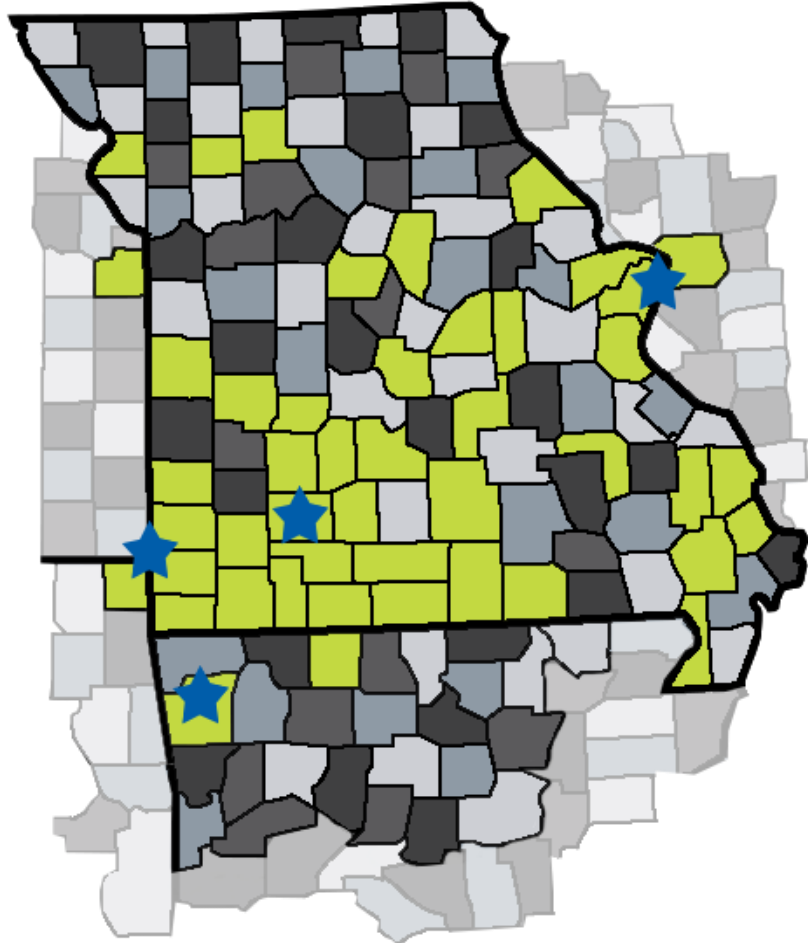




Community Forum #2



PARAGON ARCHITECTURE



We have project experience in the counties in green on the map above.

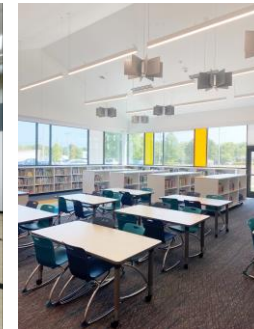
Over 75% of our project portfolio is in the **education sector**

4 PreK-12 Facility Master Plans in the last **2 years**

Currently working with **17 PreK-12 Districts** and **7 Higher Education Institutions**

Interior Refresh, Building Envelope & Repairs, Renovations,
New Additions, New Construction and Master Planning
\$80k-\$40m in Construction Cost

MISSION: To impact communities through service leadership with the purest intent.



Long Range Facility Master Plan intro

- Long Range Facility Master Plans are strategic roadmaps for the development and improvement of school district's buildings and grounds
- These plans reflect the community's values, as public schools often serve as the cornerstone of local communities
- Master plans assess historical use and current practices to guide future development
 - Schools have lifespans of 50-100 years, requiring ongoing infrastructure maintenance/replacement and custodial services to remain effective
- Components of the plan need regular updates, with some reviewed annually and others every 3, 5 or 10 years

Long Range Facility Master Plan intro

A successful master plan supports the Administration and Board of Education in financial planning and instructional initiatives, and should align with the district's Strategic Plan and Comprehensive School Improvement Plan (CSIP)

A place for everyone

GOAL #1

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

Meeting these objectives will ensure Clayton graduates are:



Culturally Conscious



Empathetic



Self-Actualized



Collaborative

To grow as learners

GOAL #2

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

Meeting these objectives will ensure Clayton graduates are:



Culturally Conscious



Intellectually Curious



Creative Thinker

In head and heart

GOAL #3

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

Meeting these objectives will ensure Clayton graduates are:



Empathetic



Self-Actualized



Collaborative

Funding

- Some improvements can be accommodated within School District of Clayton's annual capital improvement or facility maintenance budget
- Larger Level 2 and Level 3 type impacts (introduced later in presentation) would require partnership with the community in the form of bonds
- If a bond election was placed on the April 2026 ballot:
 - Design could occur in 2026-2027
 - Construction occurring 2027-2030
- This master plan process with the involvement of each building, our community engagement process, and the recommendations of the Superintendent, provides the information needed for the Board of Education to evaluate direction moving forward

Funding

Current Debt = \$34,752,000

to be fully paid off by March 1, 2029



Funding

Current Debt Levy = \$0.5110
per \$100 assessed valuation

Will support up to \$90M of bonds
to fund capital projects



District & Community Engagement Opportunities

District Steering Committee

- 5 meetings plus joint meeting with Sub Committees at conclusion

Building Level Sub Committee (2 Meetings with Each Below)

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

Community Forums (8 Small Group Community Forums)

- Captain ES
- Glenridge ES
- Meramec ES
- Wydown MS
- Clayton HS
- Family Center
- 2 District Wide

Board of Education

- 3 Meetings

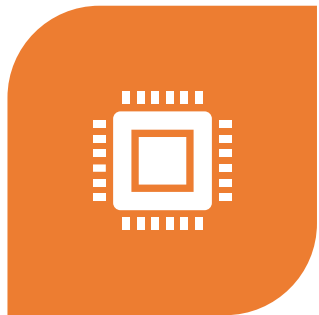
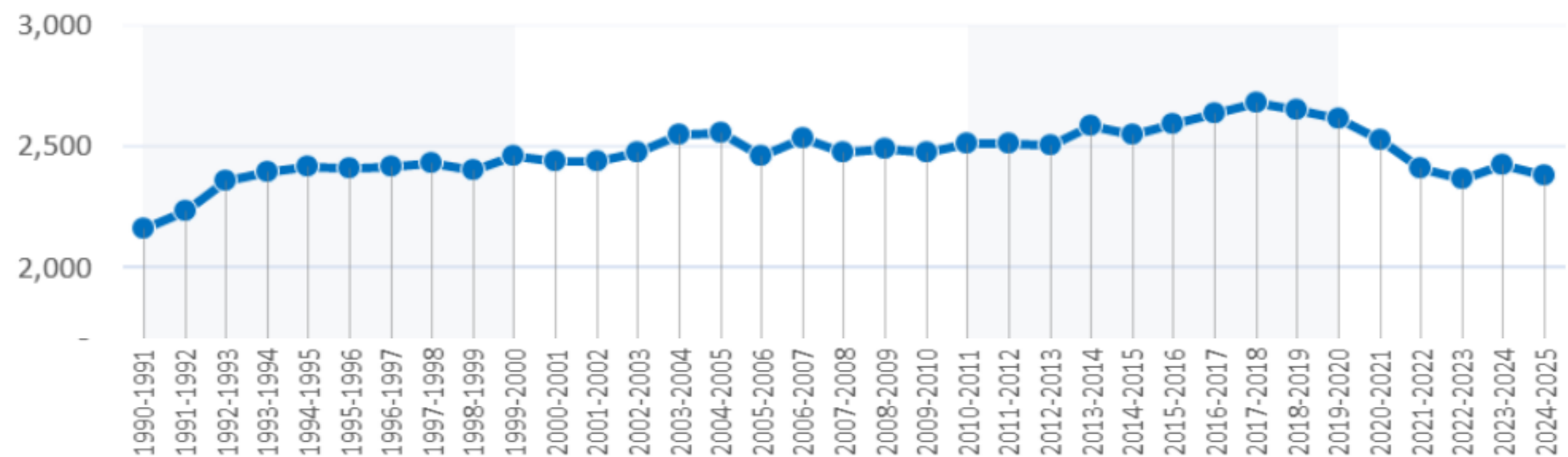
Community Survey





Long Range Facility Master Plan

SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY
9/4 Sub Committees (Meramec, Captain, CHS)	10/1 Sub Committees (Family Center, Meramec, CHS)	11/6 Building Level Community Forum (Captain, CHS)	12/4 District Community Forum (CHS-Commons)	1/8 Joint Steering & Sub Committee (CHS-Commons)
9/4 BOE Meeting Update/Presentation	10/2 Sub Committees (Captain, Glenridge, Wydown)	11/7 Building Level Community Forum (Glenridge, Wydown)	Community Survey Closes 12/17	1/22 Board of Education Meeting (Center of Clayton)
9/5 Sub Committee (Glenridge, Family Center, Wydown)	10/15 District Steering Committee	11/12 Building Level Community Forum (Family Center, Meramec)		
9/17 Special Meetings: Coordinators Council, Athletics and Activities and Safety and Security		11/12 District Community Forum (Wydown-Main Street)		
		11/20 District Steering Committee		
		11/20 BOE Meeting - Update/Presentation		



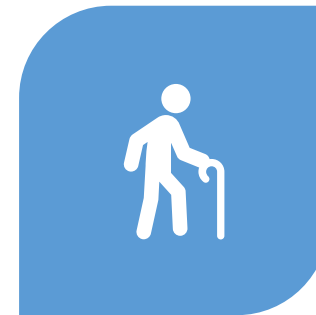
ENROLLMENT IN
1994-95 = 2,417
2023-24 = 2,427



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



THE DISTRICT COVERS
ONLY 3.21 SQ MILES,
ONLY 7 SMALLER



AGING POPULATION &
LOWER BIRTH RATES

LRFMP: Utilization

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

Spatial Utilization

- Pre-K is not part of demographic projections
- Although individual schools' enrollment is projected to slightly decline, Clayton's overall district enrollment is projected to remain relatively steady.
- This indicates that the School District of Clayton has the opportunity to invest in specialized learning and engagement, as well as larger district-wide facilities.

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



LRFMP: Hawkins Lilley School Appraisal Results

The Hawkins Lilley School Appraisal is designed to provide the community a means to measure older buildings against 21st century educational requirements. It is designed to help decision makers reach informed and reasonable outcomes when assessing a facility as it currently functions to determine if a building should be refreshed, renovated, adapted, or decommissioned. The six appraisal criteria scores are below.

Totals			
School	Points Possible	Points Earned	Percentage
The Family Center	1000	822	82%
Meramec Elementary	1000	691	69%
Captain Elementary	1000	665	66%
Glenridge Elementary	1000	600	60%
Wydown Middle	1000	894	89%
Clayton High	1000	803	80%
District Totals:	6000	5139	73%

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

District Wide Common Themes Incorporated in All Options



Safety & Security

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



Maintenance & HVAC

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



Accessibility & Inclusiveness

- Increase quality of accessibility routes and features.



Curriculum & Programming

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

What Students Need

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



What it Looks Like

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



Levels of Impact

- **Level One**
 - Interior Refresh & Renovations
 - 0-7 Year Solution
- **Level Two**
 - Interior Renovations & Additions
 - 8-14 Year Solution
- **Level Three**
 - Complete Renovation, with Additions & Rebuilds
 - 15+ Year Solution



Level Two

- **Interior Renovations & Additions**
- **8-14 Year Solution**
- **May take 4-5 Years to Complete**
- **Fully Maximizes Each Site**
- **Little Opportunity for Future Growth & Adaptation**



Level Three

- **Complete Renovations, Rebuilds & Additions**
- **15+ Years Solution**
- **May take 7-10 Years to Complete**
- **Allows for Future Growth & Adaptation of Learning Environments**

Level Two

Family Center

Top Priorities:

Multipurpose/Gross Motor Addition

Stay-Play-Learn Relocation

Classroom Addition / Renovations

Site Circulation

Secondary Main Entry

Playground Renovations

Administration Services

Restroom Renovations / Additions



Level Three

Family Center

Level One & Level Two Improvements
Additional 7 Classrooms



Level Two

Captain Elementary

Top Priorities:

Gym Addition

Cafeteria/Kitchen Renovation

2nd Level Classroom Renov.

Wellness Suite

SSD Suite

Turf Field

Restroom Renovations

Improve Accessibility

Site Circulation



Level Two

Glenridge Elementary

Top Priorities:

Gym Addition

Relocate Ground Level Classrooms

Administration Suite Renovation

Wellness Suite

SSD Suite Renovation

Restroom Renovations

Classroom Renovations

Outdoor Learning and Activity Addition

Parking & Site Circulation

Improve Accessibility Facility-Wide



Level Three

Glenridge Elementary

Level One & Level Two Improvements

Complete Renovation of Glenridge

Demo & Rebuild Portions

Rebuild Front Entries for ADA

Relocate Parking



Level Two

Meramec Elementary

Top Priorities:

Gym Addition

Relocate Ground Level Classrooms

Turf Field

Maker Space / Innovation Lab

Wellness Suite

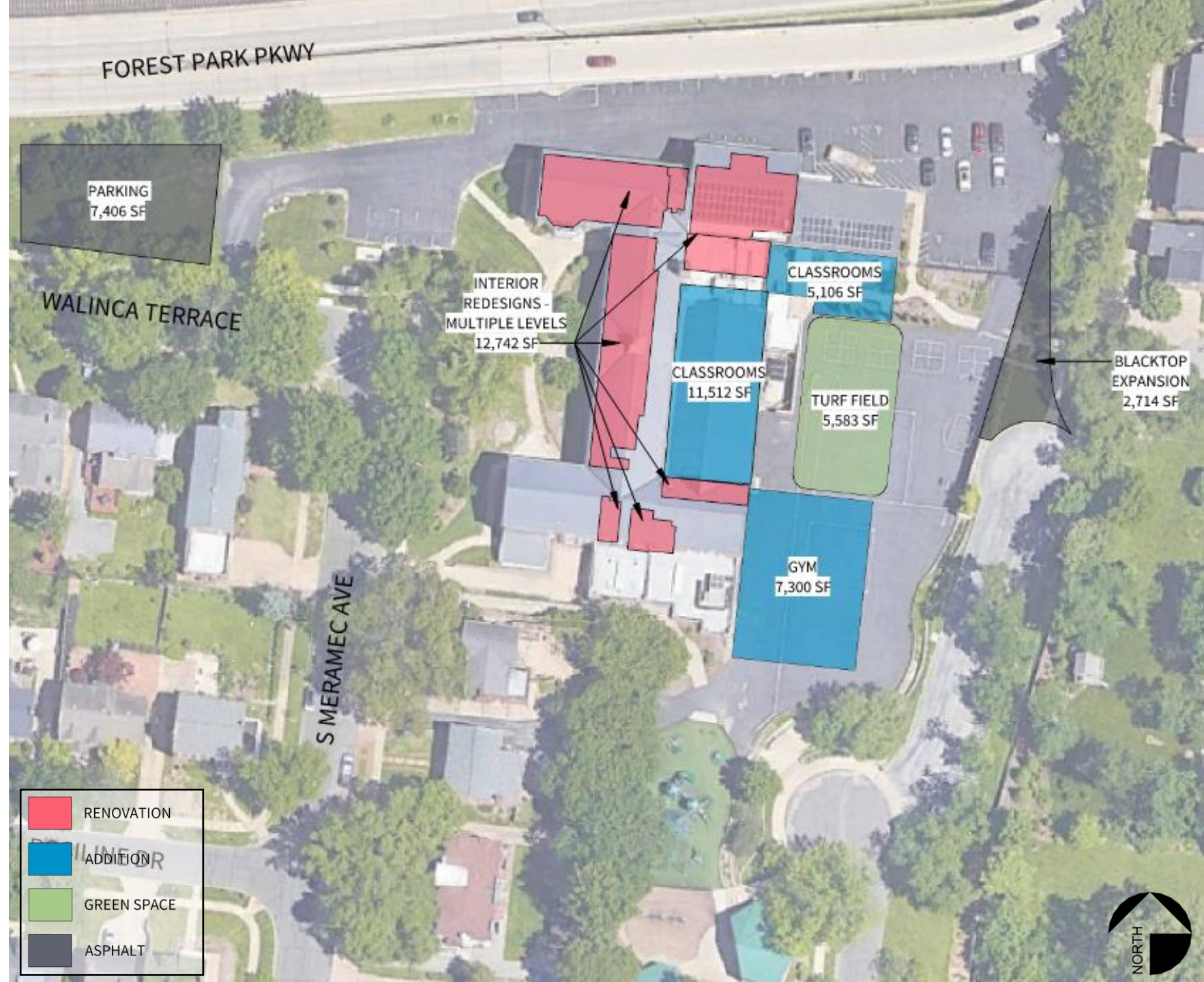
Classroom Renovations

Restroom Renovations

Outdoor Learning Spaces

Parking & Site Circulation

Improve Accessibility Facility-Wide



Level Three

Meramec Elementary

Level One & Level Two Improvements

Complete Renovation of Meramec

Demo & Rebuild Portions

Rebuild Front Entries for ADA

Additional Parking

Site Circulation through North Parking



Level Two

Wydown Middle School

Many Level One Impacts

Top Priorities:

Turf Field with Track

SSD Resource Suite

Physical Education Expansion

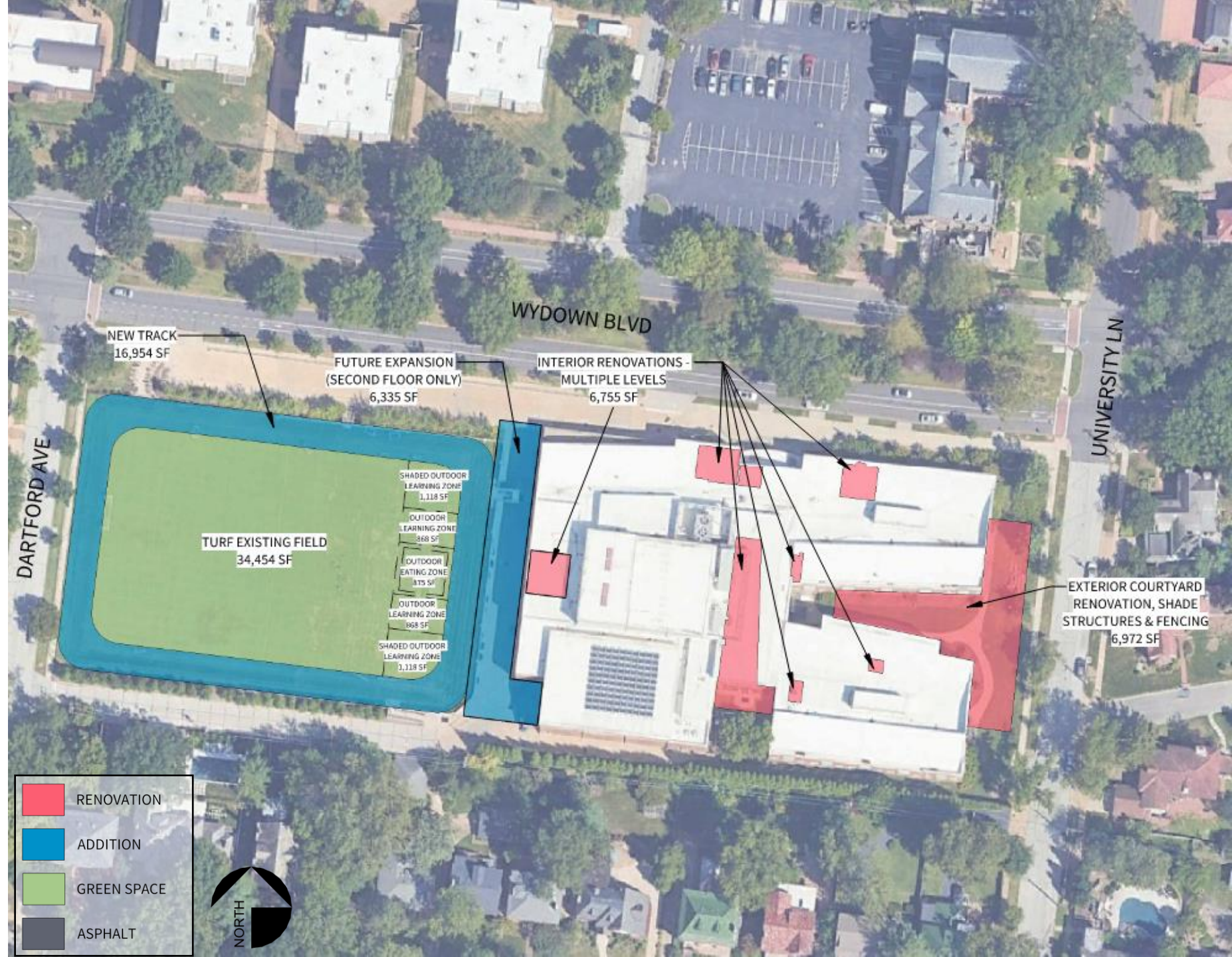
Classroom Renovations

Renovation of Underutilized Flex
Areas

Wellness Suite

Outdoor Learning Spaces

Future Classroom Addition if req.



Level Two

Clayton High School

Top Priorities:

AMPED

Geometry in Construction

Robotics

Black Box & Lecture Hall

Student Services Suite

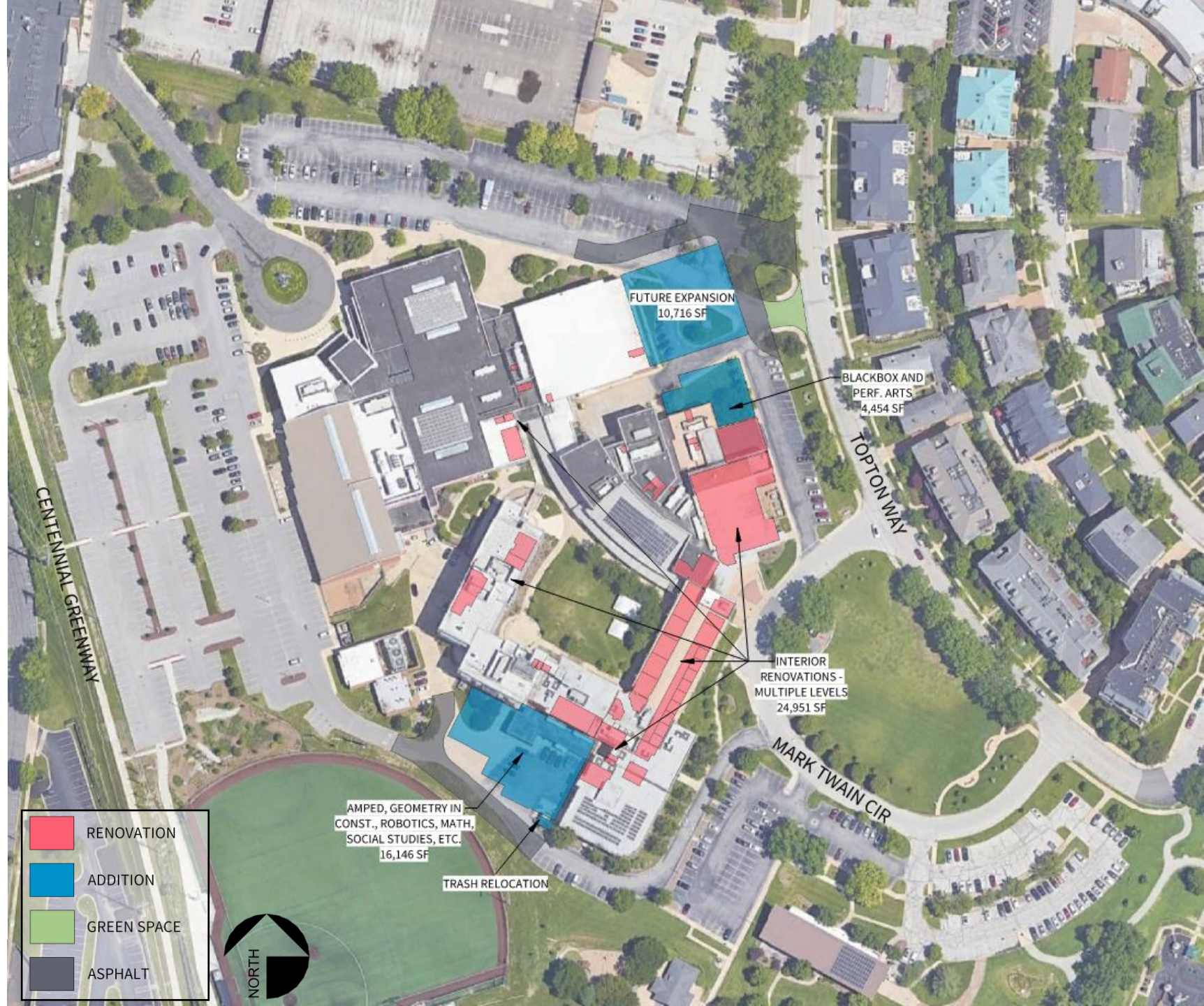
SSD Resource Suite

Classroom Renovations

Math, English, Social Studies

Improve Accessibility Facility-Wide

Performing Arts Center = Light Renovation







Discussion

- Gallery Walk
 - 5 minutes
 - Engage with Principals & design team
 - Ask questions & learn more
- Small Group Table Discussion
 - 5-10 Minutes
 - Agree with the Priorities & Levels of Impact?
 - What if anything would you change and why?
 - Did we miss anything, are there other priorities?
- Report out Top 3 Takeaways
- Community Survey