

Vogt Welcome Center!

Your academic journey starts here!



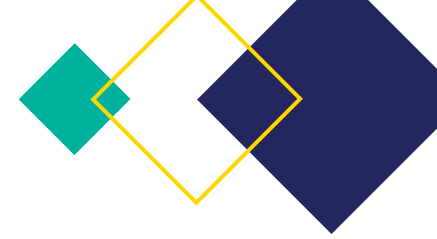
FERGUSON-FLORISSANT
SCHOOL DISTRICT



Ferguson-Florissant School District
Community Engagement Meetings
2024



Project Team Qualifications



Rob Tanner

Director, Education Solutions

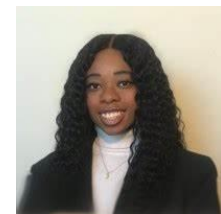
Mr. Tanner has worked on projects for both private and public entities including higher education and public education where he served as an operations leader in Human Resources, Property Management, and Maintenance. Mr. Tanner joined MGT as the Director of Education Solutions, with a specific focus on school building condition and site assessments, transportation management, and continuity of operations as part of larger assessments for facility master planning.



Lance Richards, Ed.D.

Manager, Education Solutions

Dr. Richards is an Educational Performance Manager with MGT. Prior to that he worked for over thirty-three years in public education as a teacher, principal, district administrator, and superintendent. He works with school communities to help them make impactful decisions that will serve all stakeholders.



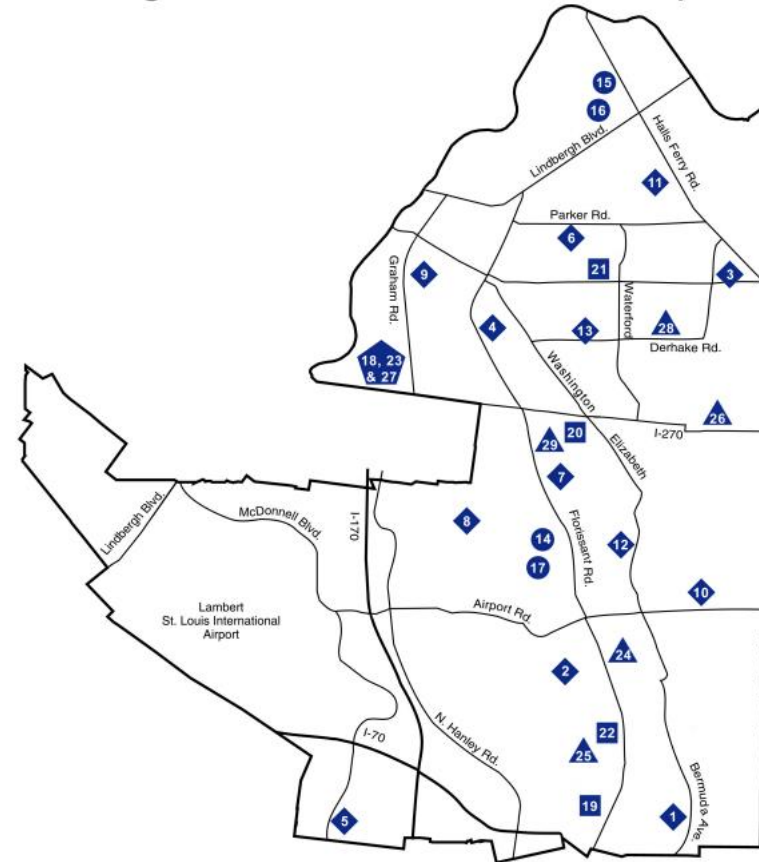
Monica Farirai

Analyst

Ms. Farirai assists with market research, stakeholder engagement, and data analysis. She is adept in managing data and developing actionable reports. She also has proficiency in small group facilitation and community engagement.

Agenda

- Welcome & Introductions
- Methodology
 - Project Initiation
 - Demographic Review
 - Enrollment Projections
 - Capacity Utilization
 - Facilities Assessments
 - Cost Estimates
- Community Input



Project Methodology

To develop a facilities, master plan, MGT gathers and analyzes both *quantitative* and *qualitative* data. The overall methodology includes the following components:



Educational Programmatic Review

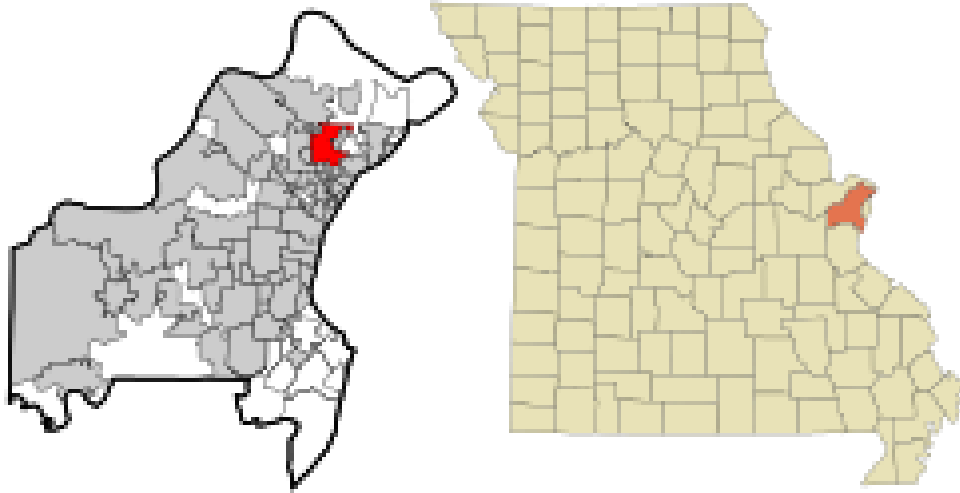


Interviews conducted with school district leaders/staff to develop understanding of educational programs. Discussions used to establish **facility standards** to evaluate educational suitability.

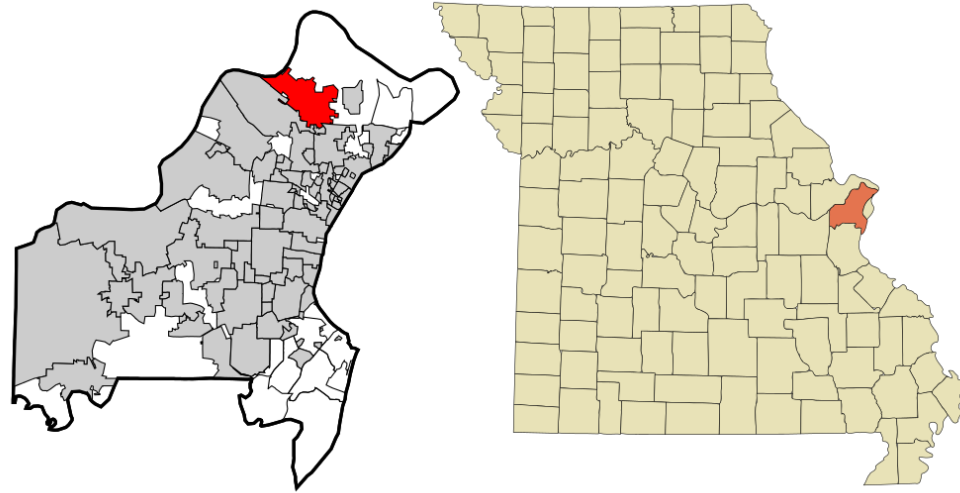
Educational Suitability and Technology Readiness Reference Guide:

- **Learning environment** – Does the space provide an appropriate physical configuration, HVAC, lighting, acoustical treatment, etc. to support student learning?
- **Size** – Does the space meet the defined size standard for square footage?
- **Location** – Does the space exist in the right location?
- **Storage/Fixed Equipment** – Does the space have what teachers and students need to be successful, including safety equipment, permanent cabinetry, and technology?

Demographic Overview



Map of Ferguson, Missouri



Map of Florissant, Missouri

Area	2018 Population	2023 Population	2033 Population	2023-2033 Change	2023-2033 % Change
Ferguson-Florissant	58,584	56,004	56,085	81	0.1%
St. Louis	2,805,800	2,814,374	2,805,390	-8,984	-0.3%
Missouri	18,850,671	18,886,215	18,948,182	61,967	0.3%
Nation	326,838,199	335,839,277	352,569,519	16,730,242	5%

Source: LIGHTCAST, Q3 2023 Data Set.

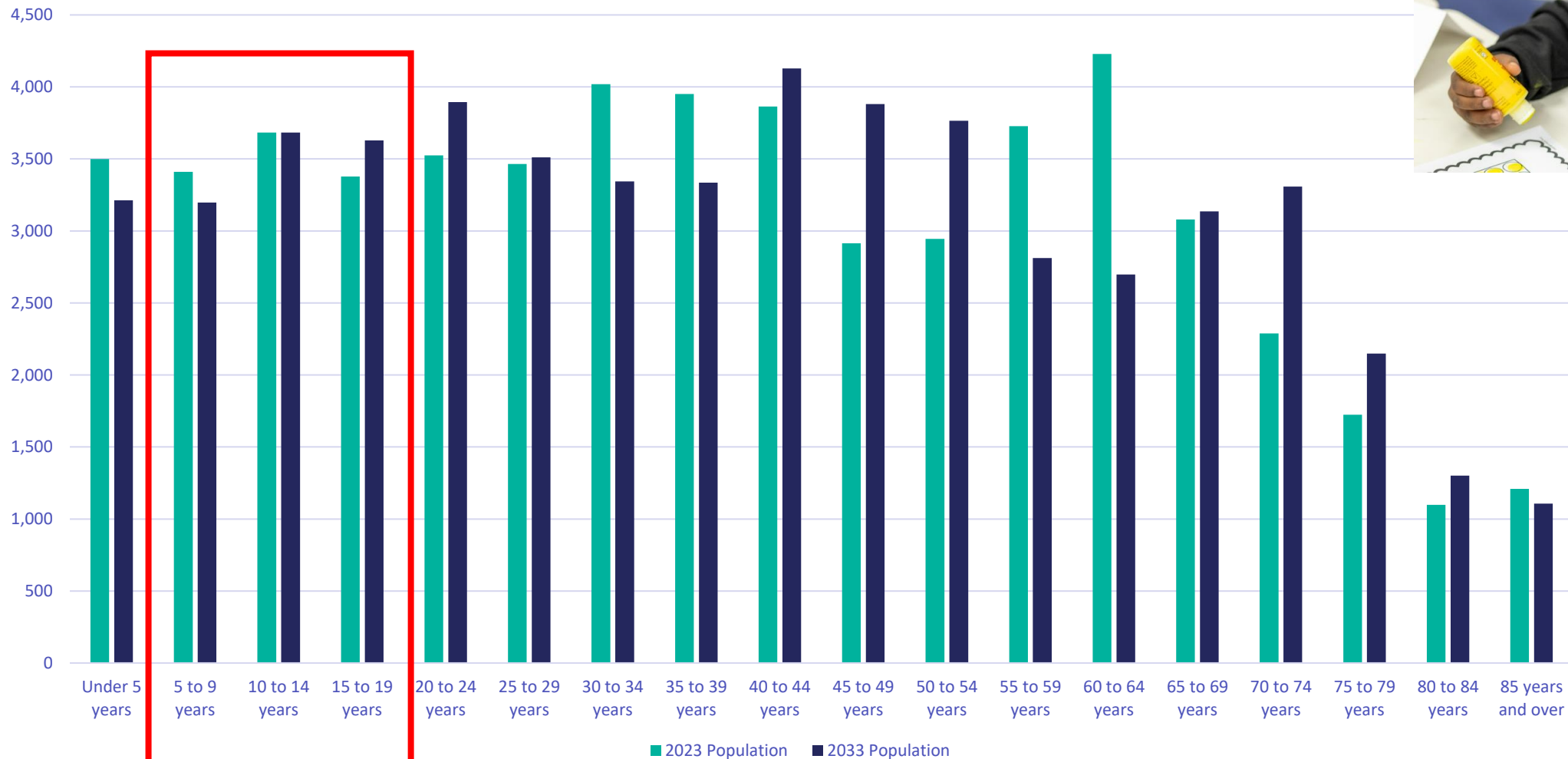
Population by Age Ferguson-Florissant

Age Cohort	2023 Population	2033 Population	Change	% Change	2033 % of Cohort
Under 5 years	3,499	3,212	-287	-8.2%	5.7%
5 to 9 years	3,410	3,197	-213	-6.2%	5.7%
10 to 14 years	3,682	3,683	1	0.0%	6.6%
15 to 19 years	3,377	3,629	252	7.5%	6.5%
20 to 24 years	3,524	3,895	371	10.5%	6.9%
25 to 29 years	3,464	3,510	46	1.3%	6.3%
30 to 34 years	4,018	3,343	-675	-16.8%	6.0%
35 to 39 years	3,951	3,335	-616	-15.6%	5.9%
40 to 44 years	3,864	4,127	263	6.8%	7.4%
45 to 49 years	2,914	3,880	966	33.2%	6.9%
50 to 54 years	2,944	3,764	820	27.9%	6.7%
55 to 59 years	3,728	2,811	-917	-24.6%	5.0%
60 to 64 years	4,229	2,698	-1,531	-36.2%	4.8%
65 to 69 years	3,079	3,136	57	1.9%	5.6%
70 to 74 years	2,289	3,308	1,019	44.5%	5.9%
75 to 79 years	1,724	2,148	424	24.6%	3.8%
80 to 84 years	1,098	1,302	204	18.6%	2.3%
85 years and over	1,210	1,107	-103	-8.5%	2.0%
Total	56,004	56,085	81	0.1%	100.0%

Source: LIGHTCAST, Q4 2023 Data Set.



Population by Age



Methodology

Enrollment projections are an estimate of future activity.

Average Percentage Increase Model

Calculates future school enrollment growth based on the historical average growth from year to year

Linear Regression Model

Estimates by performing calculations on known historical values and to create future values to provide a trend line. MGT has chosen a “straight-line” model to estimate future enrollment values that finds the best fit based on the historical data.

Cohort Survival Model

This model calculates the growth or decline in a grade level over a period of five years based on the ratio of students who attend each of the previous years, or the “survival rate.”

Student-Age of Population Model

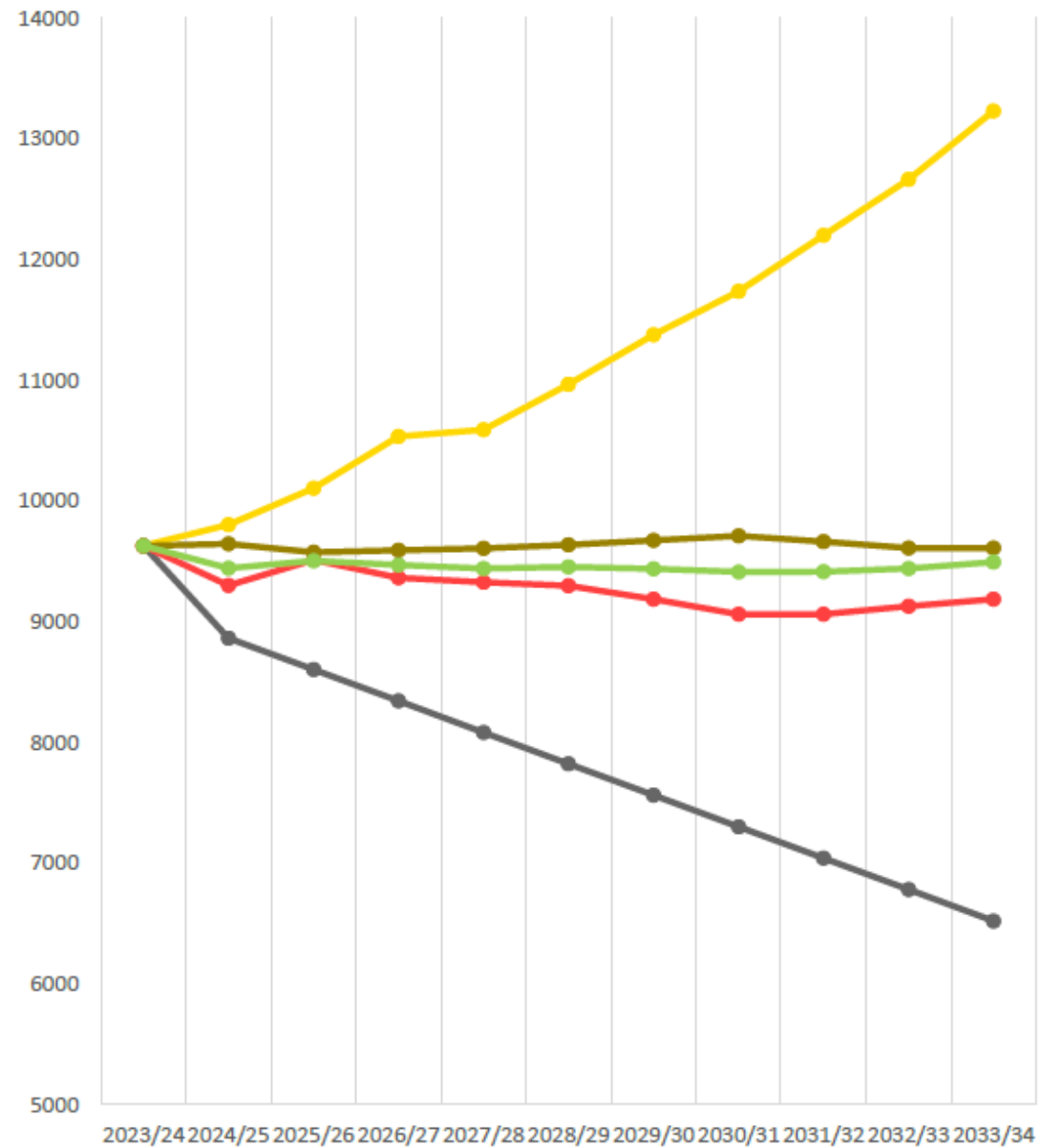
Utilizes age related population data to indicate the number of students within each school level that can be expected based upon population projections to project future enrollment.

Weighted Average

Average of each of models to reflect the trends and the over-arching themes to maximize the strengths of each of the base models.

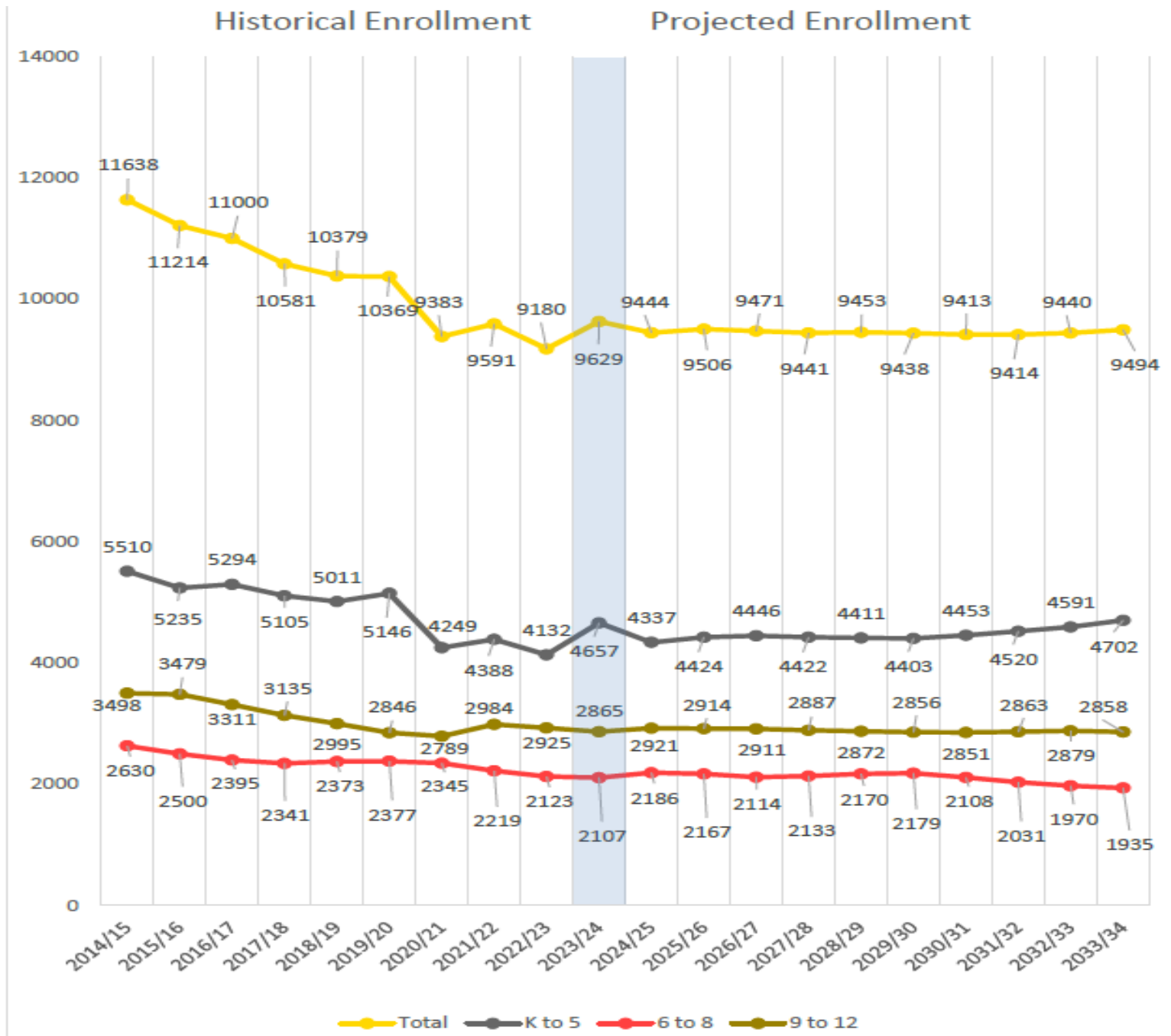


Projected Enrollment by Model



— Average Increase/Decrease
— Cohort Survival
— Weighted average


— Linear Regression
— Student Age of Population



Historical and Projected Enrollment by Grade Band

Capacity and Utilization

Work with district staff to understand current program offerings, capacity, and utilization numbers for each building.



EFFICIENCY RATE	DESCRIPTION
> 110	Inadequate Space
95 - 110	Approaching Inadequate Space
80 - 95	Adequate Space
70 - 80	Approaching Inefficient Use of Space
< 70	Inefficient Use of Space

Site Name	Current Enrollment	Projected Enrollment	Capacity	Current Utilization	Projected Utilization
PK – 2 nd Grade					
Bermuda	237	234	297	79.80%	78.79%
Central	280	273	286	97.90%	95.45%
Commons Lane	406	418	450	90.22%	92.89%
Duchesne	337	307	355	94.93%	86.48%
Holman	241	218	292	82.53%	74.66%
Parker Road	437	431	376	116.22%	114.63%
Walnut Grove	428	379	621	68.92%	61.03%
PK – 2nd Grade School Total/Avg	2,366	2,260	2,677	88.38%	84.42%
3 rd – 5 th Grade					
Berkeley	369	312	698	52.87%	44.70%
Combs	314	320	297	105.72%	107.74%
Griffith	290	262	473	61.31%	55.39%
Halls Ferry	387	348	405	95.56%	85.93%
Lee-Hamilton	285	281	419	68.02%	67.06%
Robinwood	325	285	378	85.98%	75.40%
3rd – 5th Grade School Total/Avg	1,970	1,808	2,670	73.78%	67.72%
6 th Grade					
Johnson-Wabash	270	258	819	32.97%	31.50%
Wedgewood	301	261	914	32.93%	28.56%
6th Grade School Total/Avg	571	519	1,733	32.95%	29.95%
7 th – 8 th Grade					
Cross Keys	666	585	1,298	51.31%	45.07%
Ferguson	617	557	962	64.14%	57.90%
7th – 8th Grade School Total/Avg	1,283	1,142	2,260	56.77%	50.53%
6 th – 8 th Grade					
STEAM Middle	253	265	363	69.70%	73.00%
6th – 8th Grade School Total/Avg	253	265	363	69.70%	73.00%
9 th – 12 th Grade					
Cool Valley School of Innovation	143	240	240	59.58%	100.00%
McCluer	1,199	1,087	1,957	61.27%	55.54%
North McCluer	1,092	943	1,420	76.90%	66.41%
STEAM Academy @ MSB	431	542	953	45.23%	56.87%
9th – 12th Grade School Total/Avg	2,865	2,812	4,570	62.69%	61.53%
Distict Total	9,308	8,806	14,273	65.21%	61.70%

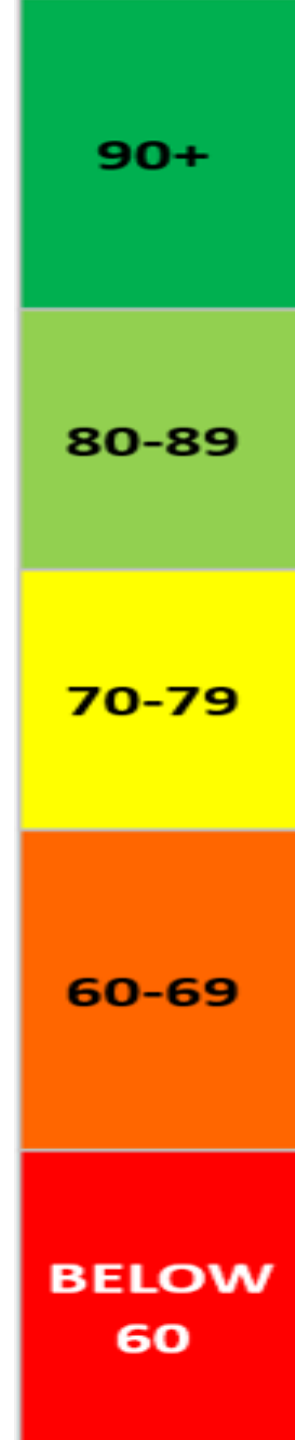
Facilities Assessments

Conducted at each school site using **MGT's BASYS®** Facility Assessment Software.

Assessments include:

- Technology Readiness
- Educational Suitability
- Grounds Condition
- Building Condition
- Combined Scores

Each assessment results in score based on a 100-point scale.



Overall Scores -- Technology Readiness

School	Technology Readiness Scores
Elementary	
Berkeley	97.50
Bermuda	97.50
Central	85.00
Combs	87.50
Commons Lane	92.50
Duchesne	80.00
Griffith	87.50
Halls Ferry	82.50
Holman	77.50
Lee Hamilton	97.50
Parker Road	77.50
Robinwood	79.25
Walnut Grove	90.00
Elementary Average	87.06
Middle	
Cross Keys	97.50
Johnson-Wabash	95.00
Ferguson	85.00
Wedgwood	92.50
Middle Average	92.50
High	
Cool Valley	65.00
McCluer	80.00
McCluer North	90.05
McCluer South Berkeley	89.25
High Average	81.08
Other	
Mark Twain Student Support	80.00
STEAM Academy	90.00
Vogt Elem	N/A
Other Average	85.00
All Schools Average	86.78

- Technology score range of 65 to 98

Overall Scores -- Educational Suitability

School	Educational Suitability Scores
Elementary	
Berkeley	71.24
Bermuda	72.16
Central	64.92
Combs	75.04
Commons Lane	70.54
Duchesne	71.85
Griffith	60.62
Halls Ferry	71.21
Holman	51.10
Lee Hamilton	65.49
Parker Road	68.03
Robinwood	71.92
Walnut Grove	70.98
Elementary Average	74.61
Middle	
Cross Keys	73.10
Johnson-Wabash	74.34
Ferguson	72.97
Wedgwood	67.61
Middle Average	72.01
High	
Cool Valley	71.01
McCluer	71.19
McCluer North	69.53
McCluer South Berkeley	75.75
High Average	71.87
Other	
Mark Twain Student Support	73.30
STEAM Academy	70.68
Vogt Elem	N/A
Other Average	71.99
All Schools Average	69.76

- Scores range of 51 to 76

*Library located in portable and not rated for suitability.

Overall Scores -- Grounds Condition

School	Grounds Condition Scores
Elementary	
Berkeley	82.64
Bermuda	90.00
Central	77.92
Combs	84.20
Commons Lane	85.50
Duchesne	79.03
Griffith	74.74
Halls Ferry	90.09
Holman	77.00
Lee Hamilton	78.46
Parker Road	86.58
Robinwood	72.77
Walnut Grove	88.90
Elementary Average	82.14
Middle	
Cross Keys	56.64
Johnson-Wabash	68.56
Ferguson	71.98
Wedgwood	70.24
Middle Average	66.86
High	
Cool Valley	87.48
McCluer	83.12
McCluer North	88.08
McCluer Berkeley	82.37
High Average	85.26
Other	
Mark Twain Student Support	75.55
STEAM Academy	74.49
Vogt Elem	82.69
Other Average	77.58
All Schools Average	79.54

Grounds condition score range of 57 to 90

Overall Scores -- Building Condition

School	Building Condition Scores
Elementary	
Berkeley	76.85
Bermuda	79.11
Central	63.65
Combs	75.06
Commons Lane	66.50
Duchesne	76.63
Griffith	74.38
Halls Ferry	71.70
Holman	76.60
Lee Hamilton	80.78
Parker Road	79.09
Robinwood	71.75
Walnut Grove	77.89
Elementary Average	74.61
Middle	
Cross Keys	84.02
Johnson-Wabash	87.83
Ferguson	69.74
Wedgwood	69.91
Middle Average	77.88
High	
Cool Valley	75.87
McCluer	72.27
McCluer North	85.58
McCluer South Berkeley	85.05
High Average	79.69
Other	
Mark Twain Student Support	80.49
STEAM Academy	86.63
Vogt Elem	62.17
Other Average	76.43
All Schools Average	76.23

- Building condition score range of 62 to 88

Combined Scores

The building condition, educational suitability, technology readiness, and grounds condition scores are combined into one score for each facility.

SCORES	DESCRIPTIONS
> 90	Excellent/Like New
80 – 90	Good
70 – 80	Fair
60 – 70	Poor
< 60	Unsatisfactory

Overall Combined Scores

School	Building Condition Score	Educational Suitability Score	Technology Readiness Score	Grounds Condition Score	Combined Scores
Elementary					
Berkeley	76.85	71.24	97.50	82.64	77.81
Bermuda	79.11	72.16	97.50	90.00	79.95
Central	63.65	64.92	85.00	77.92	67.59
Combs	75.06	75.04	87.50	84.20	77.21
Commons Lane	66.50	70.54	92.50	85.50	72.21
Duchesne	76.63	71.85	80.00	79.03	75.77
Griffith	74.38	60.62	87.50	74.74	71.60
Halls Ferry	71.70	71.21	82.50	90.09	74.47
Holman	76.60	51.10	77.50	77.00	69.08
Lee Hamilton	80.78	65.49	97.50	78.46	77.63
Parker Road	79.09	68.03	77.50	86.58	76.36
Robinwood	71.75	71.92	79.25	72.77	72.65
Walnut Grove	77.89	70.98	90.00	88.90	78.13
Elementary	74.61	68.08	87.06	82.14	74.65
Middle					
Cross Keys	84.02	73.10	97.50	56.64	79.35
Johnson-Wabash	87.83	74.34	95.00	68.56	82.57
Ferguson	69.74	72.97	85.00	71.98	72.46
Wedgwood	69.91	67.61	92.50	70.24	71.51
Middle Average	77.88	72.01	92.50	66.86	76.47
High					
Cool Valley	75.87	71.01	65.00	87.48	74.49
McCluer	72.27	71.19	80.00	83.12	73.80
McCluer North	85.58	69.53	90.05	88.08	81.46
McCluer South Berkeley	85.05	75.75	89.25	82.37	82.41
High Average	79.69	71.87	81.08	85.26	78.04
Other					
Mark Twain	80.49	73.30	80.00	75.55	77.79
STEAM	86.63	70.68	90.00	74.49	80.97
Vogt Elem	62.17	N/A	N/A	82.69	N/A
Other Average	76.43	71.99	85.00	77.58	79.38
All Schools Average	76.23	69.76	86.78	79.54	75.97

Budget Estimate Formula

BUDGET ESTIMATE FORMULA - ALL SCHOOLS

Project Type	Formula	Cost per GSF for new const.	FF&E @ 10%	Contingency @ 5%	A&E, permit, testing, etc. @10%	Replacement Cost per GSF	Renovation factor @ 10%	Renovation Cost per GSF
Building Condition Deficiencies ES	Bldg. construction cost based on average replacement cost	\$296.48	\$29.65	\$16.31	\$34.24	\$376.68	\$37.67	\$414.35
Educational Suitability Deficiencies	35% of Building Cost	\$103.77	\$10.38	\$5.71	\$11.99	N/A	\$13.18	\$145.02
Technology Readiness Deficiencies	30% of Electrical system costs	\$5.74	N/A	\$0.29	\$0.60	N/A	\$0.66	\$7.29
Grounds Condition Deficiencies	Site development cost per building square foot as established by MGT historical data (20% Bldg Cost)	\$59.30	N/A	\$2.96	\$6.23	\$68.49	\$6.85	\$75.34
Building Condition Deficiencies MS	Bldg. construction cost based on average replacement cost	\$333.50	\$33.35	\$18.34	\$38.52	\$423.71	\$42.37	\$466.08
Educational Suitability Deficiencies	35% of Building Cost	\$116.73	\$11.67	\$6.42	\$13.48	N/A	\$14.83	\$163.13
Technology Readiness Deficiencies	30% of Electrical system costs	\$6.45	N/A	\$0.32	\$0.68	N/A	\$0.75	\$8.20
Grounds Condition Deficiencies	Site development cost per building square foot as established by MGT historical data (20% Bldg Cost)	\$66.70	N/A	\$3.34	\$7.00	\$77.04	\$7.70	\$84.74
Building Condition Deficiencies HS/Other	Bldg. construction cost based on average replacement cost	\$373.84	\$37.38	\$20.56	\$43.18	\$474.96	\$47.50	\$522.46
Educational Suitability Deficiencies	35% of Building Cost	\$130.84	\$13.08	\$7.20	\$15.11	N/A	\$16.62	\$182.86
Technology Readiness Deficiencies	30% of Electrical system costs	\$7.23	N/A	\$0.36	\$0.76	N/A	\$0.84	\$9.19
Grounds Condition Deficiencies	Site development cost per building square foot as established by MGT historical data (20% Bldg Cost)	\$74.77	N/A	\$3.74	\$7.85	\$86.36	\$8.64	\$94.99

Budget Estimates Per School

School	Building Condition Cost	Educational Suitability Cost	Technology Readiness Cost	Grounds Condition Cost	Total Cost Estimate
Elementary					
Berkeley	\$918,344	\$893,855	\$-	\$-	\$1,812,198
Bermuda	\$132,882	\$409,694	\$-	\$-	\$542,575
Central	\$3,190,001	\$1,029,775	\$-	\$73,786	\$4,293,562
Combs	\$736,258	\$258,734	\$-	\$-	\$994,992
Commons Lane	\$2,492,258	\$611,249	\$-	\$-	\$3,103,507
Duchesne	\$535,917	\$453,621	\$-	\$28,046	\$1,017,585
Griffith	\$960,487	\$1,159,250	\$-	\$163,447	\$2,283,184
Halls Ferry	\$1,450,977	\$537,823	\$-	\$-	\$1,988,801
Holman	\$371,184	\$1,104,273	\$4,801	\$59,548	\$1,539,806
Lee Hamilton	\$-	\$862,849	\$-	\$47,573	\$910,422
Parker Road	\$151,538	\$697,659	\$7,323	\$-	\$856,520
Robinwood	\$1,110,110	\$380,532	\$1,775	\$176,884	\$1,669,301
Walnut Grove	\$656,279	\$981,930	\$-	\$-	\$1,638,209
Elem Total	\$12,706,235	\$9,381,244	\$13,899	\$549,284	\$22,650,662
Middle					
Cross Keys	\$-	\$1,943,984	\$-	\$3,418,895	\$5,362,879
Johnson-Wabash	\$-	\$533,258	\$-	\$559,907	\$1,093,165
Ferguson	\$5,217,795	\$1,251,305	\$-	\$741,569	\$7,210,669
Wedgwood	\$2,980,056	\$1,280,774	\$-	\$524,107	\$4,784,937
Middle Total	\$8,197,851	\$5,009,321	\$0	\$5,244,478	\$18,451,650
High					
Cool Valley	\$973,517	\$741,688	\$62,197	\$-	\$1,777,402
McCluer	\$12,887,185	\$5,140,703	\$-	\$-	\$18,027,888
McCluer North	\$-	\$4,435,832	\$-	\$-	\$4,435,832
McCluer South	\$-	\$1,314,666	\$-	\$-	\$1,314,666
High Total	\$13,860,702	\$11,632,889	\$62,197	\$0	\$25,555,788
Other					
Mark Twain	\$-	\$863,012	\$-	\$101,913	\$964,925
STEAM	\$-	\$175,602	\$-	\$53,930	\$229,532
Vogt Elem	\$3,673,677	\$-	\$-	\$2,837,775	\$6,511,452
Other Average	\$3,673,677	\$1,038,614	\$0	\$2,993,618	\$7,705,909
All Schools Total	\$38,438,465	\$27,062,068	\$76,096	\$8,787,380	\$74,364,009



Thank You

