

FORT ZUMWALT SCHOOL DISTRICT

Facility/Physical Needs Assessment

July 16, 2026 School Board Presentation





- Site (paving, walls, exterior lighting, utilities, storm water management)
- Exterior Envelope (roof, walls, openings, structural)
- Interior Systems (walls, doors, floors, ceilings, finishes)
- Health / Fire / Life Safety
- Accessibility (ADA)
- Vertical Transportation
- HVAC, Electrical/Lighting (**PA, FA, Bell Systems**), Plumbing, Fire Protection
- Special Construction
- Playgrounds
- Auditoriums and support
- Outdoor / Indoor Athletics (gyms, fields, track, concessions, bleachers, **field lighting**, etc.)
- **Artificial Turf Fields**
- Informational
 - **Storm Shelter (yes / no)**
 - **Secured Vestibule (yes / no)**
 - **Sprinklered (yes / no / partial)**

- We Provided **Comprehensive** Facility Assessments
- Our **Pilot Program** Ensures the Assessment is Tailored to Meet the District's Needs (**North High School & Progress South Elementary**)
- Our **Two Teams** Completed Assessments of All Facilities



CONDITION ASSESSMENT TIMELINE

4

Contract May 1, 2025

Project kick-off

Program requirements

Identify pilot program

Draft Report



2025

Field assessments

ECC/Elementary Schools

Middle Schools/High Schools

Typically 1 week in the field

1 week in the office

High School
Sports & Auditorium

District
Maintenance

FINAL



Scope / Cost
Refinement

2026

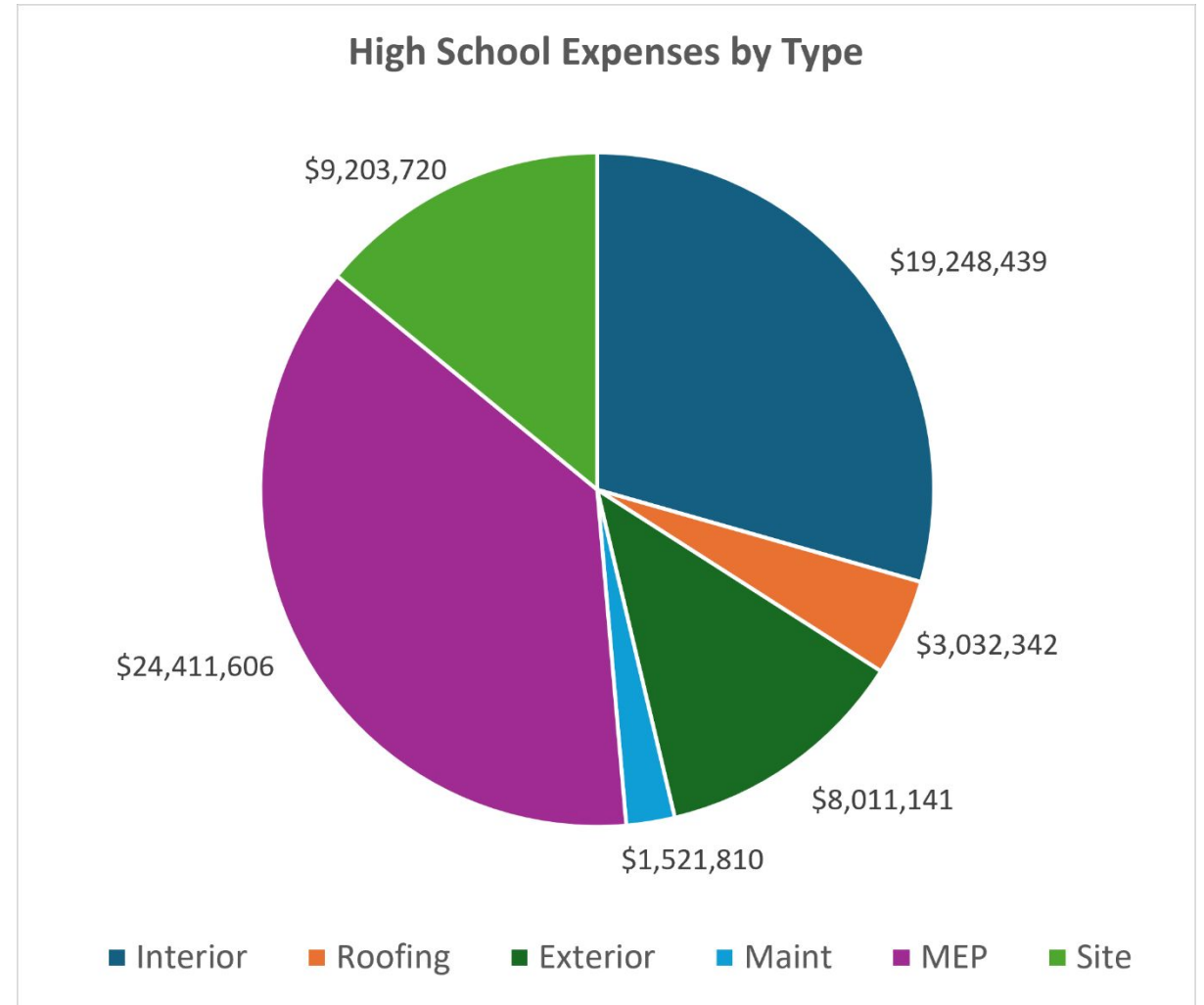
SUMMARY – HIGH SCHOOLS

5 School Buildings

1,017,210 Square Feet

\$65,429,058

Capital Needs (10-yr)



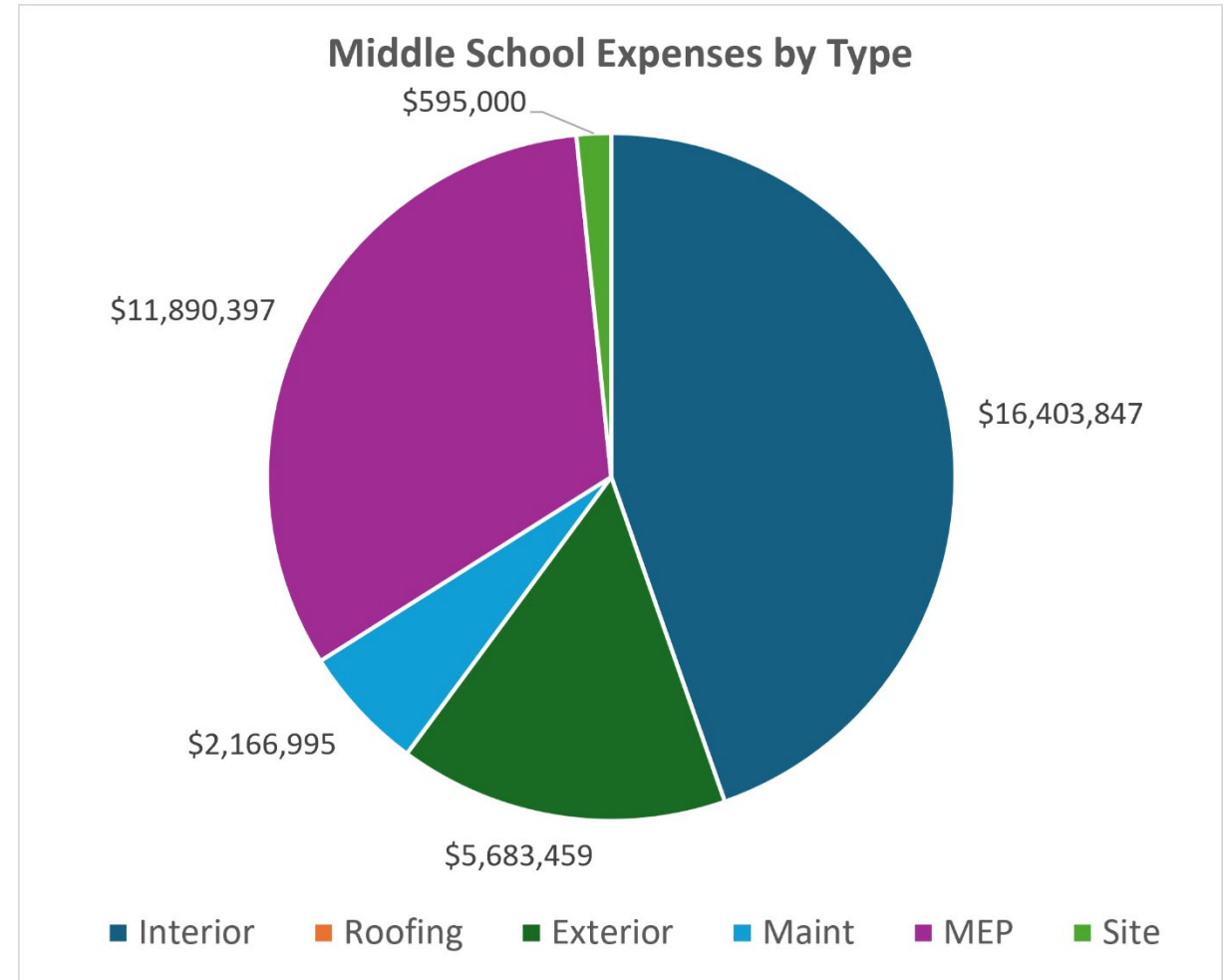
SUMMARY – MIDDLE SCHOOLS

4 School Buildings

579,614 Square Feet

\$36,739,698

Capital Needs (10-yr)



SUMMARY – ELEMENTARY SCHOOLS

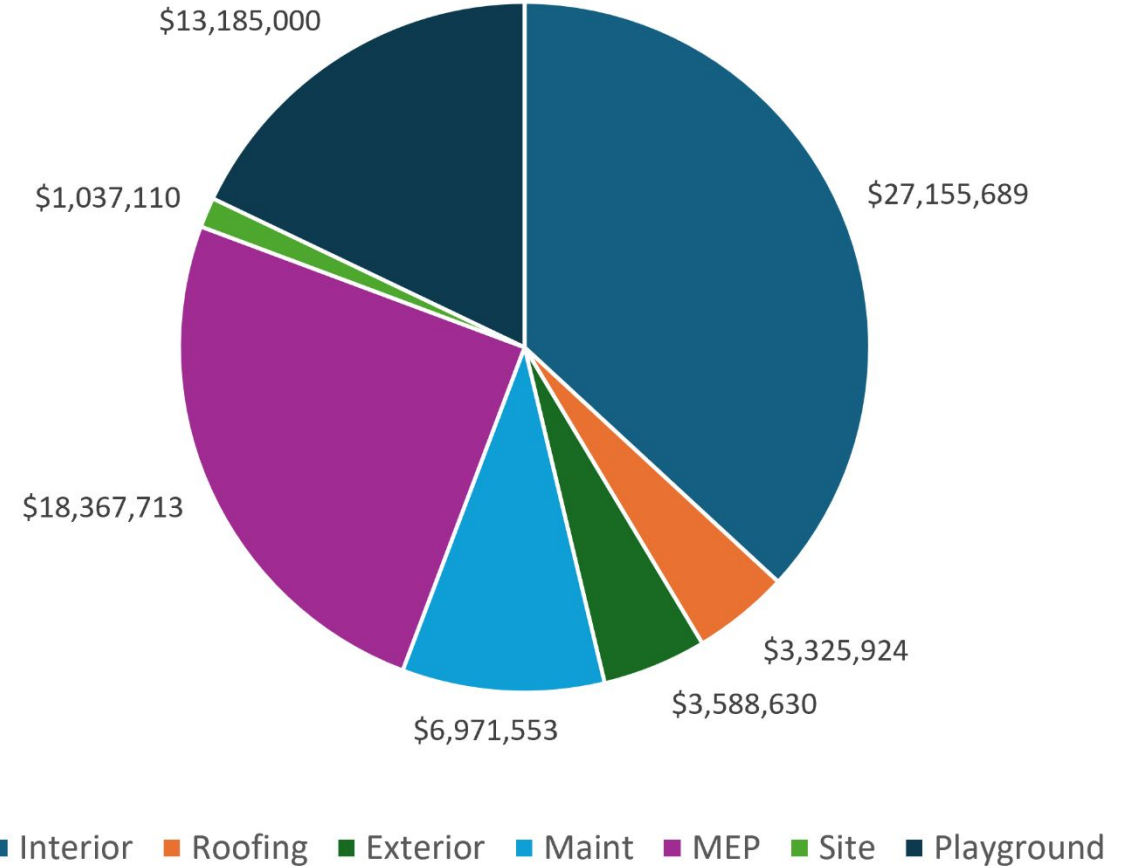
18 School Buildings

1,123,558 Square Feet

\$73,631,619

Capital Needs (10-yr)

Elementary School Expenses by Type



SUMMARY – SUPPORT BUILDINGS

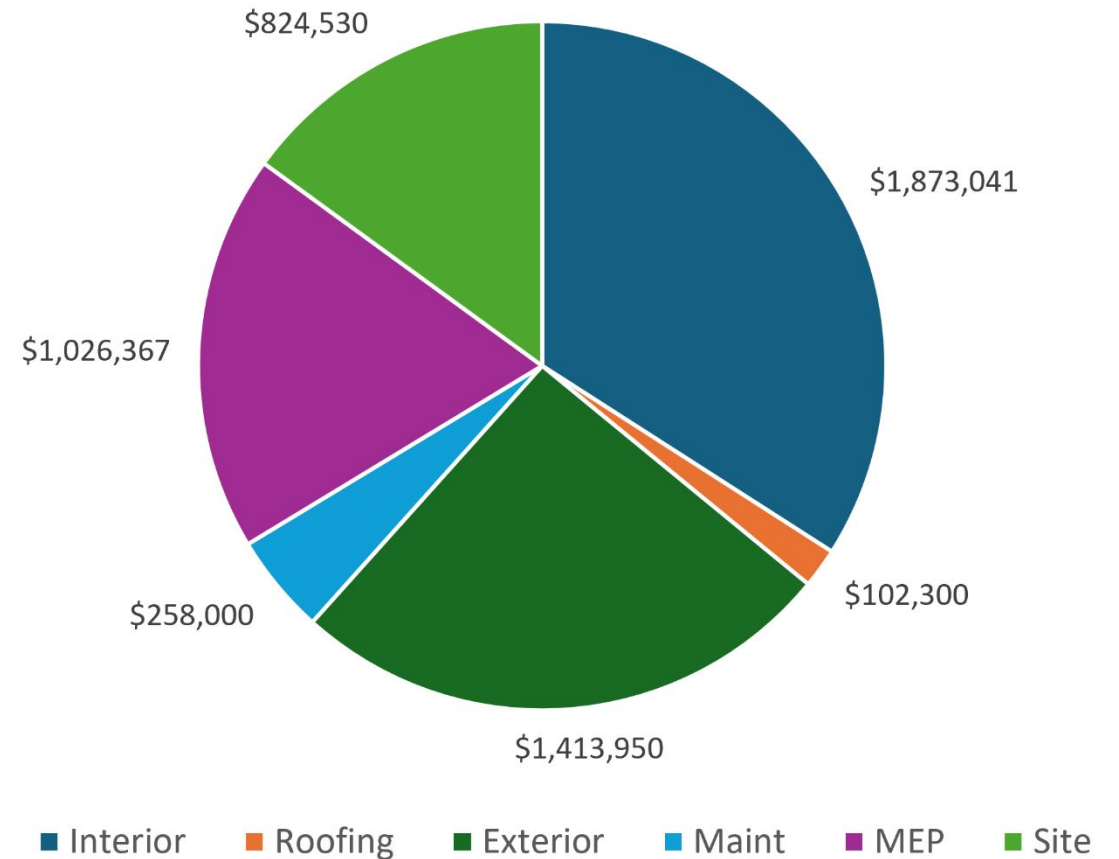
6 School Buildings

101,116 Square Feet

\$5,498,187

Capital Needs (10-yr)

Support Buildings Expenses by Type



SUMMARY – OVERALL

The Facility Condition Index (FCI) is a standardized metric that measures the relative condition of a building by comparing the cost of needed repairs to the cost of replacing the facility

Facilities Condition Index (FCI)	
FCI	Facility Condition
<5%	Best
6-10%	Good
11-20%	Average
21-30%	Below Average
31-50%	Poor
51-65%	Very Poor
>65%	Replacement Candidate



SUMMARY – OVERALL

Inflation/Escalation Adjusted	\$0	\$33,155,391	\$29,913,016	\$25,369,647	\$26,279,423	\$22,767,196	\$22,258,237	\$20,942,368	\$12,903,740	\$37,683,437
							Inflation/Escalation Adjusted Total:		\$231,272,456	

SUMMARY – OVERALL

Facility Name	Gross SF	Opinion of Replacement Value	2025 / 2026 FCI %	Total 10-Year Capital Needs	Capital Needs									
					2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Mike Clemens Center	22,731	\$8,000,000	18.9%	\$1,508,562	\$0	\$0	\$0	\$0	\$68,193	\$546,369	\$0	\$0	\$0	\$894,000
Early Childhood Center	70,932	\$24,900,000	11.8%	\$2,939,330	\$0	\$0	\$0	\$1,538,896	\$15,000	\$0	\$1,030,774	\$0	\$0	\$354,660
Joseph L. Mudd Elementary	54,922	\$19,300,000	19.4%	\$3,735,584	\$0	\$105,000	\$878,600	\$0	\$0	\$979,627	\$37,000	\$0	\$1,352,747	\$382,610
St. Peters Elementary	62,964	\$22,100,000	23.7%	\$5,235,090	\$0	\$845,000	\$1,682,912	\$857,500	\$0	\$489,122	\$378,000	\$0	\$652,736	\$329,820
Forest Park Elementary	54,011	\$19,000,000	18.0%	\$3,413,922	\$0	\$0	\$860,000	\$0	\$0	\$65,000	\$507,100	\$224,039	\$0	\$1,757,784
Lewis & Clark Elementary	55,818	\$19,600,000	25.1%	\$4,925,336	\$0	\$973,884	\$689,403	\$638,110	\$1,148,836	\$1,186,013	\$0	\$0	\$0	\$289,090
Dardenne Elementary	63,556	\$22,300,000	17.7%	\$3,955,637	\$0	\$845,000	\$364,480	\$1,807,331	\$265,046	\$0	\$168,000	\$0	\$0	\$505,780
Emge Elementary	68,693	\$24,100,000	21.3%	\$5,133,660	\$0	\$2,680,614	\$0	\$1,085,426	\$0	\$0	\$0	\$0	\$0	\$1,367,621
Flint Hill Elementary	73,378	\$25,700,000	12.5%	\$3,216,253	\$0	\$1,011,603	\$0	\$0	\$1,807,760	\$0	\$0	\$0	\$0	\$396,890
Hawthorn Elementary	59,050	\$20,700,000	20.1%	\$4,162,925	\$0	\$845,000	\$15,000	\$0	\$997,150	\$45,000	\$1,580,075	\$0	\$0	\$680,700
Mid Rivers Elementary	62,953	\$22,100,000	17.1%	\$3,788,816	\$0	\$501,430	\$20,220	\$845,000	\$0	\$0	\$250,336	\$1,857,066	\$0	\$314,765
Mount Hope Elementary	56,048	\$19,700,000	20.8%	\$4,102,482	\$0	\$956,000	\$589,996	\$1,840,698	\$169,380	\$266,168	\$0	\$0	\$0	\$280,240
Ostmann Elementary	72,793	\$25,500,000	23.7%	\$6,045,845	\$0	\$2,410,255	\$446,990	\$845,000	\$1,739,256	\$10,000	\$0	\$230,379	\$0	\$363,965
Pheasant Point Elementary	68,016	\$23,900,000	14.1%	\$3,381,682	\$0	\$0	\$0	\$1,190,686	\$280,000	\$0	\$0	\$1,535,916	\$0	\$375,080
Progress South Elementary	84,493	\$29,600,000	24.8%	\$7,333,496	\$0	\$654,000	\$1,455,226	\$943,500	\$1,917,486	\$0	\$677,820	\$20,000	\$733,500	\$931,965
Rock Creek Elementary	59,629	\$20,900,000	18.6%	\$3,886,398	\$0	\$845,000	\$787,820	\$0	\$93,500	\$208,702	\$0	\$35,000	\$1,618,232	\$298,145
Twin Chimneys Elementary	65,076	\$22,800,000	16.2%	\$3,683,162	\$0	\$0	\$2,076,376	\$845,000	\$72,800	\$0	\$227,766	\$0	\$135,840	\$325,380
Westhoff Elementary	68,495	\$24,000,000	13.3%	\$3,183,440	\$0	\$739,650	\$845,000	\$0	\$0	\$0	\$0	\$1,016,583	\$0	\$582,208
Dr Bernard J. DuBray Middle	119,760	\$50,900,000	15.3%	\$7,803,370	\$0	\$582,500	\$0	\$1,048,700	\$761,780	\$0	\$568,180	\$0	\$8,000	\$4,834,210
Ft. Zumwalt North Middle	170,584	\$72,500,000	8.0%	\$5,798,514	\$0	\$0	\$0	\$250,000	\$0	\$0	\$0	\$3,873,292	\$500,200	\$1,175,022
Ft. Zumwalt South Middle	127,883	\$54,400,000	16.9%	\$9,207,553	\$0	\$0	\$575,950	\$248,520	\$2,125,750	\$308,075	\$3,686,485	\$565,000	\$1,058,359	\$639,415
Ft. Zumwalt West Middle	161,387	\$68,600,000	20.3%	\$13,930,261	\$0	\$662,216	\$1,101,716	\$3,926,425	\$1,882,365	\$4,955,750	\$594,855	\$0	\$0	\$806,935
Ft. Zumwalt East High	228,000	\$114,000,000	12.0%	\$13,656,055	\$0	\$1,467,557	\$1,932,800	\$1,115,905	\$775,000	\$5,361,880	\$312,000	\$1,133,313	\$684,000	\$873,600
Ft. Zumwalt Hope High	18,198	\$9,100,000	11.6%	\$1,056,022	\$0	\$10,000	\$62,000	\$0	\$191,250	\$609,083	\$106,594	\$0	\$31,600	\$45,495
Ft. Zumwalt North High	258,433	\$129,300,000	13.9%	\$18,005,574	\$0	\$2,488,002	\$6,759,925	\$1,949,427	\$1,420,500	\$1,049,000	\$610,000	\$1,440,000	\$38,720	\$2,250,000
Ft. Zumwalt South High	232,553	\$116,300,000	11.3%	\$13,119,288	\$0	\$5,218,516	\$979,250	\$0	\$347,900	\$0	\$3,505,322	\$431,600	\$1,473,936	\$1,162,765
Ft. Zumwalt West High	280,025	\$140,100,000	14.0%	\$19,592,120	\$0	\$4,715,500	\$3,525,954	\$0	\$4,410,158	\$938,440	\$2,189,778	\$2,403,165	\$0	\$1,409,125
District Administration Building	16,020	\$5,700,000	25.8%	\$1,469,618	\$0	\$1,232,988	\$27,000	\$0	\$0	\$0	\$40,500	\$65,000	\$56,070	\$48,060
Bus Garage	7,481	\$2,700,000	22.7%	\$614,007	\$0	\$0	\$0	\$0	\$534,430	\$11,500	\$0	\$38,984	\$6,650	\$22,443
Professional Development Center	24,655	\$8,700,000	15.5%	\$1,352,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$332,843	\$1,000,000
Special Services	13,400	\$4,700,000	11.9%	\$558,350	\$0	\$10,000	\$226,700	\$155,250	\$0	\$99,400	\$0	\$0	\$0	\$67,000
Student Nutritional Services	6,560	\$2,300,000	19.2%	\$441,720	\$0	\$0	\$9,000	\$0	\$0	\$0	\$0	\$69,500	\$215,700	\$147,520
Support Services (Facilities)	33,000	\$11,600,000	9.2%	\$1,061,650	\$0	\$341,550	\$99,000	\$10,000	\$0	\$384,100	\$17,000	\$0	\$0	\$210,000
	2,821,497	\$1,185,100,000	15.3%	\$181,298,562	\$0	\$30,141,265	\$26,011,318	\$21,141,373	\$21,023,539	\$17,513,228	\$16,487,583	\$14,958,835	\$8,899,131	\$25,122,292
					5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
				Inflation/Escalation Adjusted	\$0	\$33,155,391	\$29,913,016	\$25,369,647	\$26,279,423	\$22,767,196	\$22,258,237	\$20,942,368	\$12,903,740	\$37,683,437
													Inflation/Escalation Adjusted Total:	\$231,272,456

\$182MIL (15.3%)



PROVIDING FORWARD THINKING AND INNOVATIVE SOLUTIONS FOR A **C**HANGING WORLD.