

# DESIGNING THE FUTURE



## SMARTER SCHOOLS, STRONGER COMMUNITIES



OCTOBER 25, 2025

The City of St. Charles School District's Strategic Transformation



# YOUR PRESENTERS



**Dr. Jason Sefrit**  
Superintendent  
City of St. Charles School District



**Todd Cyruik, LEED AP®**  
Education Design Director  
BLDD Architects



**Laura Wunderlich, LEED AP®**  
Senior Associate  
BLDD Architects





# City of St. Charles

City of St. Charles School District | St. Charles, Missouri

- Most recent voter authorization (\$50 Million) was issued in 2021 following approval at the April 2021 election.
- 2021 authorization was structured with conservative growth assumptions to provide the District with future flexibility for new issues.
- Ongoing capital improvement projects and conservative structuring on past issues will provide future funding of such capital projects.





# City of St. Charles

City of St. Charles School District | St. Charles, Missouri

- The capacity for future no tax rate increase issues is subject to constant review as it fluctuates based on actual assessed valuation growth and interest rates.
- The District's model for forecasting Fund 3 performance ensures healthy financial performance and reduces the likelihood of ever needing to raise the Debt Service Fund tax rate.



# City of St. Charles

City of St. Charles School District | St. Charles, Missouri

## Issue:

- 13 buildings ranging from the 1930's to new
- Understanding the most critical maintenance projects and their long-term plans was essential to making sure the district continued to progress as it invests

## Solution:

Master Planning + QLEO

Physical Needs Assessment and Functional Audit

**A FLEXIBLE PLAN TO MOVE FORWARD!**



# MISSION



**Engage**



**Empower**



**Inspire**

**Every Learner, Every Day!**





**empower**

DATA-DRIVEN FOUNDATIONS

**engage**

TRANSPARENT COMMUNICATION

**inspire**

SHAPING THE FUTURE



# EMPOWER

Data-Driven Foundations



# DISTRICT OVERVIEW



City of St. Charles School District | St. Charles, Missouri

## Facilities: Ranging from 1930s to new

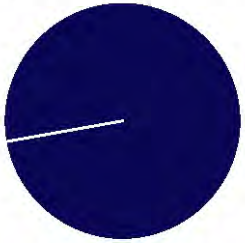
- Two High Schools (9-12): 1,448 students
- One Middle School (7-8): 704 students
- One Intermediate School (5-6): 678 students
- Six Elementary Schools (K-4): 1,800 students
- One Early Childhood Center (PK): 231 students



Early Childhood Center | St. Charles, MO



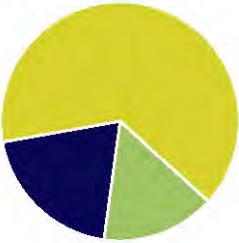
Early Childhood Center



Blackhurst Elem



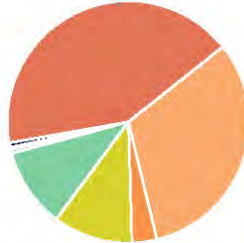
Coverdell Elementary



Harris Elementary



Lincoln Elementary



Monroe Elementary



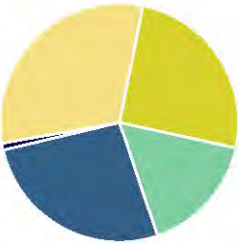
Null Elementary



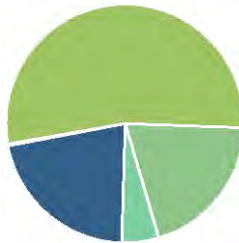
Jefferson Intermediate



Hardin Middle



St. Charles West



St. Charles High



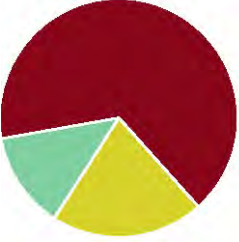
Success Campus



Lewis & Clark



Admin Building



## At-A-Glance: Building Ages

These charts provide an overall look at the composition of additions at each building. The charts are color coded to match the scale at the top and bottom of this page.





**Structure**



**Architectural**



**Roofing**



**Mech Elec Plumb**



**Civil**



**Utilities**

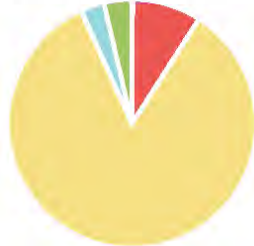
**Early Childhood Center**



**Blackhurst Elem**



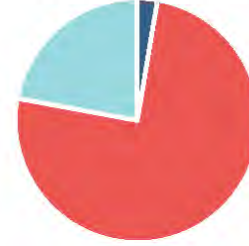
**Coverdell Elem**



**Harris Elementary**



**Lincoln Elementary**



**Monroe Elem**



**Null Elementary**



**Jefferson Int.**



**Hardin Middle**



**St. Charles West**



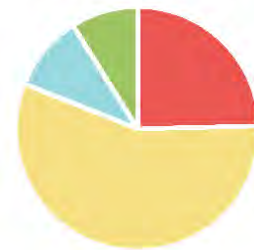
**St. Charles High**



**Success Campus**



**Lewis and Clark**



**Admin Building**



**Structure**



**Architectural**



**Roofing**



**Mech Elec Plumb**



**Civil**



**Utilities**

# At-A-Glance: Disciplines

Most work focused on Architectural items like openings and interior finishes. And MEP (Mechanical, Electrical, Plumbing) including replacement of entire systems on down to individual water fountains.

MEP items were covered by FSG (Facilities Solutions Group, STL). Many buildings have received MEP upgrades in the past few years.

# PHYSICAL NEEDS ASSESSMENT

## Building Components

Electrical

Exterior  
Wall

Fire  
Detection

HVAC

Interior

Lighting

Plumbing

Roof

Site

Building  
Envelope

School  
Security

# PHYSICAL NEEDS ASSESSMENT



City of St. Charles SD - Jefferson  
 St. Charles, MO  
 Oct-24

## PNA BREAKDOWN

PNA Components Total Cost:	\$ 11,930,691
Repair / Replace in 1 year	\$ 342,292.50
Repair / Replace in 2-5 yrs	\$ 7,630,871.84
Repair / Replace in 5-10 yrs	\$ 1,145,935.75
Recommended but not required	\$ 2,811,590.99

<b>Divisions 00 - 00 (Varies): Renovations to Improve Accessibility or Security</b>	<b>\$ 1,986,982</b>
Accessibility	\$ 1,986,982

Priority A	\$ -
Priority B	\$ -
Priority C	\$ -
Priority D	\$ 1,986,982

Priority A	\$ -
Priority B	\$ -
Priority C	\$ -
Priority D	\$ -

Priority A	\$ -
Priority B	\$ -
Priority C	\$ -
Priority D	\$ -

### Security

District standard is to have a controlled, secured vestibule and reception space. This building does have a secured vestibule, however the reception space opens directly into the corridors. To improve security, it's recommended to add doorways at the Reception space that is controlled by a door access system

### Special Conditions

When this building was built, there was substantial vegetation between the interstate and building. The interstate is expanding, and therefore much of the vegetation acoustic buffer has been removed. Consider reaching out to the City to see if there are plans to build acoustic barriers in this area. If desired, BLDD can research acoustic solutions to be constructed by the district (\$\$\$)

<b>Division 02: Existing Conditions - Asbestos</b>	<b>\$ -</b>
Structures	\$ 40,700
Priority:	\$ 40,700

Divisions 27:  
Intercom, Fire

Other?  
Wifi  
Fire Alarm

Division  
Pavement

Furniture

Window Tre

Elevators

Pavem

Flooring

Wall & Ceiling

Finishes - Pa

Division  
Digital Di

Casework

Division 07:

Roofing

Soffits & Fa:

Division

Doors

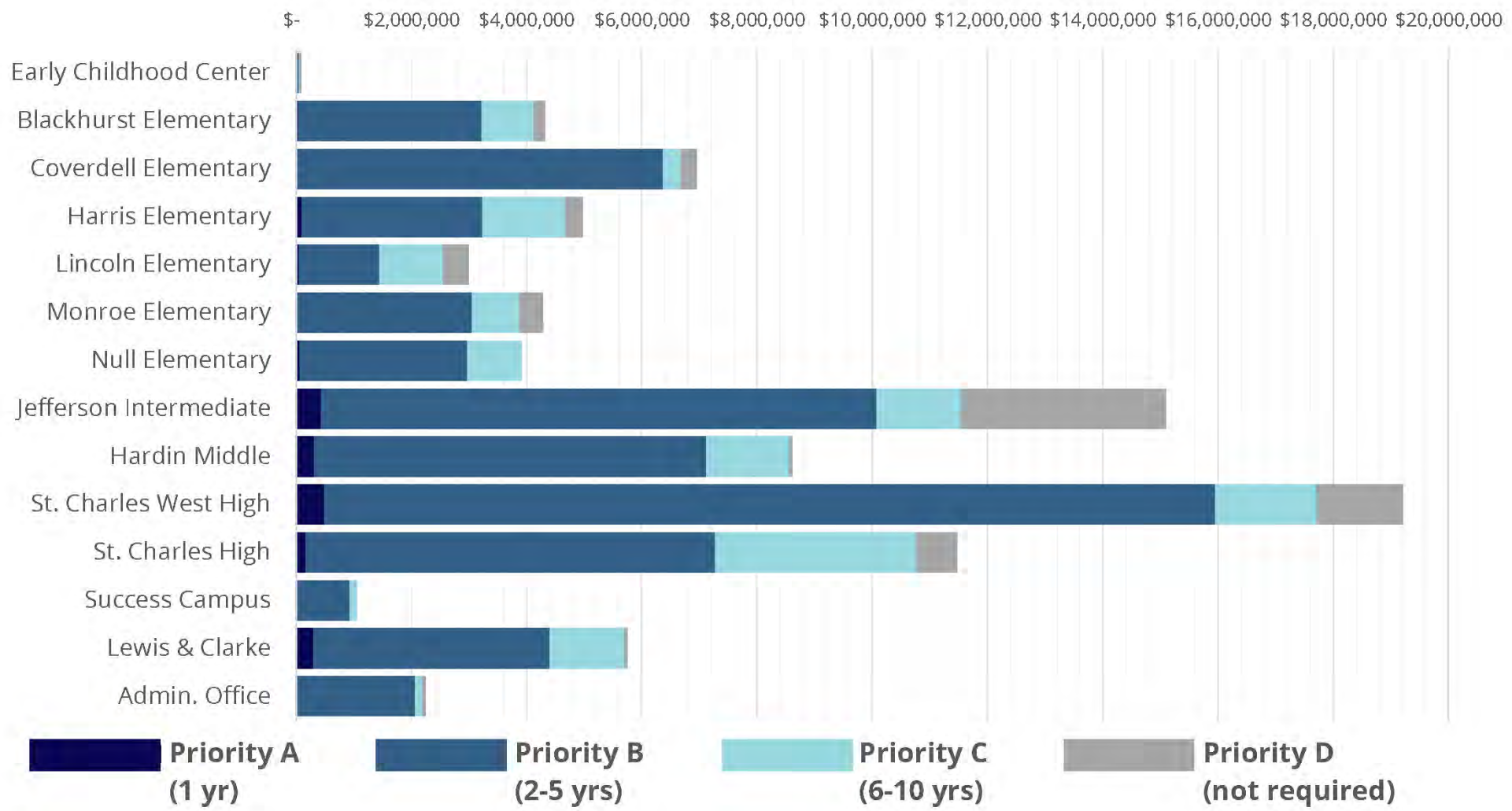
Marke

Storefr

# PHYSICAL NEEDS ASSESSMENT

## St Charles School District

Building Need Breakdown by Priority - Total Project Budget - 2024 Costs



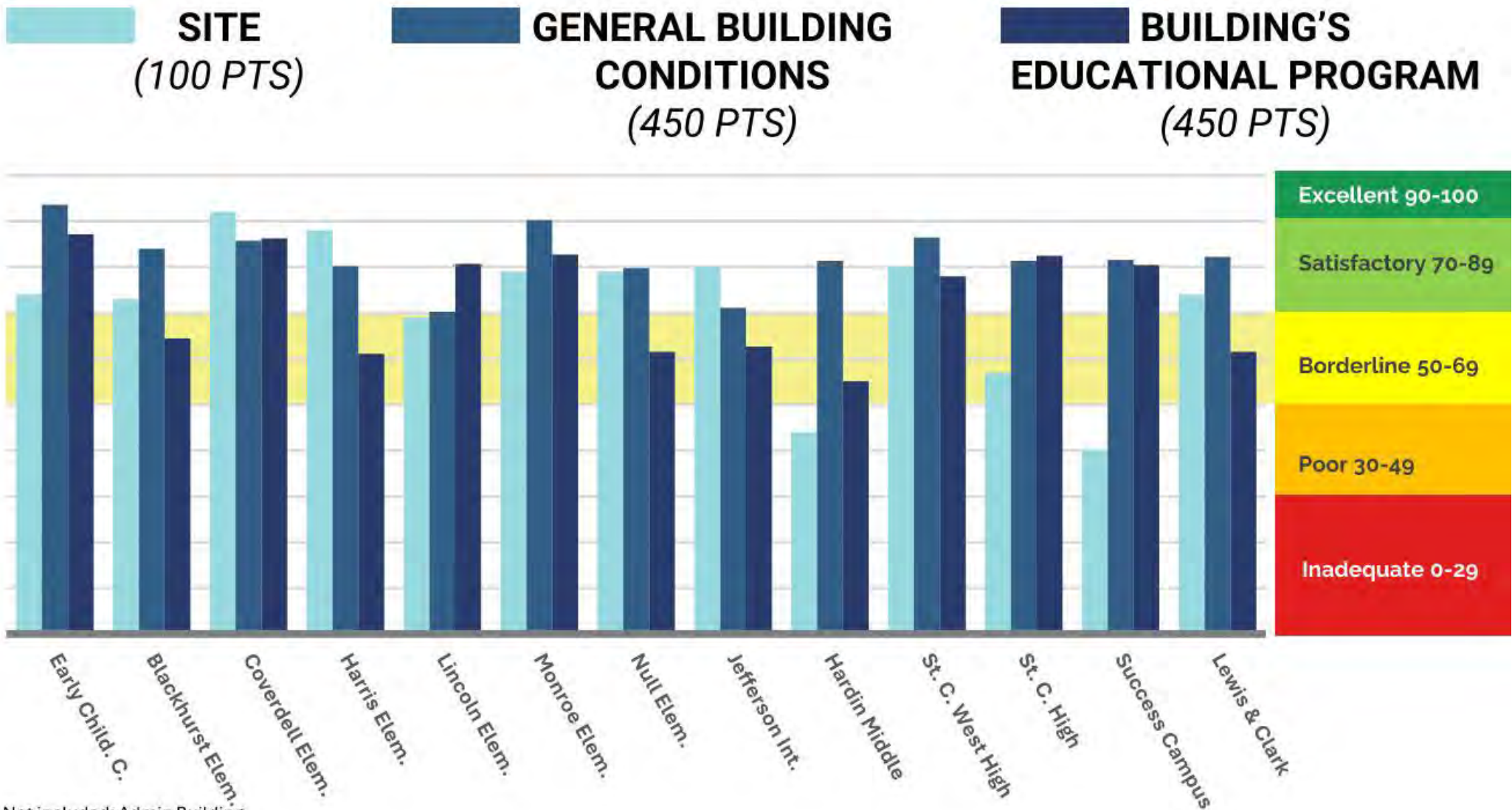
# FUNCTIONAL AUDIT

EDUCATIONAL FACILITIES FUNCTIONAL EVALUATION SURVEY (CEFI)		Early C
3.8	Adequate electrical outlets and power, to permit routine cleaning, are available in every area.	5
Section 4	<b>Building Safety and Security: The safety and security of students, staff and visitors is vital to a positive and successful educational experience. Does the school building contribute to and support a safe and secure experience?</b>	180
4.1	Student loading areas are segregated from other vehicular traffic and pedestrian walkways.	15
4.2	Walkways, both on and offsite, are available and provide safety for pedestrians.	10
4.3	Access streets have sufficient signals and signs to permit safe entrance to and exit from school areas.	5
4.4	Vehicular entrances and exits permit safe traffic flow.	5
4.5	(Elem) Playground and equipment is free from hazard.	5
4.6	The heating unit(s) is located away from student occupied areas.	20
4.7	Multi-story buildings have at least two stairways for student egress.	10
4.8	Exterior doors open outward and are equipped with panic hardware.	10
4.9	Emergency lighting is provided throughout the building with exit signs on separate electrical circuits.	10
4.10	Classroom doors are recessed and open outward.	10
4.11	Building security systems are provided to assure uninterrupted operation of the educational program.	10
4.12	Flooring (including ramps and stairways) is maintained in a nonslip condition.	5
4.13	Stairs (interior and exterior) meet standards (maximum 7" rise to 11" tread) and steps range in number from 3-16.	0
4.14	Glass is properly located and protected with wire or safety material to prevent accidental student injury.	5
4.15	Fixed projections in the traffic areas do not extend more than eight inches from the corridor wall.	5
4.16	Traffic areas terminate at an exit or a stairway leading to an egress.	5
4.17	Adequate fire safety equipment is properly located.	15
4.18	There are at least two independent exits from any point in the building.	15
4.19	Fire-resistant materials are used throughout the structure.	15
4.20	Automatic and manual emergency alarm system with a distinctive sound and flashing light are provided.	15
Section 5	<b>Educational Adequacy: This category is determined by comparing the physical requirements necessary to support the educational plan with the existing physical elements of the building itself.</b>	240
5.1	Primary instruction areas are suitable.	25
5.2	Flex spaces that can be reconfigured are provided.	15
5.3	Large group space and spaces for student collaboration are provided.	10
5.4	Furnishings are rapidly reconfigured.	10
5.5	Presentation space is provided.	10
5.6	Storage for student and teacher materials is adequate.	10
5.7	Breakout and conference spaces are provided.	25
5.8	Specialty labs are provided for hands on exploration.	10
5.9	Spaces for research and media learning are appropriate and attractive.	10
5.10	Wellness spaces adequately serve instruction.	5
5.11	Space is available for online learning.	0
5.12	Spaces for performing arts for instruction, performance, and production are appropriate.	15
5.13	Space for fine arts instruction and production are appropriate.	15
5.14	(Primary) Spaces for Pre-K and Kindergarten are appropriate for age of students and nature of instruction. (Elem JHI HS) Exploratory spaces for the development of technical skills like research, development, and prototyping are provided.	15
5.15	Spaces are provided for teacher-parent and community interaction.	5
5.16	Space for professional development are provided.	5
5.17	Teachers' work areas support teachers as professionals, allowing for planning and collaboration.	10
5.18	Cafeteria/Kitchen is attractive with sufficient space for seating/dining, delivery, storage, and food preparation.	10
5.19	Administrative offices are consistent in appearance and function with the maturity of the students served.	5
5.20	Spaces are provided as required to meet the needs of the whole child.	15
5.21	Clinic is near administrative offices and is equipped to meet requirements.	5
5.22	Suitable reception space is available for students, teachers, and visitors.	5
5.23	Administrative personnel are provided sufficient work space and privacy.	5
Section	<b>The Educational Environment: The school should welcome students, staff and visitors. The school's environment, both inside and out, should be conducive to learning and to the school's mission.</b>	260

EDUCATIONAL FACILITIES FUNCTIONAL EVALUATION SURVEY (CEFI)			Early Childhood Center			Monroe Elementary			Lincoln Elementary			Jefferson Intermediate		
APPRAISAL CRITERIA			TTL PTS EARNED	FACILITY SCORE	TTL PTS EARNED	FACILITY SCORE	TTL PTS EARNED	FACILITY SCORE	TTL PTS EARNED	FACILITY SCORE	TTL PTS EARNED	FACILITY SCORE		
The appraisal criteria are categorized into six areas: School Site; Structural, Electrical and Mechanical Features; Plant Maintainability; Safety and Security; Educational Adequacy and the Educational Environment.			887	91.44%	857	87.01%	748	74.80%	682	69.59%				
QUESTION	CATEGORY		PTS POSSIBLE	PTS EARNED	GRADING	PTS POSSIBLE	PTS EARNED	GRADING	PTS POSSIBLE	PTS EARNED	GRADING	PTS POSSIBLE	PTS EARNED	GRADING
Section 1	<b>The School Site: The school site is an integral part of the school facility and is a basic tool in the educational process. A student's educational experience as well as many community functions will be strengthened or limited by the adequacy of the site.</b>		100	74		100	79		100	69		100	80	
1.1	Site is large enough to meet educational needs as defined by state and local requirements.		25	20		25	20		25	15		25	20	
1.2	Site is easily accessible and conveniently located for the present and future population.		20	12		20	20		20	16		20	20	
1.3	Location is removed from undesirable business, industry, traffic, and natural hazards.		10	2		10	8		10	8		10	8	
1.4	Site is well landscaped and developed to meet educational needs.		10	10		10	6		10	8		10	6	
1.5	(ELEM) Well equipped playgrounds are separated from streets and parking areas.		10	8		10	6		10	8		10	6	
1.6	Topography is varied enough to provide desirable appearance and without steep inclines.		5	5		5	4		5	2		5	5	
1.7	Site has stable, well drained soil free of erosion.		5	4		5	4		5	2		5	4	
1.8	Site is suitable for special instructional needs, e.g. outdoor learning.		5	5		5	4		5	4		5	4	
1.9	Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts, and correct slopes.		5	3		5	3		5	4		5	3	
1.10	Sufficient on-site, solid surface parking is provided for faculty, staff and community.		5	5		5	4		5	2		5	4	
Section 2	<b>Structural, Electrical and Mechanical Features: These are basic functions of a school's operation and will have an impact on future maintenance costs and the school's ability to accommodate changes in its educational program.</b>		200	200		200	181		200	128		200	141	
2.1	Structure meets all barrier-free requirements both externally and internally.		15	15		15	15		15	3		15	12	
2.2	Roofs appear sound, have positive drainage, and are weather tight.		15	15		15	12		15	12		15	12	
2.3	Foundations are strong and stable with no observable cracks.		10	10		10	10		10	6		10	8	
2.4	Exterior and interior walls have sufficient expansion joints and are free of deterioration.		10	10		10	10		10	4		10	6	
2.5	Entrances and exits are located so as to permit efficient student traffic flow.		10	10		10	8		10	2		10	10	
2.6	Building "envelope" generally provides for energy conservation. (See criteria.)		10	10		10	8		10	6		10	8	
2.7	Structure is free of friable asbestos and toxic materials.		10	10		10	8		10	6		10	6	
2.8	Interior walls permit sufficient flexibility for a variety of class sizes.		10	10		10	10		10	4		10	8	
2.9	Adequate light sources are well maintained, properly placed and are not subject to overheating.		15	15		15	15		15	15		15	15	
2.10	Internal water supply is adequate with sufficient pressure to meet health and safety requirements.		15	15		15	9		15	12		15	3	
2.11	Each teaching/learning area has adequate (convenient) wall outlets, phone and computer cabling for technology applications.		15	15		15	15		15	9		15	12	
2.12	Electrical controls are safely protected with disconnect switches easily accessible.		10	10		10	10		10	4		10	4	
2.13	Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled.		10	10		10	10		10	4		10	6	
2.14	Number and size of restrooms meet requirements.		10	10		10	8		10	6		10	6	
2.15	Drainage systems are properly maintained and meet requirements.		10	10		10	8		10	10		10	8	

Monroe Elementary		Lincoln Elementary		Jefferson Intermediate	
5	5	5	3	5	3
185	178	200	159	180	148
15	12	15	3	15	12
10	8	10	10	10	10
5	5	5	5	5	5
5	5	5	4	5	5
5	3	5	5	5	2
20	20	20	20	20	16
0	0	15	12	0	0
10	10	10	10	10	10
10	10	10	10	10	10
10	10	10	8	10	4
10	10	10	10	10	8
5	5	5	3	5	4
5	5	5	2	5	0
5	5	5	4	5	4
5	5	5	3	5	2
5	5	5	5	5	5
15	15	15	15	15	12
15	15	15	9	15	12
15	15	15	6	15	12
250	185	250	171	250	141
25	25	25	25	25	5
15	12	15	6	15	6
10	2	10	6	10	2
10	6	10	6	10	4
10	8	10	8	10	2
10	8	10	8	10	8
25	5	25	5	25	15
10	6	10	4	10	4
10	10	10	10	10	2
5	4	5	4	5	4
10	8	10	4	10	2
15	12	15	12	15	15
15	12	15	12	15	15
15	9	15	9	15	9
5	2	5	2	5	2
5	5	5	4	5	5
10	10	10	6	10	6
10	10	10	10	10	6
5	5	5	5	5	5
15	12	15	12	15	9
5	5	5	3	5	5
5	4	5	5	5	5
5	5	5	5	5	5
200	187	200	192	200	141

# FUNCTIONAL AUDIT



Not included: Admin Building

# SPACE UTILIZATION STUDY

0% - 70%	Below Capacity
70% - 80%	Underutilized
80% - 90%	Sustainable Capacity
90% - 100%	Nearing Over Capacity
100% or Greater	Overcrowding

		Utilization			
		Scheduled		Total	
		Classroom	Specials		
ELEMENTARY	K - 4	Blackhurst Elementary	99%	89%	88%
		Coverdell Elementary	57%	51%	56%
		Harris Elementary	80%	68%	76%
		Lincoln Elementary	86%	203%	108%
		Monroe Elementary	84%	84%	79%
		Null Elementary	84%	78%	75%
INT.	5-6	Jefferson Intermediate	79%	44%	59%
MS	7-8	Hardin Middle	76%	59%	61%
HS	9-12	St Charles High	95%	57%	64%
		St. Charles West High	43%	32%	36%

# DATA BUILDS CREDIBILITY

## and sets the STAGE

- Creates a roadmap for **future-focused buildings**, optimally configured
- **Data-driven:** makes the business case and removes emotional bias
- Builds internal/external **support**
- Helps organizations **move forward with confidence**
- **More dollars** to impact your MISSION!



# ENGAGE



Transparency & Community  
Engagement to Win Support



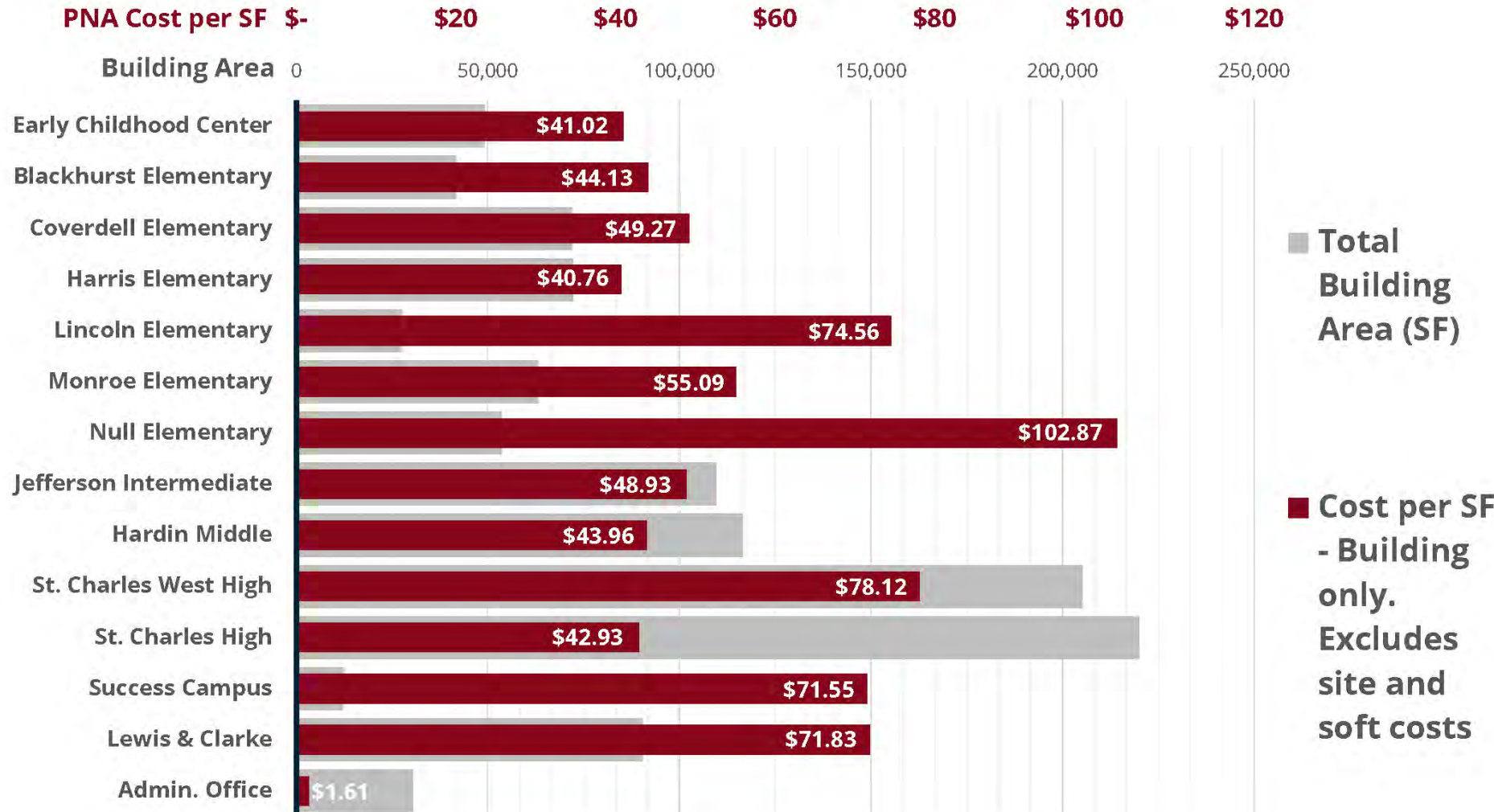
Simplify complex data into

**BITE-SIZED PIECES**



# PHYSICAL NEEDS ASSESSMENT

## Cost / SF Breakdown



# TRANSPARENT COMMUNICATION



## The Plan

Our strategic plan is a formalized roadmap outlining our long-term vision, goals and priorities for improving student outcomes, fostering staff success, and meeting community needs. It serves as a framework for decision-making resource allocation, and



CITY OF ST. CHARLES SCHOOL DISTRICT 3

## Charles High



- Structural - \$100,000.00
- Roofing - \$4,315,000.00
- Flooring - \$670,000.00
- Furniture - \$840,000.00
- Auditorium Renovation - \$500,000.00

**Estimated Costs - \$6,425,000.00**

Presentations



# Videos



# Newsletters

**Family and Staff Emails**

1. April 7:

Dear SCSD families and staff,

Tomorrow, April 8, is election day in St. Charles County. **Proposition SCSD**, a no-tax-rate-increase measure is on the ballot. Proposition SCSD impacts the future of our school district. If approved, Prop SCSD would provide funding to:

- Roofing repairs and replacements at multiple schools
- Renovations to improve accessibility, safety, and modern learning environments
- HVAC updates to enhance energy efficiency and comfort
- Replacing aging buses to ensure safer transportation for our students
- These improvements are designed to create better learning conditions and to save taxpayer dollars

Polling places will be open from **6 a.m. to 7 p.m.** on April 8. To find your designated polling location, please use the [polling location map](#).

[Please visit our website](#) for more detailed information about Proposition SCSD and to learn about your building.

Thank you for your continued support of SCSD children.

Sincerely,  
Mickie Plummer-Shepherd  
Communications Coordinator  
City of St. Charles School District

(Paid for by the City of St. Charles School District | Superintendent Dr. Jason Sefrit)

**SCSD NEWS**

February SCSD News

**NO-TAX-RATE-INCREASE**  
**PROPOSITION SCSD**  
STRONG SCHOOLS, STRONG COMMUNITY

# Social Media

City of St. Charles School District's Post

City of St. Charles School District  
March 6

Reminder: Voter Registration Deadline for the April 8 Election is March 12! 🗳️

Make your voice heard in the upcoming April 8 election! If you haven't registered to vote yet, the deadline is Tuesday, March 12.

Visit [www.sccmo.org/457/Voter-Registration-Information](https://www.sccmo.org/457/Voter-Registration-Information) for details on how to register and ensure you're ready to participate in the election.

Prop SCSD is on the April 8 ballot. Be sure to check your voter registration status so you can get out and vote. Find more info about Prop SCSD by visiting [www.stcharlessd.org/PropSCSD](https://www.stcharlessd.org/PropSCSD).

Paid for by the City of St. Charles School District | Superintendent Dr. Jason Sefrit

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**REGISTER TO VOTE BY MARCH 12**

Visit <https://www.sccmo.org/457/Voter-Registration-Information> for more information.

*Prop SCSD is on the April 8 ballot. Be sure to check your voter status so you can get out and vote.*

PAID FOR BY THE CITY OF ST. CHARLES SCHOOL DISTRICT | SUPERINTENDENT DR. JASON SEFRIT

# Emails



# COMMUNITY PARTNERSHIPS

COMMUNITY PARTNERSHIPS  
KIWANIS  
OPTIMIST CLUB  
ROTARY  
WE LOVE ST CHARLES  
CARE TO LEARN  
BOYS AND GIRLS CLUB OF ST. CHARLES  
THANK YOU!

41



- Community Partners
- Community Leaders
- Citizen Led Engagement Group

# RESULT:

## Passage of Prop SCSD

# \$90 million



City of St. Charles School District's Post

City of St. Charles School District  
April 8 · 🌐

👏👏 Thank you, St. Charles Voters! 🙌🙌

St. Charles voters approved Prop SCSD, a \$90 million no-tax-rate-increase bond that will allow us to make much-needed improvements to our school buildings.

This is more than just a vote—it's a powerful message that our community believes in strong schools, safe and modern learning environments, and bright futures for all of our students. Thanks to your support, we can now move forward with critical improvements across the district that will benefit our students, staff and families for generations to come.

We are incredibly proud to be part of a community that values education and invests in the future. Your voice and your vote made a difference, and we are deeply grateful.

We will continue to keep you updated as projects move forward. In the meantime, thank you again for your partnership, your trust and your belief in our mission.



# INSPIRE



## Smarter Tools for Shaping The Future



# CONTINUOUS SCHOOL IMPROVEMENT PLAN

## Strategies and Action Steps

Attendance	<i>Comprehensive Absence Prevention &amp; Intervention Systems</i>	Develop district wide standard operating procedures to proactively improve attendance through transparency, communication, incentives, and absence prevention and intervention methods.
	<i>Secondary Instructional Support, Reintegration, &amp; Engagement</i>	Develop a comprehensive plan for supporting students with chronic absenteeism at the secondary level, specifically the high schools.
	<i>District Wide Literacy Framework</i>	Develop a district wide, research-based, literacy framework and a plan for providing professional support at both the elementary and secondary levels.
Student Achievement	<i>Enhancing Tiered Instruction</i>	<ul style="list-style-type: none"> <li>Align tier I instruction with research-based, district-wide instructional framework</li> <li>Align district tier II and tier III intervention processes and procedures with the MTSS model.</li> </ul>
	<i>District-Wide Instructional Framework</i>	Create and implement an instructional framework that comprehensively supports teachers in providing the best "first" instruction possible, increasing the impact of tier I instruction. <i>Standard → classroom instruction → assessment → feedback → student</i>
Success-Ready Students	<i>Improving Success-Ready (SR) Systems</i>	Implement an SR monitoring and reporting system with the involvement of parents and the community.

**CONTINUOUS SCHOOL IMPROVEMENT PLAN**  
Year 1 Priorities  
2025-26



CITY OF ST. CHARLES SCHOOL DISTRICT

## GOAL 2: SCSD WILL COMPLETE A FACILITIES IMPROVEMENT PLAN



ENSURE ALL BUILDINGS ARE SAFE, CLEAN, AND CONDUCTIVE TO LEARNING



INCREASE STAKEHOLDER SATISFACTION SCORES



COMPLETE AT LEAST FIVE HIGH-PRIORITY RENOVATION PROJECTS IDENTIFIED IN PLAN

## STRATEGIC PILLARS

### ACADEMIC EXCELLENCE

#### Goals:

- Attendance
- Student Achievement
- Success Ready Students

### RESOURCES

#### Goals:

- School Configuration
- Facilities
- Staffing
- Finance

### CULTURE

#### Goals:

- Student Support
- Sense of Belonging
- Community Involvement



# CONTINUOUS SCHOOL IMPROVEMENT PLAN



## SCSD STRATEGIC PILLARS

### ACADEMIC EXCELLENCE

#### Goals:

- Attendance
- Student Achievement
- Success Ready Students

**Functional Audit**

### RESOURCES

#### Goals:

- School Configuration
- Facilities
- Staffing
- Finance

**Physical Needs Assess.**

**Master Planning**

### CULTURE

#### Goals:

- Student Support
- Sense of Belonging
- Community Involvement

#### Space Utilization

- RTI is a space challenge
- Places to collaborate
- Daily attendance

#### Space Utilization & Master Planning

- Display and house student organizations

#### Functional Audit

- Security for safe community access

# PUTTING IT ALL TOGETHER

**QLEO**

master plan modeling & analysis software

\$30MM \$30MM \$30MM

SELECT  
BUILDINGS &  
PROJECTS

RECONFIG.

**CONTINUOUS SCHOOL IMPROVEMENT PLAN**

 **PROP SCSD**



**WHERE ARE WE NOW?**

**WHERE DO WE  
WANT TO GO?**

**HOW DO WE  
GET THERE?**

**1. DEFINE**

STRATEGIC  
OBJECTIVES

**2. ASSESS**

CURRENT  
CONDITIONS

**3. VISION**

FOR THE  
FUTURE

**4. DEVELOP**

THE  
SOLUTIONS

**5. EVALUATE**

THE  
OPTIONS

**6. DECIDE**

ON THE  
BEST PATH

- Space Utilization
- Physical Needs Assessment
- Functional Audit

**QLEO**

master plan modeling & analysis software

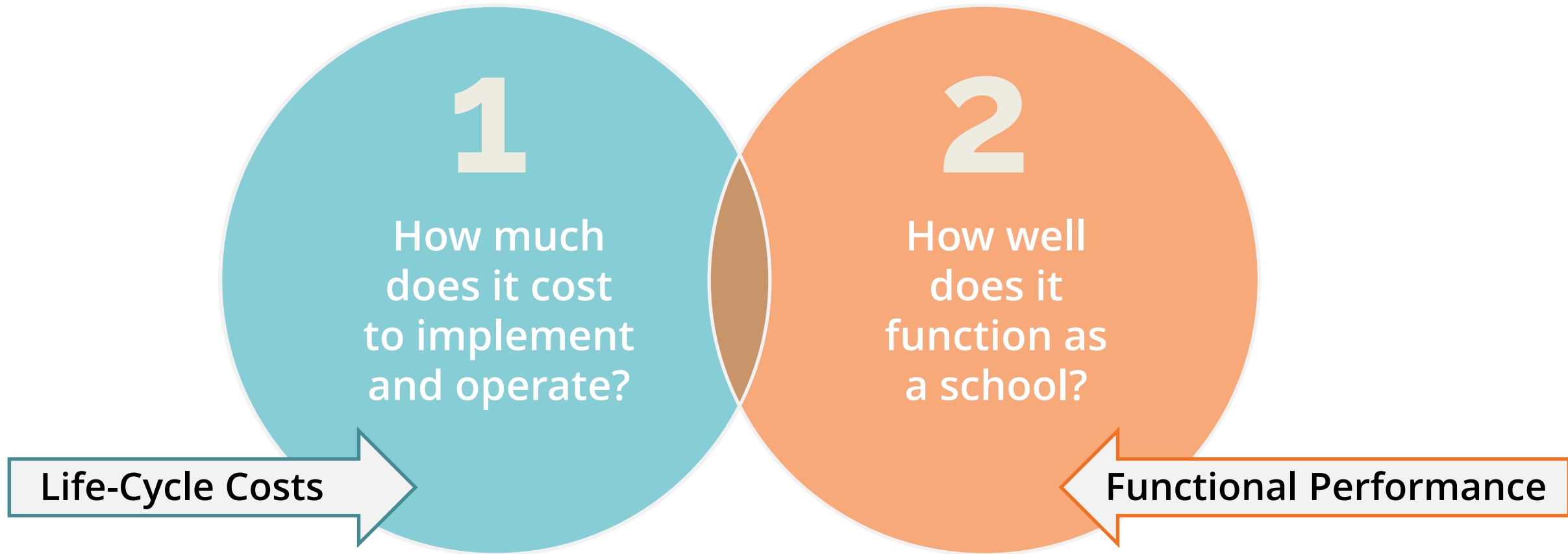
NAMED SECOND  
**BEST  
INNOVATION**  
IN AEC INDUSTRY  
BY BD+C  
MAGAZINE



master plan modeling and analysis software



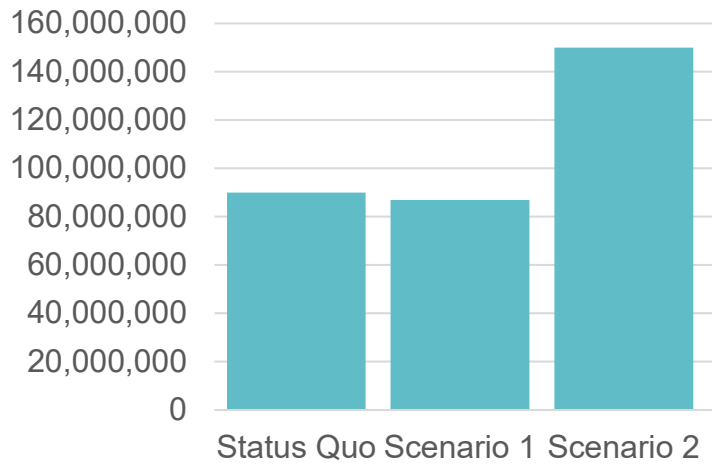
# master plan modeling and analysis software



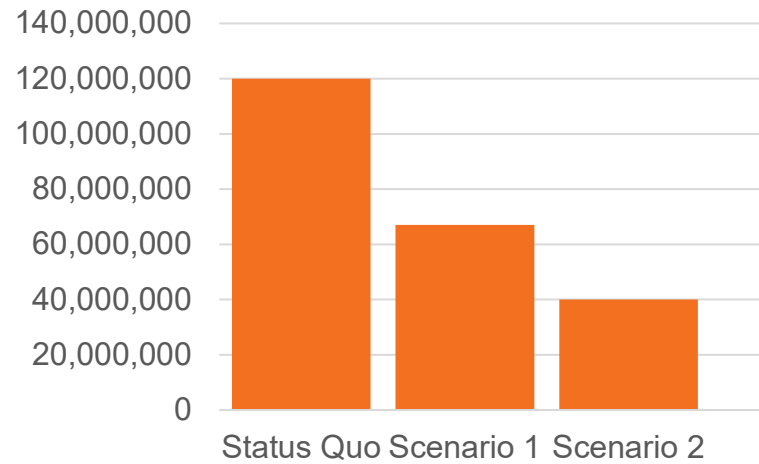


# master plan modeling and analysis software

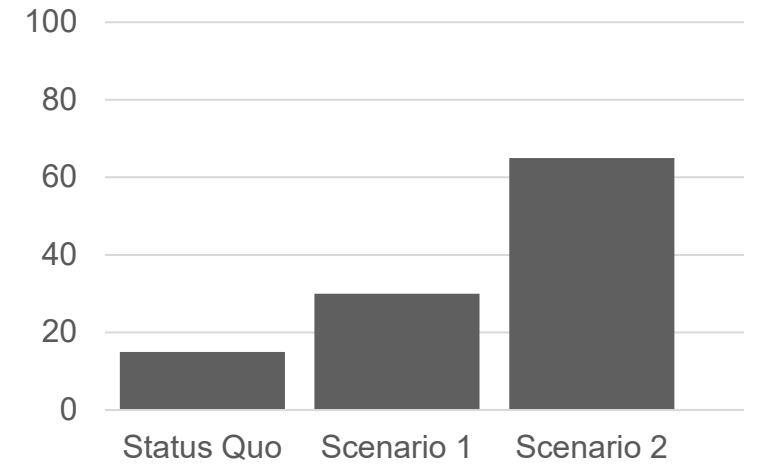
### First Costs



### Life-Cycle Costs



### Functional Performance



# SCENARIOS



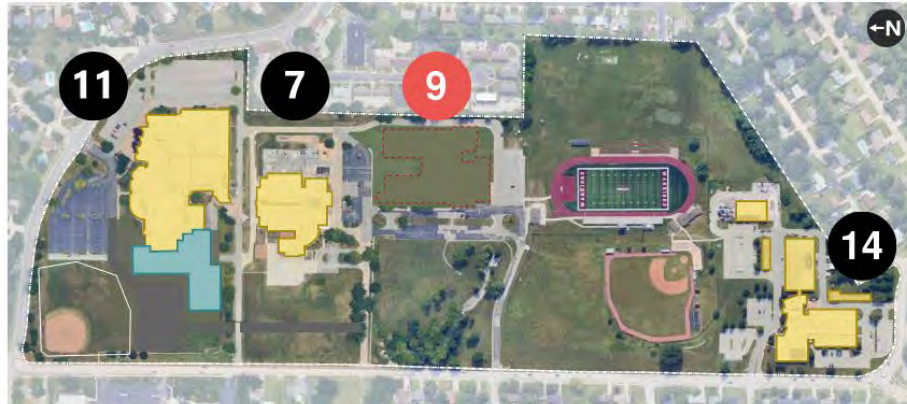
**ADMIN BLDG**



**EARLY CHILDHOOD CENTER**



**HARRIS**



**ST CHARLES WEST, MONROE, JEFFERSON, LEWIS & CLARK**

ALL SITE PLANS - SCALE: 1" = 350' - 0"



**BLACKHURST & HARDIN**



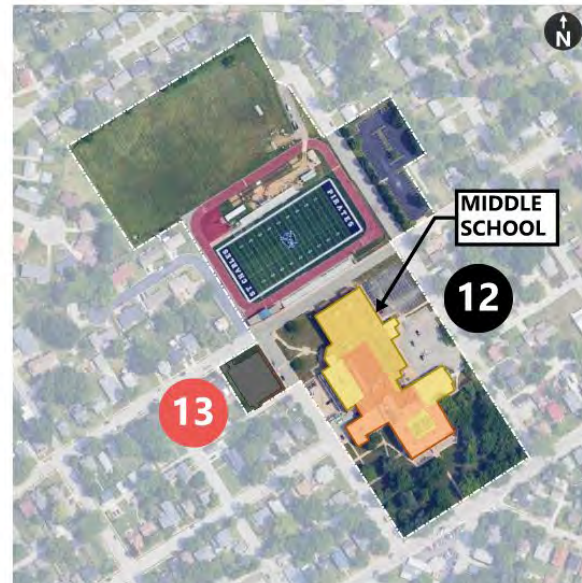
**NULL**



**COVERDELL**



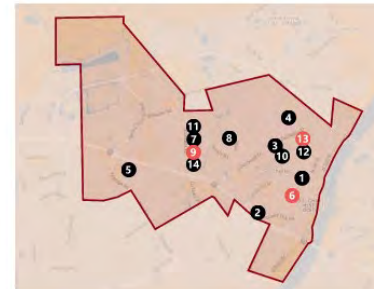
**LINCOLN**



**ST. CHARLES HIGH, SUCCESS CENTER**

## SCENARIO 2: Single H.S.

	GRADE LEVELS	FUNC. ASSESS.	BLDG S.F.	SITE ACRES	FIRST COSTS	
1	ADMIN BUILDING	--	25,635	2.2	\$ 2.3 M	
2	EARLY CHILDHOOD CENTER	PK	49,230	4.3	\$ 0.2 M	
3	BLACKHURST - DEMO	---	---	---	\$ 0.7 M	
4	COVERDELL (4 sections)	K-5	73,721	10.5	\$ 6.8 M	
5	HARRIS (4 Sections)	K-5	72,337	20.2	\$ 13.1 M	
6	LINCOLN (3-4 Sections)	K-5	70,000	2.5	\$ 31.8 M	
7	MONROE (4 Sections)	K-5	73,201	See St. Charles West	\$ 4.5 M	
8	NULL (4 Sections)	K-5	70,000	9.2	\$ 13.1 M	
9	JEFFERSON - DEMO	---	---	---	\$ 1.2 M	
10	HARDIN	Support	92%	73,800	12.7 (2 buildings)	\$ 7.8 M
11	ST CHARLES WEST	9-12	88%	270,000	87.6 (4 buildings)	\$ 54.5 M
12	ST CHARLES HIGH (MS)	6-8	91%	220,365	15.7	\$ 35.5 M
13	SUCCESS CAMPUS - DEMO	---	---	---	\$ 0.2 M	
14	LEWIS AND CLARK	Career	82%	85,152	See St. Charles West	\$ 5.7 M
15						
16						



**DISTRICT MAP**

# COST / BENEFIT ANALYSIS



master plan modeling and analysis software



St. Charles

[Back to Projects](#)

## DATA INPUT

Source Data

Facilities

Options

Scenarios

## ANALYSIS

Reports

Compare Cost-Benefit Ratio

CBR/Sq.Ft.  CBR/Occupancy

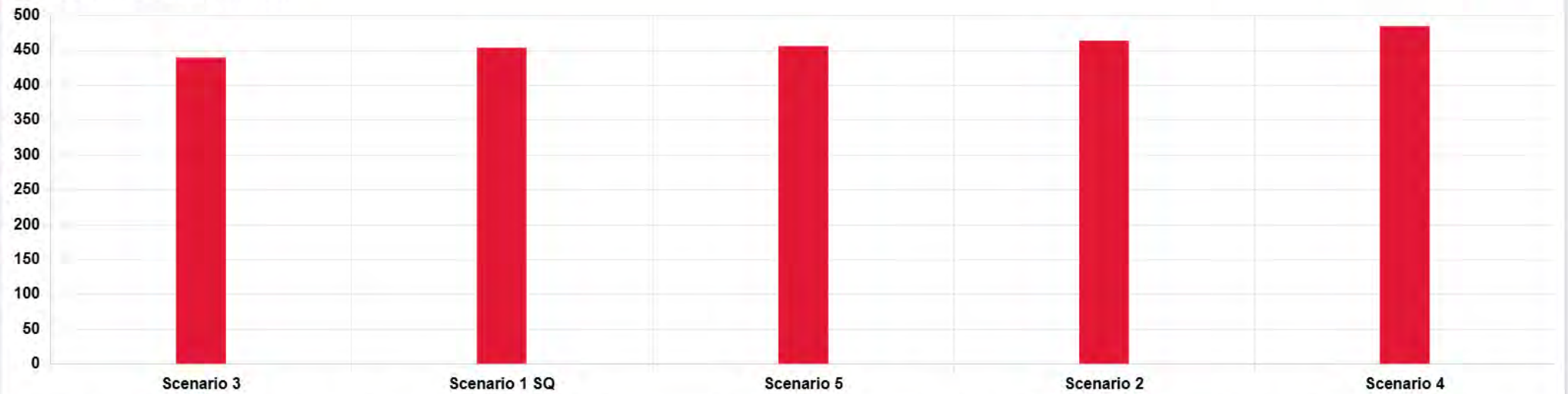
CBR/Sq.Ft.

Scale

Export PDF

Back

Cost-Benefit Ratio Comparison



Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Functional Performance	CBR
Scenario 1 SQ	\$93,089,250	\$483,489,320	\$604,044,158	1,182,885	77.2	453.3
Scenario 2	\$158,047,746	\$367,227,066	\$571,906,128	1,012,141	87.3	463.7
Scenario 3	\$156,548,461	\$332,375,505	\$535,112,924	896,276	87.4	439.4
Scenario 4	\$144,500,253	\$404,015,229	\$591,149,668	1,101,428	86.7	484.6
Scenario 5	\$202,932,494	\$412,816,125	\$675,622,989	1,157,632	88.7	455.8

EDITORIAL OPINION

SUBJECTIVE



OBJECTIVE



**DATA**

+

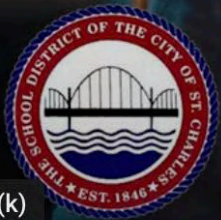


=

master plan modeling and analysis software

Flexible and elastic future plan





# JEREMY SHIELDS

ASSISTANT SUPERINTENDENT OF OPERATIONS

Play (k)



0:10 / 1:24



HD



# OUR ROADMAP TO TRANSFORMATION

- ✓ Final Assessments Wrap-Up: February 2025
- ✓ Master Planning with QLEO: Spring 2025
- ✓ \$90,000,000 Approved Funding in Hand: April 2025



# WHAT'S NEXT?

- ✓ Data + QLEO = Flexible Future Approach
- ✓ CSIP Plan in Motion
- ✓ School Configuration Study



# CONTINUED TRANSPARENCY

## City of St. Charles School District's Post



City of St. Charles School District

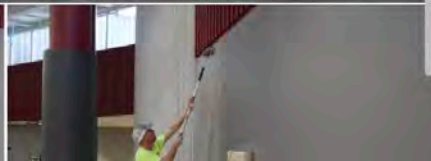
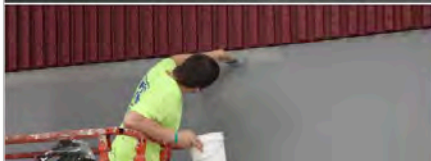
June 24 · 🌐

📍 Where are we today?

We stopped by St. Charles West to check in on the construction progress made possible by Prop SCSD, approved by voters in April! 🎉 ✨

Crews have been hard at work tearing up old flooring and giving the commons a fresh coat of paint. We're already excited about the final result!

👷 Stay tuned as we visit more buildings this summer to show you what's happening behind the scenes!



## City of St. Charles School District's Post



City of St. Charles School District

June 18 · 🌐

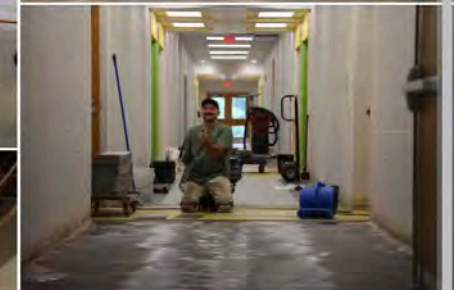
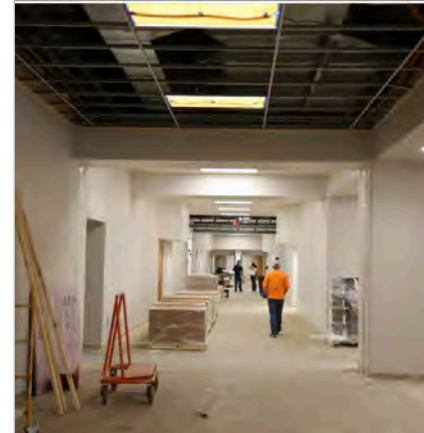
📍 Where are we today?

We stopped by [Harris Elementary School](#) to check out construction progress made possible by Prop SCSD, approved by voters in April! 🎉 ✨

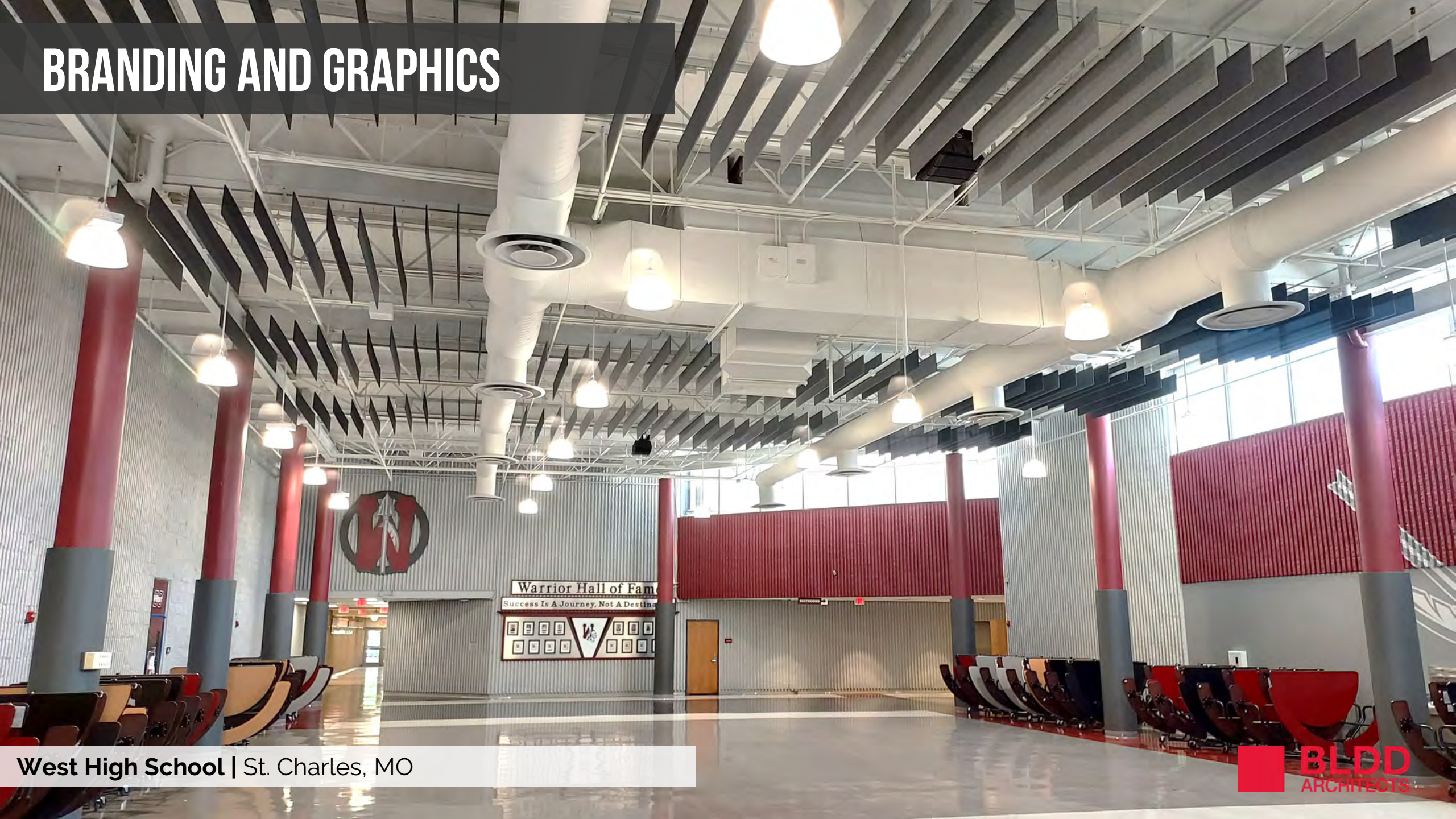
Crews have been busy gutting the building, framing new walls, renovating the library, laying new floors, and painting from top to bottom.

Thank you to our rockstar maintenance team, United Construction and [BLDD Architects, Inc.](#) for making it happen!

Stay tuned, because we'll be popping in at more buildings this summer to give you more behind-the-scenes looks! 📸

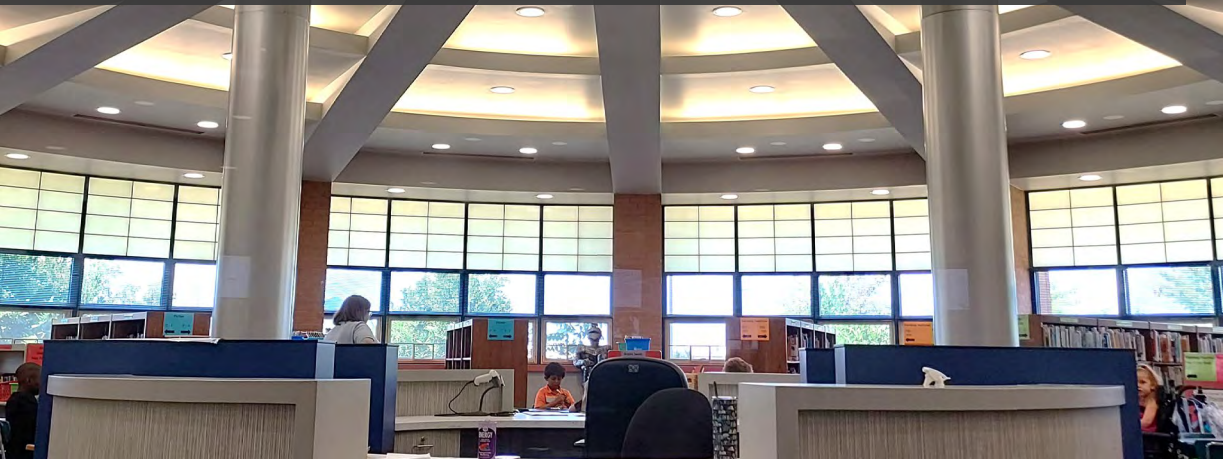


# BRANDING AND GRAPHICS



West High School | St. Charles, MO

# FUTURE-FOCUSED SPACES



# EXTERIOR IMPROVEMENTS



Roofing Projects | St. Charles, MO

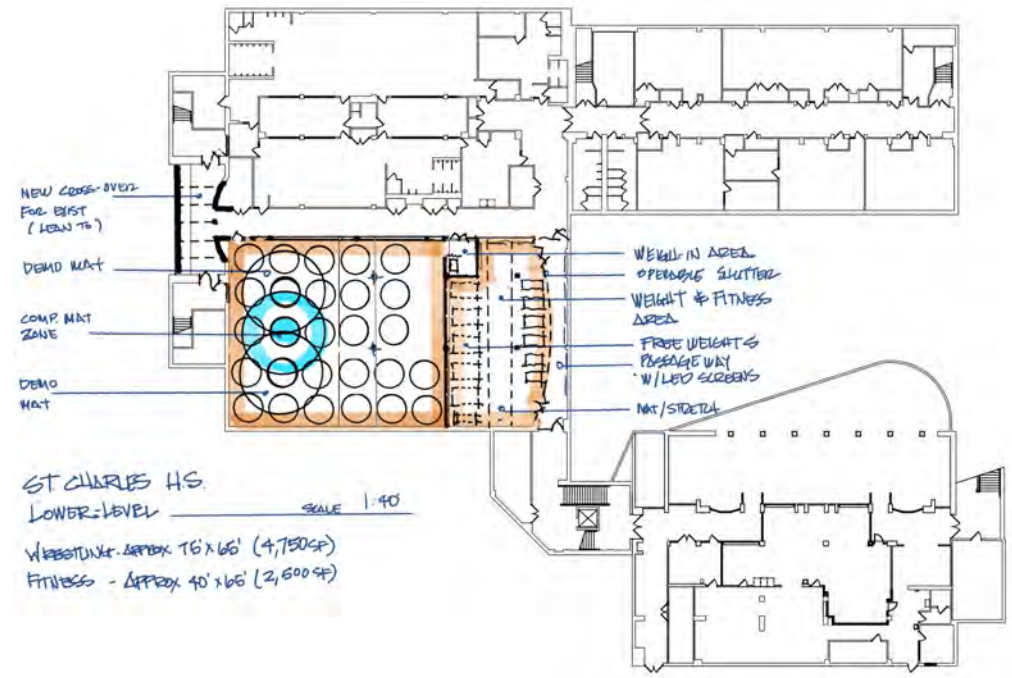
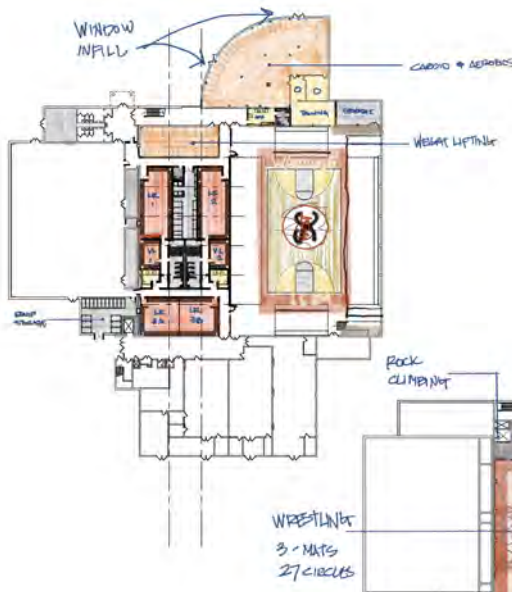
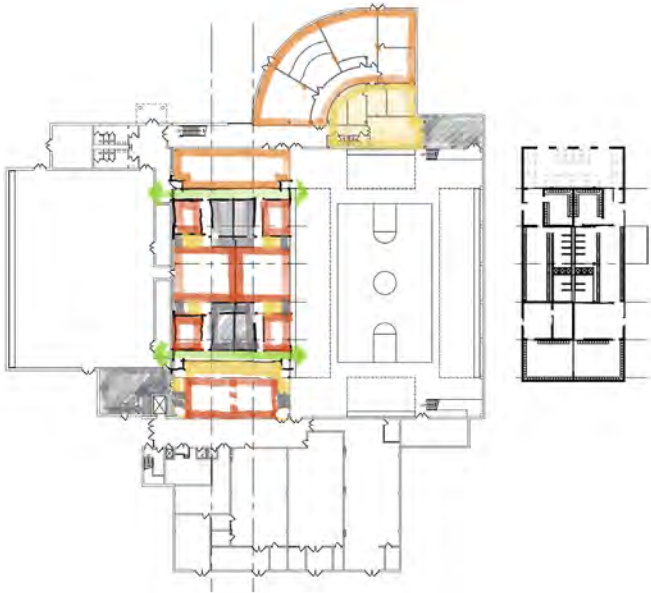


Administrative Center | St. Charles, MO

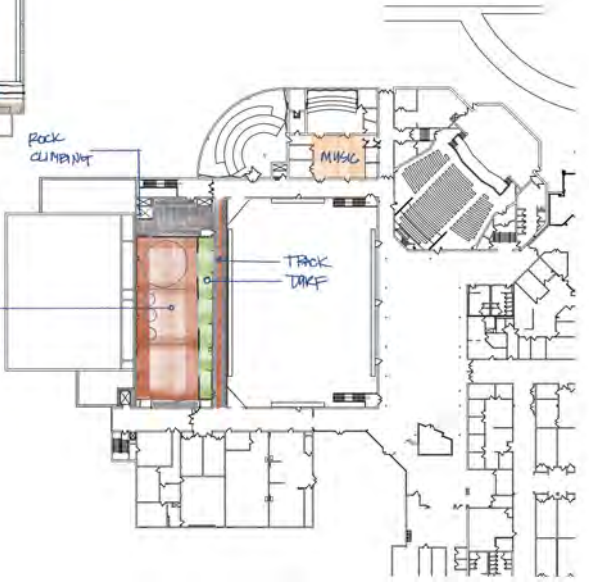
Administrative Center | St. Charles, MO



# CONCEPT SKETCHES



ST CHARLES HS.  
 LOWER-LEVEL  
 SCALE 1:40  
 WRESTLING - APPROX 76' x 66' (4,750 SF)  
 FITNESS - APPROX 40' x 66' (2,600 SF)



# SUMMARY

**empower**

DATA-DRIVEN FOUNDATIONS



**engage**

TRANSPARENT COMMUNICATION

**inspire**

SHAPING THE FUTURE



# QUESTIONS & DISCUSSION

LET'S CONNECT THESE STRATEGIES TO YOUR CHALLENGES.



# PUTTING IT ALL TOGETHER



CONT. SCHOOL IMPROVE. PLAN

SCSD STRATEGIC PILLARS

ACADEMIC  
EXCELLENCE

RESOURCES

CULTURE

✓ PROP SCSD



**THE PLAN**

**INFORMS DECISIONS**

- Space Utilization
- Physical Needs Assessment
- Functional Audit