

Webster Groves School District																
Scoring of District Facilities Needs																
Revised: 11-2-2018																
															30.00	3.90
<u>School</u>	<u>Need</u>	<u>Category</u>	<u>Subcategory</u>	<u>Specifications</u>	<u>Est Cost</u>	<u>Description</u>	<u>Scorer 1 Total</u>	<u>Scorer 2 Total</u>	<u>Scorer 3 Total</u>	<u>Scorer 4 Total</u>	<u>Scorer 5 Total</u>	<u>TOTAL AVERAGE</u>	<u>Survey Score</u>	<u>Cumulative Cost</u>		
Clark	Maintenance tunnel/crawl space abatement	Health/Safety	Abatement		\$ 161,000	Abatement of asbestos wrapped pipes, mastic adhesives, filters, linings and other mediums located in maintenance/operations essential crawl spaces and tunnels.	37.0	42.0	36.0	35.0	38.0	37.6	3.96	\$ 161,000		
Edgar Road	Maintenance tunnel/crawl space abatement	Health/Safety	Abatement		\$ 109,000	Abatement of asbestos wrapped pipes, mastic adhesives, filters, linings and other mediums located in maintenance/operations essential crawl spaces and tunnels.	37.0	42.0	36.0	35.0	38.0	37.6	3.96	\$ 270,000		
Hixson	Maintenance tunnel/crawl space abatement	Health/Safety	Abatement		\$ 124,000	Abatement of asbestos wrapped pipes, mastic adhesives, filters, linings and other mediums located in maintenance/operations essential crawl spaces and tunnels.	37.0	42.0	36.0	35.0	38.0	37.6	3.96	\$ 394,000		
WGHS	Maintenance tunnel/crawl space abatement	Health/Safety	Abatement		\$ 297,000	Abatement of asbestos wrapped pipes, mastic adhesives, filters, linings and other mediums located in maintenance/operations essential crawl spaces and tunnels.	37.0	42.0	36.0	35.0	38.0	37.6	3.96	\$ 691,000		
All	Secure Vestibule/Single Point of Controlled Entry	Safety/Security	Safety/Security		\$ 1,785,840	At each school campus, create secure vestibule with 2 sets of electronic entry doors, service window, video monitoring and waitroom furniture.	36.0	36.0	36.0	36.0	39.0	36.6	3.91	\$ 2,476,840		
All	Secure Interior Classroom and Office Doors	Safety/Security	Safety/Security		\$ 791,500	All interior office and classroom doors to be secure (glass mitigation and replacement where necessary) and have accessible/operable deadbolt locks with common master key.	36.0	38.0	36.0	36.0	35.0	36.2	4.07	\$ 3,268,340		
All	Secure Exterior Doors	Safety/Security	Safety/Security		\$ 600,000	Each exterior door to be secured (glass mitigation and replacement as needed), have alarm functionality and be video monitored.	34.0	33.0	35.0	39.0	39.0	36.0	4.14	\$ 3,868,340		
Hixson	Elevators and stair lifts	Accessibility	Accessibility		\$ 200,000	Installation of elevator(s) and/or stair lift(s) as needed and as identified in the Riddle Report in order to make building more accessible.	34.0	45.0	40.0	32.0	29.0	36.0	4.11	\$ 4,068,340		
Avery	Elevators and stair lifts	Accessibility	Accessibility		\$ 739,000	Installation of elevator(s) and/or stair lift(s) as needed and as identified in the Riddle Report in order to make building more accessible.	34.0	45.0	40.0	32.0	29.0	36.0	4.11	\$ 4,807,340		
Edgar Road	Elevators and stair lifts	Accessibility	Accessibility		\$ 158,000	Installation of elevator(s) and/or stair lift(s) as needed and as identified in the Riddle Report in order to make building more accessible.	34.0	45.0	40.0	32.0	29.0	36.0	4.11	\$ 4,965,340		

School	Need	Category	Subcategory	Specifications	Est Cost	Description	Scorer	Scorer	Scorer	Scorer	Scorer	TOTAL	Survey	Cumulative
							1 Total	2 Total	3 Total	4 Total	5 Total	AVERAGE	Score	Cost
Bristol	Elevators and stair lifts	Accessibility	Accessibility		\$ 270,000	Installation of elevator(s) and/or stair lift(s) as needed and as identified in the Riddle Report in order to make building more accessible.	34.0	45.0	40.0	32.0	29.0	36.0	4.11	\$ 5,235,340
Edgar Road	Need for additional classroom projected for 2019-20	Program	Space - Instructional	30' x 30'	\$ 350,000	Addition of another modular would cost about \$350,000 (furnished) and would address immediate need and provide additional classroom that projections indicate will be needed in 2020-21.	35.0	25.0	37.0	29.0	42.0	33.6		\$ 5,585,340
All	District-wide Communication System	Safety/Security	Safety/Security		\$ 70,000	Install/implement district-wide portable communication system with ability to communicate with key personnel and/or groups of key personnel.	36.0	34.0	36.0	26.0	34.0	33.2	4.09	\$ 5,655,340
All	Ground level window visibility	Safety/Security	Safety/Security		\$ 900,000	Install blinds, film, tinting or other resolution to prevent/deter interior visibility/entry from ground level windows. Replace old windows as necessary.	31.0	33.0	36.0	25.0	35.0	32.0	3.71	\$ 6,555,340
All	Floor tile abatement	Health/Safety	Abatement		\$ 309,000	Abatement (removal or recontainment) of asbestos containing floor tile at each school based on presence and condition of such tile.	32.0	38.0	30.0	30.0	25.0	31.0	3.96	\$ 6,864,340
WGHS	Auditorium not fully usable	Program	Space - Instructional	To be determined.	\$ 1,000,000	Updates/complete replacements needed for auditorium lighting, sound and stage/prop rigging (cable flies) which are currently inadequate and/or inoperable.	30.0	25.0	27.0	37.0	35.0	30.8	3.07	\$ 7,864,340
Edgar Road	Gifted program space too small	Program	Space - Instructional	30' x 30'	\$ 270,000	Currently in room about half the size of normal classroom.	29.0	24.0	30.0	27.0	41.0	30.2		\$ 8,134,340
All	Restroom & misc accessibility modifications	Accessibility	Accessibility		\$ 540,000	Modifications to restrooms, doorways, hallways, drinking fountains and other building aspects to make facilities more accessible. Priority projects will vary by campus	31.0	31.0	35.0	21.0	31.0	29.8	4.14	\$ 8,674,340
Bristol	Upgrade electrical capacity of building	Program	Space - Instructional	To be determined.		Anticipates future instructional needs will increase electricity needs beyond current capacity.	25.0	20.0	27.0	40.0	35.0	29.4		\$ 8,674,340
WGHS	Electrical Capacity	Program	Other	To be determined.		Current electrical capacity of panel boxes and feeds to the high school are almost completely maxxed out. Need to consider adding capacity for future needs.	25.0	20.0	22.0	36.0	39.0	28.4		\$ 8,674,340
WGHS	Window well coverings next to main front entry stairs	Program	Safety/Security	Large structure needed to cover 10' x 20' x 14' deep window wells		Large window wells allow natural lighting into basement rooms but present an accidental fall safety hazard and an out of sight potential hiding place/point of building entry for an intruder.	33.0	18.0	22.0	27.0	39.0	27.8		\$ 8,674,340
Edgar Road	Larger music room is needed.	Program	Space - Instructional	Standard music room would be about 30' x 30'	\$ 270,000	Current space is about half or less of the normal size and has been carved out of the cafeteria space due to continued enrollment growth during the past several years.	31.0	26.0	30.0	23.0	29.0	27.8		\$ 8,944,340

School	Need	Category	Subcategory	Specifications	Est Cost	Description	Scorer	Scorer	Scorer	Scorer	Scorer	TOTAL	Survey	Cumulative
							1 Total	2 Total	3 Total	4 Total	5 Total	AVERAGE	Score	Cost
Hudson	Security fencing	Program	Safety/Security	To be determined.		Principal would like to have perimeter fencing installed along streets on west and east sides of playground area.	32.0	22.0	24.0	24.0	36.0	27.6	3.61	\$ 8,944,340
Hixson	Inadequate cafeteria space	Program	Space - Cafeteria	Principal believes it needs to be about double current size.		Cafeteria size is too small, requiring too many lunch shifts which presents excessive class scheduling problems during that time.	25.0	20.0	31.0	28.0	33.0	27.4		\$ 8,944,340
Avery	Inadequate cafeteria space	Program	Space - Cafeteria	To be determined.		Currently runs 6 lunch shifts of 20 minutes each starting 10:55 and ending 1:10.	25.0	20.0	40.0	18.0	33.0	27.2		\$ 8,944,340
Clark	Handicapped access to playground area	Program	Accessibility	Create play area that is more accessible		Use of accessible fall cushioning material other than wood chips. Create path to play area. Include some "accessible" playground equipment.	24.0	19.0	30.0	25.0	32.0	26.0		\$ 8,944,340
Ambrose	Additional therapy space for SSD services in areas of OT/PT; speech pathology; social/emotional	Program	Space - Instructional	Need 4 smaller (approx. 12' x 12') therapy/service rooms.	\$ 172,800	SSD pays the district for pre-school service space but district is not required by law to provide such space. Therapy need for pre-school population has been growing in recent years. Students served are almost exclusively district residents.	29.0	24.0	30.0	22.0	25.0	26.0		\$ 9,117,140
Edgar Road	Building has no teacher workroom/lounge.	Program	Space - Other	18' x 20'	\$ 108,000	Growing enrollment for the past several years has led to every nonessential space being converted to classrooms. Teachers now use hallways for work rooms and break areas.	30.0	25.0	18.0	33.0	24.0	26.0		\$ 9,225,140
Hixson	Nurses office too small	Program	Space - Nurses Office	Current space is 20x25 but needs 25x40, including bathroom	\$ 300,000	Inadequate nurse area creates confidentiality and privacy concerns, as well as capacity limits for number of students that can be there at one time.	29.0	19.0	28.0	18.0	34.0	25.6		\$ 9,525,140
Edgar Road	Inadequate cafeteria space	Program	Space - Cafeteria	To be determined.		Currently runs 5-6 lunch shifts over a period of about 2 hours or more. Relocation of music room would allow that room to revert back to cafeteria space.	25.0	20.0	30.0	20.0	33.0	25.6		\$ 9,525,140
WGHS	Resolution of Little Theatre	Program	Other	To be determined.		Need to determine status of Little Theatre and either demolish or renovate.	31.0	21.0	27.0	10.0	38.0	25.4		\$ 9,525,140
Clark	Additional music space	Program	Space - Instructional	900 sq ft	\$ 27,000	Current music room is too small (about 20 x 25) and needs to either be expanded or relocated. Possibility of extending current music room into separate storage area by removing wall but then storage space would need to be replaced.	23.0	29.0	25.0	19.0	29.0	25.0		\$ 9,552,140
Avery	Gifted and SSD space by cafeteria is too noisy	Program	Space - Instructional	To be determined.		Cafeteria noise disrupts gifted and SSD instruction. Relocation or soundproofing needed.	25.0	20.0	23.0	21.0	36.0	25.0		\$ 9,552,140
Edgar Road	Nurses office too small	Program	Space - Nurses Office	10' x 18', including bathroom	\$ 54,000	Inadequate nurse area creates confidentiality and privacy concerns, as well as capacity limits for number of students that can be there at one time.	29.0	19.0	30.0	18.0	29.0	25.0		\$ 9,606,140
Edgar Road	Math intervention pull-out space	Program	Space - Instructional	8' x 8'	\$ 19,200	Would be dedicated space for individual student math intervention instruction.	30.0	25.0	21.0	14.0	31.0	24.2		\$ 9,625,340

School	Need	Category	Subcategory	Specifications	Est Cost	Description	Scorer	Scorer	Scorer	Scorer	Scorer	TOTAL	Survey	Cumulative
							1 Total	2 Total	3 Total	4 Total	5 Total	AVERAGE	Score	Cost
Avery	Open "Gym Annex" area (foyer) is being used for health classroom.	Program	Space - Instructional	To be determined.		Open nature of foyer area not conducive to effective instruction. Need to modify (enclose) space or relocate to other area.	21.0	16.0	25.0	17.0	39.0	23.6		\$ 9,625,340
Edgar Road	Individual student testing/eval space	Program	Space - Testing	8' x 8'	\$ 19,200	Would be dedicated space for individual student testing and evaluation.	30.0	25.0	25.0	7.0	31.0	23.6		\$ 9,644,540
Food Service	Old walk-in freezer at Steger/Givens needs replaced.	Program	Space - Storage	To be determined.		Old walk-in is inefficient and unreliable. Ideally would be located at WGHS or Service Center.	31.0	21.0	10.0	23.0	32.0	23.4		\$ 9,644,540
Avery	Playground area too small	Program	Space - Playground	To be determined.		Larger usable playground area needed.	30.0	20.0	25.0	13.0	29.0	23.4		\$ 9,644,540
Ambrose	Update/expansion of bathroom in nurse's office	Program	Space - Nurses Office	To be determined.		Current bathroom is old and small.	29.0	19.0	30.0	7.0	20.0	21.0		\$ 9,644,540
Edgar Road	Office for Assistant Principal	Program	Space - Office	12' x 10'	\$ 36,000	School currently has admin intern that essentially uses a large closet for an office but it is inadequate and not large enough to meet with parents or students.	26.0	16.0	23.0	14.0	24.0	20.6		\$ 9,680,540
Edgar Road	Teacher aide work space	Program	Space - Other	18' x 18'	\$ 97,200	Space for 7 teacher aides (desks, chairs and materials). Currently in hallways.	25.0	20.0	15.0	19.0	24.0	20.6		\$ 9,777,740
Avery	Insufficient parking space for staff/parents/visitors	Program	Space - Parking	Campus reconfiguration		Only have about 32 parking spaces while there are about 80 total staff members.	26.0	16.0	27.0	6.0	27.0	20.4		\$ 9,777,740
Edgar Road	Insufficient parking space for staff/parents/visitors	Program	Space - Parking	To be determined.		Only has about 52/2 regular/handicapped parking spaces while there are about 60 total current staff members.	26.0	16.0	30.0	1.0	27.0	20.0		\$ 9,777,740
Ambrose	Insufficient parking space for staff/parents/visitors	Program	Space - Parking	Campus reconfiguration		Only have about 25 parking spaces while there are about 55 total staff members.	26.0	16.0	23.0	6.0	27.0	19.6		\$ 9,777,740
Edgar Road	Small group meeting space	Program	Space - Meeting	250 sq ft	\$ 7,500	Meeting space for small groups such as teacher collaboration, IEP meetings, discipline hearings, etc.	19.0	19.0	18.0	10.0	31.0	19.4		\$ 9,785,240
Service Center	Mitigation of sound from large vent in PD room	Program	Professional Development	To be determined.		Background sound from large HVAC vent in Service Center professional development/general large group meeting room makes hearing difficult when system is running.	24.0	19.0	15.0	17.0	18.0	18.6		\$ 9,785,240
Hixson	Small group meeting space	Program	Space - Meeting	Needs to be large enough for 10-15 people.		This space is specifically needed to provide appropriate room for IEP and disciplinary meetings.	19.0	19.0	15.0	12.0	24.0	17.8		\$ 9,785,240
Service Center	Appropriate PD area	Program	Professional Development	To be determined.		Various improvements needed to existing PD/large meeting space to make it more functional for staff training and development (eg electrical outlets, A/V and technology capabilities.	19.0	19.0	15.0	12.0	24.0	17.8		\$ 9,785,240
Clark	Small group meeting space	Program	Space - Meeting	250 sq ft	\$ 7,500	Meeting space for small groups such as teacher collaboration, IEP meetings, discipline hearings, etc.	19.0	19.0	11.0	5.0	24.0	15.6		\$ 9,792,740
Edgar Road	Storage space	Program	Space - Storage	16' x 14'	\$ 67,200	Currently has 2 small outside storage sheds but they are inadequate.	20.0	15.0	17.0	9.0	15.0	15.2		\$ 9,859,940
Steger/Givens	Storage space	Program	Space - Storage	Thinks something like 12'X20' would be sufficient	\$ 72,000	Possibly use old walk-in freezer space if that's relocated to HS or Service Center.	20.0	15.0	10.0	0.0	15.0	12.0		\$ 9,931,940

