

**MEMO TO: BOARD MEMBERS  
DR. SARAH RISS**

**FROM: DR. DIANE MOORE  
BUILDING ADVISORY COMMITTEE MEMBERS**

**DATE: NOVEMBER 20, 2015**

**RE: BOND ISSUE WORK**

---

In June, 2015 the district provided the Board recommendations for the use of approximately \$875,000.00 remaining bond issue funds. The recommendations included:

- ADA work at Steger to make the gymnasium and art room accessible and to provide sidewalk and ramp upgrades;
- Safety and security work district-wide. This would include replacement and installation of exterior security cameras for all buildings and replacement of several exterior doors;
- Independent assessment of Moss Field to determine current structural, code and ADA conditions;
- Renovation of Knight Auditorium in Webster Groves High School.

The Board charged district administrators and the Building Advisory Committee to research costs for these priorities and bring back recommendations with costs for final Board direction. Attached to this memo are cost estimates for each priority. The Building Advisory Committee reviewed the cost estimates during their November committee meeting. Committee members recommend the following for Board consideration:

- 1) Expend \$305,900.00 to address ADA issues at Steger/Elementary Computer School. This funding would provide two LULA lifts for gymnasium and art room interior access and would allow for concrete sidewalk/ramp upgrades.
- 2) Expend \$304,947.00 for districtwide safety and security. This funding would provide replacement of multiple exterior school doors and the replacement and installation of exterior security cameras at all buildings.
- 3) Expend \$9,500.00 for an independent assessment of Moss Field to determine code compliance, structural concerns and ADA upgrades for the property.

The total estimate for the above priorities equal \$620,347.00. The Building Advisory Committee recommends waiting to expend any additional funds until the Moss Field analysis is completed. Should specific needs at Moss Field be identified, the district would have approximately \$250,000.00 to use to address these needs. If additional funding is not immediately necessary for Moss Field, the committee recommends the final bond issue funds should address the replacement of Knight Auditorium seating.

If the Board provides approval for the above recommendations, the district's Facilities Department would develop documents to competitively bid the construction work. Bid information would be brought back to the Board for review and final approval. The Moss Field assessment would begin in January. ADA work at Steger/Elementary Computer School would occur during the 2016 summer. Safety and security work would begin immediately with some of this work being done during the summer of 2016.

Please do not hesitate to contact me if you have additional questions.

**MEMO TO: Diane Moore**

**FROM: Robert J. Steuber**

**DATE: October 8<sup>th</sup>, 2015**

**RE: Recommendations for Remaining Bond Issue Funds**

During the June 16<sup>th</sup> 2015 School Board meeting, a recommendation from the Building Advisory Committee was presented to the Board identifying several previous bond issue projects not completed and several current facility concerns. Based upon the remaining available funds the committee also made a recommendation to the Board to investigate the costs associated with those projects. The projects that were included in the recommendation were as follows:

- **Renovate Knight Auditorium**
- **Moss Field Assessment**
- **Safety and Security**
- **ADA Renovations**

The cost opinions listed are for budgeting purposes only. A description and or cost range is provided for each project to help determine a selection if the Board chooses to move forward with any of the projects.

- **Renovate Knight Auditorium (based on 10,160 sf)**
  - \*Basic renovation including paint walls and ceilings and install new curtains, etc..
  - \$20.00 sf x 10,160 sf = **- \$203,200.00**
  - \*Install new auditorium seating (based on 965 seats)
  - Entry level poly base back and arm rest w/tablet arm option **- \$259,619.08**
  - Midlevel w/wood base, back and end caps w/tablet arm option **- \$354,982.96**
  - \*Sound system/stage lighting/controls **- \$500,000.00**
  
  - \*Install new carpet (based on 10,160 sf @ 4.50 sf) **- \$45,720.00**
- **Moss Filed Assessment** – A technical report would be developed by a consultant that would address the current physical conditions of the stadium structure area. The assessment report will address the following 3 components:
  - \*Building code compliance

- \*Accessibility
- \*Structural integrity
- The budget estimate for the completion of the assessment report - **\$9,500.00**

➤ **Safety and Security** – The School District currently only has 2 of its facilities that have exterior cameras which are outdated and obsolete. The recommendation would be to install multiple exterior security cameras at all buildings. The system at each building would focus on the exterior of the buildings including the parking lot areas.

- Several exterior doors would need to be considered for replacement due to current deteriorated condition.
- The budget estimate for the installation of the camera systems - **\$274,947.00**
- The budget estimate for the door replacement (aprox 6 openings) - **\$30,000.00**

➤ **ADA Renovations** – Since Steger/Elementary Computer School facility houses all sixth graders district-wide, it is recommended that ADA work be considered at this facility. The ADA work that is being recommended is as follows:

- \*Exterior concrete sidewalk/ramp upgrades -
- **\$40,000.00**
- \*Misc. ADA restroom renovations -
- **\$30,000.00** ea
- \*Install 2 LULAs @ for gymnasium access - **\$160,000.00**
- \*Site prep/soft costs/contingency -
- **\$75,900.00**

**Total - \$305,900.00**

Note: LULA – “limited use- limited area” style of lift

Please contact me if you have any questions

Robert J Steuber  
 WGSD CPM  
[Steuber.rob@wgmail.org](mailto:Steuber.rob@wgmail.org)  
 314-392-3124