93,712 sf	463	33%	0.0%	30.1%	\$ 11,264,400
Froebel Elem.	3709 Nebraska Avenue St. Louis, MO 63118-3797	Grades: PK-05	1895	82,828 sf	460	32%	0.0%	21.3%	\$ 7,043,300
Jefferson Elem.	1301 Hogan St. St. Louis, MO 63106-4732	Grades: PK-05	1960	89,976 sf	508	24%	0.0%	21.3%	\$ 7,675,400



# IMMEDIATE NEEDS





ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
<b>Mullanphy Botanical Gardens (ILC Elementary)</b>							
7516617	Mullanphy Botanical Gardens (ILC Elementary)	1st Floor	C2030	Flooring, Wood, Parquetry, Repair	Failed	Performance/Integrity	\$1,500
7516505	Mullanphy Botanical Gardens (ILC Elementary)	Equipment Room	D3030	Split System, Fan Coil Unit, DX, Replace	Failed	Performance/Integrity	\$5,900
7492107	Mullanphy Botanical Gardens (ILC Elementary)	Site	G2020	Parking Lots, Pavement, Asphalt, Repair	Failed	Performance/Integrity	\$3,300
7516511	Mullanphy Botanical Gardens (ILC Elementary)	Site	G2060	Retaining Wall, Brick/Stone, Repair	Failed	Performance/Integrity	\$100
7516607	Mullanphy Botanical Gardens (ILC Elementary)	Building Exterior	G4050	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	Failed	Performance/Integrity	\$1,500
7492012	Mullanphy Botanical Gardens (ILC Elementary)	Site	G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	Poor	Performance/Integrity	\$15,500
<b>Total (6 items)</b>							<b>\$27,800</b>



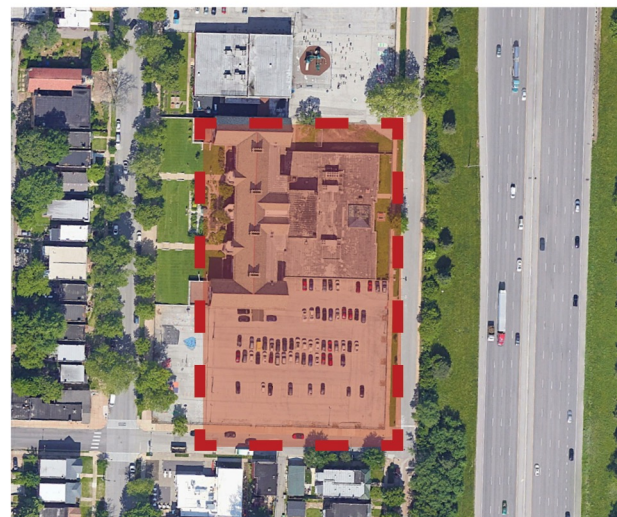


# MULLANPHY ILC ELEMENTARY

4221 SHAW BLVD, ST LOUIS, MO 63110



District Map



Site Location

## BUILDING SUMMARY



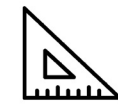
GRADE SPAN:  
**PK-05**



ENROLLMENT:  
**416**



BUILDING SIZE:  
**22,078 GSF**



ORIGINALLY BUILT:  
**1915**



SITE SIZE:  
**4.3 ACRES**

## CAPACITY & UTILIZATION



**76%** BUILDING UTILIZATION

## CRITICAL MAINTENANCE ISSUES

- Facade
- Interiors
- Flooring
- Roofing
- Structure
- Site
- HVAC
- MEP

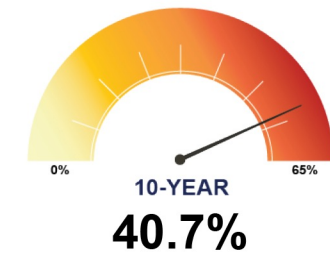
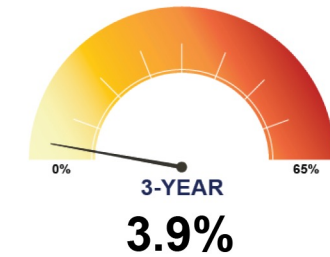
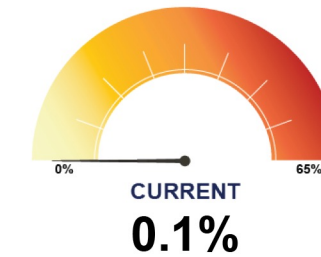
## WORK IN PROGRESS

- Drinking Fountains
- Stair Treads
- Flooring - Carpeting
- Roofing
- Signage
- Flooring - Hardwood



School Facade

## FCI SCORES



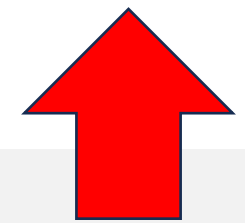
## COSTS

CURRENT:	\$27,686
3 YEAR:	\$1,533,517
5 YEAR:	\$11,752,416
10 YEAR:	\$16,024,280
20 YEAR:	\$30,850,341

CURRENT REPLACEMENT VALUE: **\$41,561,600**



System	Short Term		Near Term		Medium Term		Long Term		Total
	Immediate	(1-2 year)	(3-5 year)	(6-10 year)	(11-20 year)				
Structure	\$ 2,102,000	\$ 394,600	\$ 314,800	\$ 913,900	\$ 2,048,800	\$ 5,774,100			
Façade	\$ 2,777,900	\$ 12,016,000	\$ 23,935,800	\$ 25,236,700	\$ 90,268,400	\$ 154,234,800			
Roofing	\$ 1,966,400	\$ 20,030,600	\$ 29,064,800	\$ 23,230,900	\$ 63,683,200	\$ 137,975,900			
Interiors	\$ 6,654,100	\$ 19,406,700	\$ 52,899,100	\$ 78,061,400	\$ 230,512,200	\$ 387,533,500			
Conveying	\$ 103,000	\$ 594,400	\$ 5,057,100	\$ 3,640,400	\$ 9,981,900	\$ 19,376,800			
Plumbing	\$ 4,334,200	\$ 10,598,000	\$ 18,571,600	\$ 29,415,200	\$ 113,578,300	\$ 176,497,300			
HVAC	\$ 1,519,800	\$ 17,903,400	\$ 40,770,300	\$ 75,199,300	\$ 160,314,100	\$ 295,706,900			
Fire Protection	\$ 2,250,700	\$ 439,300	\$ 6,886,500	\$ 3,433,200	\$ 83,405,900	\$ 96,415,600			
Elkectrical	\$ 169,700	\$ 16,491,000	\$ 41,861,900	\$ 36,492,700	\$ 16,317,100	\$ 111,332,400			
Fire Alarm & Electronic Systems	\$ 1,900,700	\$ 10,175,700	\$ 37,999,200	\$ 42,462,700	\$ 98,202,900	\$ 190,741,200			
Equipment & Furnishjings	\$ 1,188,700	\$ 2,001,000	\$ 10,775,700	\$ 22,590,000	\$ 27,260,700	\$ 63,816,100			
Special Constructin & Demo	\$ 21,600	\$ 14,900	\$ 104,200	\$ 589,800	\$ 2,551,300	\$ 3,281,800			
Site Utilities	\$ 1,457,900	\$ 132,000	\$ 580,400	\$ 1,414,500	\$ 430,900	\$ 4,015,700			
Site Pavement	\$ 648,200	\$ 7,388,500	\$ 6,685,600	\$ 11,076,200	\$ 22,066,700	\$ 47,865,200			
Site Development	\$ 426,800	\$ 11,865,600	\$ 3,928,900	\$ 62,151,700	\$ 55,084,400	\$ 133,457,400			
Follow-up Studies	\$ 254,800					\$ 254,800			
Accessibility									
<b>Total</b>	<b>\$ 27,776,500</b>	<b>\$ 129,451,700</b>	<b>\$ 279,435,900</b>	<b>\$ 415,908,600</b>	<b>\$ 975,706,800</b>	<b>\$ 1,828,279,500</b>			
<b>Cumulative Totals</b>	<b>\$ 27,975,100</b>	<b>\$ 157,426,800</b>	<b>\$ 436,862,700</b>	<b>\$ 852,771,300</b>	<b>\$1,828,478,100</b>				



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**THANK YOU**

